

AGENDA

Planning and Zoning Commission

May 6, 2020 – REGULAR 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 May 20, 2020 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. PUBLIC COMMENT

I <https://townofjacksonwy.webex.com/townofjacksonwy/onstage/g.php?MTID=ef7d11e3099e999d06d4c506af1eb>

Meeting number: 962 346 48

Password: toj

2. CALL TO ORDER

3. ROLL CALL

4. MATTERS FROM THE PUBLIC

5. APPROVAL OF MINUTES

I. April 15, 2020

6. OLD BUSINESS

7. NEW BUSINESS

8. BOARD OF ADJUSTMENT

9. PLANNING COMMISSION

I. **ITEM P20-035 & P20-036:** DEVELOPMENT PLAN AND HILLSIDE CONDITIONAL USE PERMIT FOR A L DIVISION AT 808 UPPER REDMOND ROAD IN THE NEIGHBORHOOD LOW DENSITY – 1 (NL-1) ZONE.

II. **ITEM P19-242:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDO FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT.

10. MATTERS FROM THE COMMISSION

11. AGENDA FOLLOWUP

12. MATTERS FROM STAFF

13. ADJOURNMENT

Due to recommended social distancing practices the public is encouraged to view meetings online and participate remotely. Planning Commissioners, presenters, and staff members may not be physically present at the meeting and may all be participating remotely.

Your options for watching or participating in public meetings:

To just watch a meeting live: www.jacksonwy.gov/live (town's website)

3 Ways to Make Public Comment, either on items that are on the agenda or not on the agenda

1. Public comment can be sent anytime via email to planningcommission@jacksonwy.gov. These emails get sent to each Planning Commissioner and are placed in the public record.
2. Public comment can be made virtually through a Webex platform in real-time.
 - a. In brief, those wishing to make verbal public comment may do so by joining the meeting via Webex and using the 'hand raise' feature.
 - b. Instructions are below for using the Webex platform.
3. Public comment can be made in-person at the Town Hall.
 - a. Planning Commissioners may participate remotely, so don't expect an in-person audience.
 - b. You will be speaking into a microphone without the Planning Commissioners present (please consider using Webex).
 - c. Due to the Public Health Order prohibiting gatherings of 10 or more people, and for the public's safety, the Town will be managing the social distance of public in attendance.
 - d. If a large number of community members come to a council meeting, you may be asked to wait outside or in your car until the item you are interested in begins.
 - i. Additional measures may be taken to ensure distancing.

Instructions to join a meeting via Webex:

This option is intended for those who wish to participate in a meeting as the applicant or a member of the community making public comment.

1. Pull-up the meeting agenda. The Webex link is provided on the agenda and is shown as the first item.
 2. Click the link or copy the URL to your browser. The Webex password is “toj”
 - a. Remember, Webex links will change for each meeting and will be found on the agenda.
 - i. Find meeting agendas here: <http://townofjackson.com/491/Agendas-Minutes>
 3. Type in your first and last name and your email address as prompted. The password is “toj”
 - a. Those who do not provide a valid name will not be recognized and will not have the ability to speak in the meeting.
 4. Once you have joined the meeting, familiarize yourself Webex’s tools and options.
 - a. Of particular importance is the “raise hand” feature. Please locate this tool if you desire to make public comment. This is the only way we will know you want to make a comment.
 - b. As you join the meeting, your audio will automatically be muted.
 5. When public comment is open. Town staff will look for those that have “raised their hand.” Your name will be announced, and your microphone will be unmuted. At that time, you can state your name and comment.
 - a. You will be heard by all those participating in or watching the meeting. Your video will not be projected, only audio.
 - b. Please be in a place with no background noise and speak in a clear, strong voice.
- Those using only the telephone call-in feature through Webex telephone will not be recognized.
 - The Webex chat feature will not be used.
 - We encourage you to log in early for any given meeting. Generally, the Town of Jackson strives to have the Webex platform ready at least 10 minutes before a listed meeting’s start time.
 - If you’ve not used Webex before, you may be required to download Webex’s tools and/or software and apps. The Webex platform, its tools, and apps are provided by Webex directly. As these services are from a third party, we aren’t able to provide support directly to end users. If you should have trouble with the platform, please reference Webex’s help resources at <https://help.Webex.com/en-us/>

Please understand for these virtual Planning Commission meetings, just like any public meeting, uncivil discourse, threatening language, or disruptions will not be allowed from participants.

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
APRIL 15, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 4/15/20, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri, ☐ William Gale,
☒ Thomas Smits

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

April 1, 2020

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a 6 to 0 vote

OLD BUSINESS:

PLANNING COMMISSION

- 1. ITEM P19-242:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT.

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: None

PUBLIC COMMENT: None

PC DISCUSSION: None

MOTION:

I move to **continue** the items to the next scheduled Planning Commission meeting on May 6, 2020.

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a _6_ to _0_ vote

2. ITEM P20-035 & P20-036: DEVELOPMENT PLAN AND HILLSIDE CONDITIONAL USE PERMIT FOR A LAND DIVISION AT 808 UPPER REDMOND ROAD IN THE NEIGHBORHOOD LOW DENSITY – 1 (NL-1) ZONE.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: None

PUBLIC COMMENT: None

PC DISCUSSION: None

MOTION:

I move to continue the items to the next scheduled Planning Commission meeting on May 6, 2020.

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a _6_ to _0_ vote

3. ITEMS P20-009 & P20-010: DEVELOPMENT PLAN & HILLSIDE CONDITIONAL USE PERMIT (CUP) FOR A FUTURE 5-LOT SUBDIVISION AT 984 BUDGE DRIVE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Brendan Shulte, Stefan Fodor, Colter Lane

PUBLIC COMMENT: Elizabeth Hail at 1000 Budge Drive. The skyline view looks like a wall of buildings. There does not look like there is enough green space or snow storage. There might not be enough parking for each unit. This plan does not look good for mule deer. What is the plan for garbage? I recommend reducing a unit.

PC DISCUSSION: Change of density and intensity. The applicant did a good job understanding that this development can be seen from Broadway.

The snow storage exceeds what is required by the town of Jackson. Each unit will have a garage and the final decision on garbage will be addressed at the next step.

MOTION:

Item A: Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P20-009, I move to recommend **approval** to the Town Council of a Development Plan for a 5-lot subdivision at the property addressed at 984 Budge Drive, subject to the department reviews attached hereto and the following conditions:

1. If a subdivision plat is not submitted within 18 months of Development Plan approval the Development Plan will expire.
2. At the time of Subdivision Plat, the applicant shall provide a note on the plat requiring that all habitable structures be fire sprinklered as long as the private road remains without a compliant fire turnaround.
3. As part of the of building permit review process for any proposed structure on any one of the future lots, the applicant shall demonstrate compliance with the standards in Section 5.3.2.H. Skyline Standards.
4. At the time of building permit submittal the applicant shall demonstrate compliance with all 4 development recommendations set forth in the Alder report, dated April 6, 2020, which are as follows: (1) the majority of development shall be limited to already disturbed areas; (2) 15-ft wildlife movement corridors shall be maintained between structures; (3) fencing shall be prohibited on the property; and (4) other barriers such as retaining walls over 42" tall are prohibited between structures.

A motion was made by: Katie Wilson seconded by: Anne Schuler
Motion approved by a _6_ to _0_ vote

Item B: Based upon the findings for a Hillside Conditional Use Permit as presented in the staff report related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures as presented by the applicant and staff for Item P20-010, I move to recommend **approval** to the Town Council of a Hillside Conditional Use Permit for a 5-lot subdivision for the property addressed at 984 Budge Drive, subject to the departmental reviews attached hereto and the following conditions:

- 1) Prior to Town Council review, the 3rd party review of the slope stability analysis shall be completed.
- 2) Prior to issuance of a Grading & Erosion Control Permit & Building Permit, the applicant shall adequately address all concerns and consider all recommendations in the final slope stability analysis and geotechnical report.
- 3) If a subdivision plat is not submitted within 18 months of CUP approval the CUP will expire.

A motion was made by: Anne Schuler seconded by: Thomas Smits
Motion approved by a _6_ to _0_ vote

NEW BUSINESS:

MATTERS FROM COMMISSION: What the schedule for the Growth Management Plan?
Planning Commissioner continued education funds are now frozen.

AGENDA FOLLOWUP:

MATTERS FROM STAFF: Winter & Company is working on the District 1 and Historic Preservation will be ready for public process by middle of June.
174 N. King has a denial at the Building Permit stage.

ADJOURN:

A motion was made by: Katie Wilson seconded by: Anne Schuler
Motion approved by a _6_ to _0_ vote



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 1, 2020
MEETING DATE: MAY 6, 2020

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P20-035 & P20-036:** DEVELOPMENT PLAN AND HILLSIDE
CONDITIONAL USE PERMIT FOR A LAND DIVISION AT 808 UPPER REDMOND
ROAD IN THE NEIGHBORHOOD LOW DENSITY – 1 (NL-1) ZONE.

APPLICANT: Y2 CONSULTANTS, MARK FELLERMANN

OWNER: THOMPSON FAMILY TRUST

REQUESTED ACTION

The applicant, representing Thompson Family Trust, is requesting approval of a Development Plan and a Hillside Conditional Use Permit for a two lot subdivision at 808 Upper Redmond Road in the Neighborhood Low Density– 1 (NL-1) zoning district prior to submitting a subdivision plat to divide a 2.04 acre lot into two lots: a 1.03 acre (44,978.9 sf) northern lot, and a 1.01 acre (43,883.5 sf) southern lot. No physical development is proposed with this application.

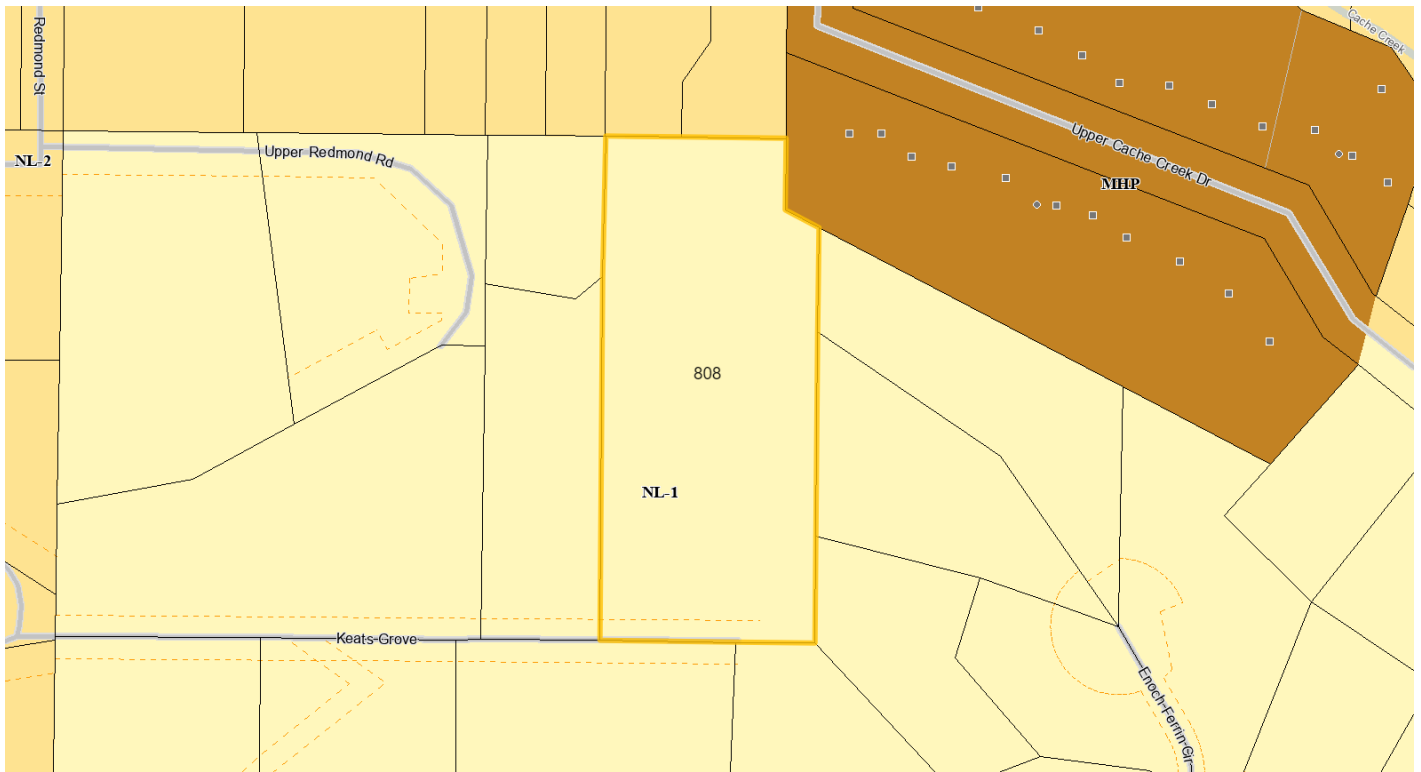
APPLICABLE REGULATIONS

Section 8.3.2. Development Plan

Section 5.4.1.C.5 & Sec. 8.4.2. Hillside Conditional Use Permit

LOCATION

The property is located at 808 Upper Redmond Road and legally known PT. N1/2 SE1/4, SEC. 34, TWP. 41, RNG. 116 TRACT C-1, PT. TRACT C-2. An aerial photo and zoning map are shown on the following page:



BACKGROUND

The subject property is a 2.04 acre (88,862.4 sf) lot within the Neighborhood Low Density – 1 (NL-1) zoning district. The surrounding zoning to the north is Neighborhood Low Density-2, Mobile Home Park (MHP) to the northeast, and NL-1 to the east south and west.

PROJECT DESCRIPTION

Item A (P20-035) – Development Plan: The applicant is proposing to subdivide the 2.04 acre subject property into two lots, however prior to submittal of a Subdivision Plat the Land Development Regulations (LDRs) require that a Development Plan be submitted and approved for the proposed lot configuration to confirm that the newly created lots are consistent with the LDRs in terms of minimum lot size, access, setbacks, etc. The proposed site plan shows two new lots of slightly over an acre apiece which meet the minimum lot size of 1 acre in the NL-1 zone. There are two existing structures on the lot: a 4,134 sf two story ranch home and a 1,600 sf shed. The existing single family home will remain on the northern lot (Lot 1) while the shed on the southern lot (Lot 2) is proposed to be removed from the property upon approval of the subdivision.

Item B (P20-036) – Hillside CUP: Under Sec. 5.4.1.D Standards for Hillside Areas, any lot of record with an average cross-slope of 10% requires a Hillside CUP to allow any terrain disturbance, even if the proposed development would not disturb any slope of greater than 10%. Single-family detached homes on lots legally platted prior to November 9, 1994 are exempted, however because the applicant is further subdividing the lot into two lots, the exemption no longer applies. Because the applicant's lot contains cross slopes in excess of 10%, the applicant is required to receive approval of a Hillside Conditional Use Permit in order to subdivide the lot.

STAFF ANALYSIS

Conformance with the Comprehensive Plan

This site is located within District 6, specifically Subarea 6.2 – Upper Cache which is a stable area which limits the amount of density to one single-family home per lot and encourages hillside sensitive development toward steep slopes, landscaping and wildlife corridors. As stated in the Staff Findings section below, staff finds that the proposed project is in conformance with the Comprehensive Plan. The proposed development meets many of the goals of the Comprehensive Plan as the applicant is not proposing more dwelling units than permitted. The applicant has also addressed hillside development through a geotechnical report and submitted a wildlife report to address any potential wildlife concerns.

Staff has reviewed the proposed development for compliance with the dimensional limitations of the NL-1 zone. The dimensional limitations for each lot are listed on the following tables:

Lot 1 – Northern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	1 acre (43,560 sf)	1.03 acre (44,979 sf)	Yes
Maximum FAR	17,991 sf (0.40) (10,000 sf individual building max)	4,134 sf (0.09)	Yes
Minimum LSR	0.60 (60%)	>60%	Yes
Street Yard Setback (west)	25'	25'	Yes
Rear Setback (east)	40'	40'+	Yes
Side Setback (north)	15'	15'+	Yes
Side Setback (south)	15'	15'+	Yes
Parking	2	2	Yes
Curb Cut (Max)	20'	26' (existing)	Yes
Height: roof pitch $\geq$ 6/12 (max)	30'	<30'	Yes

Lot 2 – Southern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	1 acre (43,560 sf)	1.01 acre (43,884 sf)	Yes
Maximum FAR	17,554 sf (0.40) (10,000 sf individual building max)	TBD*	TBD*
Minimum LSR	0.60 (60%)	>60%	TBD*
Primary Setback (north)	25'	25'	TBD*
Rear Setback (south)	40'	40'	TBD*
Side Setback (east)	15'	15'	TBD*
Side Setback (west)	15'	15'	TBD*
Parking	2	TBD*	TBD*
Curb Cut (Max)	20'	12' (N/A, no street)	TBD*
Height: roof pitch $\geq$ 6/12 (max)	30'	TBD*	TBD*

*Minimum parking requirements, height, and all other dimensional limitations not covered herein to be assessed if/when a Building Permit is submitted for Lot 2.

Access/Utilities

Proposed Lot 1 (northern lot) takes its access from the existing 26' wide drive aisle accessed from the neighboring property at 809 Upper Redmond Road (under common ownership) which takes access from Upper Redmond Road. The applicant has provided a 30' wide access easement across the southwest portion of Lot 1 for the benefit of proposed Lot 2, however there is no access easement existing across 809 Upper Redmond Road. The Town Engineer has identified a series of conditions in the Departmental Review that are required prior to subdivision plat recordation to address access and utilities. The Planning Director has clarified that as a condition of approval, all required utility and access easements both within the proposed subdivision and for the benefit of the proposed subdivision, including across neighboring property such as 809 Upper Redmond Road, will be

required concurrently with subdivision plat recordation.

Park and School Exactions

The applicant has not submitted worksheets for Park and School Exactions, however, the lot is not subject to exaction fees until the time of plat recordation. When a lot is subdivided without physical development proposed, an average of a 3-bedroom detached single family home is used to calculate Park & School Exactions. The Park Exactions are calculated at \$2,700 and the School Exactions are calculated at \$2,000.

Affordable and Workforce Housing Fees

Per Div. 6.3, the applicant will be required to pay an Affordable and Workforce Housing fee-in-lieu prior to the issuance of a Building Permit for Lot 2 if/when it is developed.

Hillside Conditional Use Permit

The applicant's site requires a Hillside CUP for subdivision. The applicant has submitted a Geotechnical Report and a Visual Impact Analysis as part of this application. The Town Engineer has added conditions of approval to his departmental review which stipulate that prior to building permit issuance for development, slope stability will have to be reassessed once the design for a proposed development is available and a stability analysis shall specify the specific method used and consider seismic conditions. Town Engineering and Town Planning staff have reviewed the documents for the purposes of this Development Plan as detailed in the findings below.

STAFF FINDINGS

Item A: Pursuant to Section 8.3.2 Development Plan of the Land Development Regulations, a development plan shall be approved upon finding the application:

- 1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.***

Complies. The proposed development is located within District 6 Town Periphery and within Subarea 6.2 Upper Cache of the 2012 Comprehensive Plan. Policy objectives for Subarea 6.2 Upper Cache follow:

This residential, STABLE Subarea is defined as low density single family with a prevalence of landscape over the built environment. Future subdivision will be in keeping with the traditional development pattern with no increase in density beyond what exists today. On each lot, only a single family home will be allowed. In the future, building size should maintain the existing predominance of landscape over the built environment to avoid the construction on much larger homes than currently exist today. Wildlife permeability should be maintained or improved. Development should also occur in manner that is sensitive to steep slopes, avalanche terrain and other natural features found in the subarea. Commercial and recreational equestrian uses will be allowed, while other commercial uses producing large amounts of traffic and high impacts should be reduced. The addition of other Complete Neighborhood amenities is not desirable. Local residential streets will continue to be low volume with limited alternative mode improvements. Consideration of alternative mode improvements will be made on collector streets such as Cache Creek Drive.

Complies. Staff has analyzed the proposed application for consistency with the Future Desired

Characteristics of District 6 and the Character Defining Features of Subarea 6.2 Upper Cache. In completing this analysis staff finds that the proposed application is consistent with the described future character of this area by proposing a two-lot single-family subdivision that does not increase the density beyond the allowance within the NL-1 zone. The proposed lots meet the minimum lot size requirement of this zone and are in keeping with the existing neighborhood character.

In addition, Staff has analyzed this application for consistency with the Policy Objectives of Character District 6: Town Periphery as follows, finding that no other policies of the Jackson/Teton Comprehensive Plan are applicable.

Common Value 1: Ecosystem Stewardship

Policy 1.1.c: Design for wildlife permeability

Complies. Staff finds that the proposed project is designed for wildlife permeability based on the Wildlife Report conducted by Y2. The analysis concluded that no significant environmental concerns are present and the proposal is not anticipated to have significant adverse impacts on wildlife as the property has limited habitat of forage value for ungulates.

Policy 1.3.b: Maintain expansive hillside and foreground vistas

Complies. Staff finds that the proposed project will maintain the required amount of open space and hillside vistas by meeting the minimum LSR requirement of 60% for NL-1 lots. The applicant is not proposing to develop or disturb the hillside any more than allowed by the LDRs.

Common Value 2: Growth Management

Policy 4.3.a: Preserve and enhance stable areas

Complies. Staff finds that the proposed subdivision does preserve and enhance stable areas as the proposal is for a single-family home lot which is allowed and encouraged with subarea 6.2. In addition, the location of the proposed building envelop on Lot 2 is generally where slopes have previously been disturbed.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

2. ***Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.***

Complies. Staff finds that the proposed Development Plan is not located in the NRO or the SRO.

3. ***Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.***

Complies. The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Staff finds that the two lot subdivision will not have a significant impact on other public facilities and services as the development does not expand the anticipated growth within the NL-1 zone based upon allowable lot size and density.

4. *Complies with the Town of Jackson Design Guidelines, if applicable.*

Not Applicable. Design Guidelines do not apply to residential development less than three attached units.

5. *Complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. Staff finds that the Development Plan proposal is in compliance with all relevant LDR standards.

6. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Not applicable. No previous applicable permits or approvals.

Item B: Pursuant to Section 5.4.1.D.5 Findings for Hillside Areas of the Land Development Regulations, the following finding shall be made for the approval of a Conditional Use Permit.

Findings. *The following finding shall be made before granting a Conditional Use Permit for hillside areas: that the mitigation measures identified will be effective in mitigating any adverse impacts identified, and associated with the proposed physical development, uses, development option, or subdivision.*

Complies. Town Engineering has reviewed the applicant's geo-technical report and has approved the application with conditions. A condition of approval states that prior to building permit issuance for the development slope stability will have to be reassessed once the design for a proposed development is available. Stability analysis shall specify the specific method used and consider seismic conditions.

In addition, Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, a Hillside CUP requires that the following regular CUP findings shall be made for the approval of a Hillside CUP.

1. *Compatibility with Future Character.* *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Complies. See Item A, Finding 1.

2. *Use Standards.* *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. Detached single family homes are an allowed use within the NL-1 zone. Development on newly subdivided lots with cross slopes greater than or equal to 10% is allowed with a Conditional Use Permit.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff has reviewed the Visual Impact Analysis submitted by the applicant and finds that the design, development, and operation of the proposed Conditional Use minimizes the visual impact of the proposed use on adjacent lands.

4. **Minimizes adverse environmental impact.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff has reviewed the applicant's Wildlife Report which finds wildlife use of the property minimal. Staff finds no adverse environmental impacts with the development and operation of the proposed Conditional Use.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. No known adverse impacts from nuisances have been identified by the development and operation of the proposed Conditional use.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use and development complies with the provisions of the LDRs. The proposed development meets all other applicable regulations such as Setbacks, FAR, LSR, etc. In addition the proposed use and development complies with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Not applicable.

ATTACHMENTS

Applicant Submittal
Applicant's Revised Submittal
Departmental Reviews

PUBLIC COMMENT

None at this time.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Ongoing as required.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends approval of a Development Plan and a Hillside Conditional Use Permit for the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020 and the following condition of approval:

1. All required utility and access easements both within the proposed subdivision and for the benefit of the proposed subdivision, including across adjacent property such as 809 Upper Redmond Road, will be required concurrently with subdivision plat recordation.

SUGGESTED MOTIONS

Item A – Development Plan: Based upon the findings for a Development Plan as presented in the staff report and by the applicant for Item P20-035 related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend **approval** to Town Council of a land division at the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020, and the following condition of approval:

1. All required utility and access easements both within the proposed subdivision and for the benefit of the proposed subdivision, including across adjacent property such as 809 Upper Redmond Road, will be required concurrently with subdivision plat recordation.

Item B – Hillside Conditional Use Permit: Based upon the findings as presented in the staff report and as made by the applicant for Item P20-036, I move to make findings 1-8 as set forth in Section 8.4.2. (Conditional Use Permit) of the Land Development Regulations related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit as well as findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures to recommend **approval** to Town Council of a Hillside CUP for a land division at the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020.



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Thompson 2-Lot Subdivision

Physical Address: 808 Upper Redmond Road

Lot, Subdivision: PT. N1/2 SE1/4, SEC. 34, TWP. 41, RNG. 116 TRACT C-1, PT. TRACT C-2

PIDN: 22-41-16-34-4-00-006

PROPERTY OWNER.

Name: Thompson Family Trust

Phone: 690-5160

Mailing Address: PO Box 615, Jackson, WY

ZIP: 83001

E-mail: george@thompsonpalmer.com

APPLICANT/AGENT.

Name: Y2 Consultants - Mark Fellermann

Phone: 733-2999

Mailing Address: PO Box 2870, Jackson, WY

ZIP: 83001

E-mail: mark@y2consultants.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

____ Basic Use

☒ Conditional Use -Hillside

____ Special Use

Relief from the LDRs

____ Administrative Adjustment

____ Variance

____ Beneficial Use Determination

____ Appeal of an Admin. Decision

Physical Development

____ Sketch Plan

☒ Development Plan

____ Design Review

Subdivision/Development Option

____ Subdivision Plat

____ Boundary Adjustment (replat)

____ Boundary Adjustment (no plat)

____ Development Option Plan

Interpretations

____ Formal Interpretation

____ Zoning Compliance Verification

Amendments to the LDRs

____ LDR Text Amendment

____ Map Amendment

Miscellaneous

____ Other: _____

____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P19-192 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

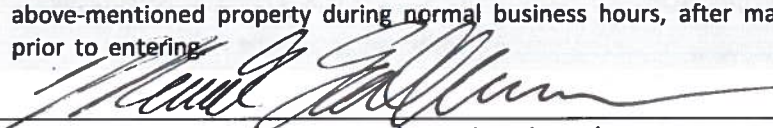
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Mark Fellermann

Name Printed

2/26/2020

Date

Survey Department Manager

Title

LETTER OF AUTHORIZATION

Thompson Family Trust, "Owner" whose address is: PO Box 615
Jackson, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: PT N 1/2 SE 1/4 Sec. 34 TWP. 41, R9N 11W
TRACT C-1, PT. Tract C-2

(If too lengthy, attach description)

HEREBY AUTHORIZES Y2 CONSULTANTS, LLC as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER:

George L Thompson
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Partner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by George Thompson this 7 day of
August, 2019.

WITNESS my hand and official seal.

[Signature]
(Notary Public)

My commission expires:

(Seal)





y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

THOMPSON SUBDIVISION 1ST FILING

DEVELOPMENT PLAN AND HILLSIDE CONDITIONAL USE PERMIT
LOTS 1 & 2

Prepared by:

Y2 Consultants, LLC
ATTN: Melissa Ruth
P.O. Box 2870
Jackson, WY 83001

Prepared for:

Thompson Family Trust
P.O. Box 615
Jackson, WY 83001

February 26, 2020

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INTRODUCTION

Thompson Family Trust currently owns a parcel located at 808 Upper Redmond Road within the Town of Jackson. The subject parcel is a 2.04-acre parcel zoned Neighborhood Low-1 (NL-1). Access to the existing lot is via a 40' access easement from Upper Redmond Road.

Two (2) lots are proposed with this subdivision, both 1.02 acres in size and in harmony with the existing neighborhood character (See Appendix A for proposed lot lines). The minimum lot size in this zone is one acre for single-family lots.

PHYSICAL DEVELOPMENT

The table below summarizes the existing and proposed physical development conditions.

	LDR Requirement/ Allowance	Existing	Proposed Lot 1	Proposed Lot 2
Lot Size	1 acre	2.04 ac (88862.4 sf)	1.03 ac (44,978.9 sf)	1.01 ac (43,883.5 sf)
Floor Area Ratio (FAR)	0.4	5,734 sf	4,134 sf	1,600 sf
Minimum Landscape Surface Ratio (LSR)	0.6 (60%)	> 60%	> 60%	> 60%
Building Height Maximum	30'	< 30'	< 30'	< 30'
Primary Street Setback	25'	> 25'	> 25'	N/A
Side Interior Setback	15'	> 15'	> 15'	N/A
Rear Setback	15'	> 15'	> 15'	N/A
Parking	2/DU	2	2	N/A

STRUCTURE LOCATION AND MASS

There are two structures currently on the lot: a 4,134-sf two-story ranch home and a 1,600-sf shed, comprising approximately 5,734 sf according to County Assessors Records.

The NL-1 zone allows for a maximum floor area ratio (FAR) of 0.4. This subdivision would locate the existing ranch home on Proposed Lot 1 and the 1,600-sf shed on Proposed Lot 2. Each lot will be just over one acre in size.

MAXIMUM SCALE OF DEVELOPMENT

There are two structures currently on the lot: a 4,134-sf two-story ranch home and a 1,600-sf shed that are conforming to all setbacks. The shed is proposed to be removed upon approval of this subdivision.

The NL-1 zone limits individual building size to 10,000 sf. Both existing structures are less than 10,000 sf and no additional physical development is proposed with this application.

SITE DEVELOPMENT

No additional site development is proposed with this application. A 30' driveway easement is proposed to provide access to Lot 2 across Lot 1. The current owner is not planning to develop Lot 2 at this time, with the exception of removing the existing shed. The existing site development on Lot 1 complies with the NL-1 zone specific standards.

LANDSCAPING- DIVISION 5.5

The minimum landscape surface ratio in the NL-1 zone is 0.60. A minimum of one plant unit is required per residential lot. No physical development is proposed with this subdivision, and both lots currently comply with all landscaping and landscape surface ration requirements. Final landscaping plans will be included in future building permit submittals.

FENCING- SECTION 5.1.2

There are no existing fences on the property and this Development Plan and Conditional Use Permit application do not anticipate fencing.

ENVIRONMENTAL STANDARDS- DIVISION 5.1 & 5.2

NATURAL RESOURCE BUFFERS

There are no natural resources on the property which require buffers from development. A Wildlife Report is provided as part of this Conditional Use Permit/Development Plan application as Appendix G.

IRRIGATION DITCH SETBACKS

There are no irrigation ditches on this property.

WILD ANIMAL FEEDING

Wild animal feeding is prohibited, and none is proposed.

NATURAL RESOURCE OVERLAY STANDARDS

The property is not within the Natural Resource Overlay.

BEAR CONFLICT AREA STANDARDS

This property is not within either bear conflict priority Area 1 or 2.

SCENIC STANDARDS- DIVISION 5.3

EXTERIOR LIGHTING

Exterior lighting will be addressed upon submittal of a building permit for Lot 2. All future development will comply with Town of Jackson exterior lighting standards.

SCENIC RESOURCE OVERLAY STANDARDS

This property is not within the Scenic Resource Overlay.

NATURAL HAZARDS TO AVOID- DIVISION 5.4

A Geotechnical Analysis was performed as required for the Hillside Conditional Use Permit. This report analyzed steep slopes, areas of unstable soils, and fault areas and is included as Appendix F of this application.

STEEP SLOPES

The site has an average cross slope in excess of 10%. As such, a geotechnical slope stability report is attached as Appendix F of this application. The geotechnical report concluded that some steep slopes are man-made. The steep

slopes in the western and northern portion of the lot are man-made as a result of historical road, driveway, and home-site construction. The steep slopes along the eastern property boundary and a portion of the southern property boundary were determined to be naturally occurring.

AREAS OF UNSTABLE SOILS

As stated in the Geotechnical Report, the topsoil and loam are not suitable to provide support for foundations and should be removed prior to construction. Upon removal of the topsoil and loam, the westerly portion of the lot is suitable for construction with shallow footings. The rest of the lot would require pile footings for stability. The report recommends that proposed structures be constructed in the western and northern portions of the lot to avoid unstable soils.

FAULT AREAS

The Jackson thrust fault is located approximately 1000 feet South of the property and the Cache Creek thrust fault is located approximately 2000 feet North of the subject property. All future building will comply with seismic design criteria in effect at the time of submission of a building permit.

FLOODPLAINS

There are no floodplains associated with this subdivision.

WILDLAND URBAN INTERFACE

The property is located within the Wildland Urban Interface. As such, future construction will include fire sprinklers, and a firetruck turnaround if the driveway is in excess of 150 feet, and trees within 10 feet of any proposed structure will be removed to comply with the Wildland Urban Interface Ignition Resistant construction standards and the Town Of Jackson ordinances.

GRADING, EROSION CONTROL, AND STORMWATER- DIVISION 5.7

Required grading and erosion control measures have not been determined at this time because the owner is not proposing any physical development. Future building design will comply with the regulations in effect at the time of submission of a grading pre-application request.

Stormwater is anticipated to drain from the southwestern most edge of Lot 2 to the northeastern edge and into the existing drainage ditch along the eastern property boundary. Conceptual stormwater retention and movement is depicted in Appendix E. Final stormwater run-off calculations and design will be included in future building permit submittals.

USE STANDARDS

ALLOWED USES- DIVISION 6.1

Detached single-family residential use is an allowed use in the NL-1 with no use permit required.

PARKING- DIVISION 6.2

Two (2) parking spaces are required for future residential development on Lot 2. Parking spaces for Lot 2 residential development will be provided onsite off street. No physical development is proposed with this subdivision. Future

proposed development on both lots will comply with the parking requirements in place at the time of building permit submission.

AFFORDABLE WORKFORCE HOUSING - DIVISION 6.3

This Division does not apply to an application for a single-family subdivision. This Division will be applied to each lot in the subdivision at the time a building permit is submitted. Affordable housing fees will be paid upon submission of a building permit for Lot 2. Lot 1 is an existing single-family home and has paid all affordable workforce housing fees.

MAXIMUM SCALE OF USE

No physical development is proposed with this application. All future development will comply with the maximum scale of use requirements at the time of building permit submission.

OPERATIONAL STANDARDS - DIVISION 6.4

No outside storage, noise vibration, electrical disturbances, or fire and explosive hazards are proposed or anticipated with this residential subdivision. All trailers and vehicles, as well as the existing shed will be removed from Lot 2 with the approval of this subdivision. Refuse and Recycling enclosures are not proposed for this two-lot subdivision.

DEVELOPMENT OPTIONS

ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

DIVISION 7.1 DEVELOPMENT OPTION STANDARDS

This application is for a two-lot subdivision within the Town of Jackson. The two proposed lots meet the 43,560-sf minimum lot size of the NL-1 zone.

DIVISION 7.2 SUBDIVISION STANDARDS

7.2.2 STANDARDS APPLICABLE TO ALL SUBDIVISIONS

A Subdivision Improvements Agreement (SIA) addressing access, signs/lights, water treatment, water supply, fire control measures, storm drainage, utilities, parking, and landscaping will accompany the Subdivision Plat application.

7.2.3 LAND DIVISION STANDARDS

This development plan is for a 2-lot residential subdivision and meets all standards of this Section. The minimum lot size in this zone is one acre. Each of the lots is approximately 1.02 acres, above the minimum lot size in the NL-1 zone.

7.2.4 CONDOMINIUM AND TOWNHOUSE SUBDIVISIONS

This development plan is not for a townhouse or condominium subdivision.

RESIDENTIAL SUBDIVISION REQUIREMENTS

DIVISION 7.5 DEVELOPMENT EXACTION STANDARDS

7.5.2 PARK EXACTIONS

The park exaction fee in lieu calculation is attached as Appendix B.

7.5.3 SCHOOL EXACTIONS

The school exaction fee in lieu calculation is attached as Appendix C.

INFRASTRUCTURE- DIVISION 7.6 & 7.7

DIVISION 7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 ACCESS TO ROADS, STREETS, AND HIGHWAYS

Lot 1 (the northern lot) will be accessed via Upper Redmond Road, where the primary access is currently located. Lot 2 (the southern lot) will also be accessed via Upper Redmond Road via an easement across Lot 1.

7.6.3 STREETS, ALLEYS, AND EASEMENTS

This subdivision does not affect any alleys.

DIVISION 7.7 REQUIRED UTILITIES

All required utilities for Lot 2 are existing along the eastern property boundary. There are no irrigation systems or fuel storage tanks proposed with this application. An exhibit depicting proposed utility connections is attached as Appendix E.

DEVELOPMENT PLAN FINDINGS

IS CONSISTENT WITH THE DESIRED FUTURE CHARACTER DESCRIBED FOR THE SITE IN THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN

Complies. The Teton County GIS locates the property within Comprehensive Plan Subarea 6.2- Upper Cache. This Subarea is classified as “stable” and defined primarily by medium- to low-density single-family homes with a predominance of landscape over the built environment.

The proposed 2 lots will maintain existing wildlife permeability between the National Forest, Karns Meadow, and East Gros Ventre Butte. This low-density development will encourage wildlife to move through the residential area and into the adjacent public lands in a similar fashion as neighboring existing development. The development setbacks in this zone, combined with the density of this proposal, allow movement corridors for wildlife and encourage movement through the residential neighborhood.

No physical development is proposed with this application. However, upon building applications, the applicant shall meet the goals and objectives outlined in the Comprehensive Plan and Town LDRs.

ACHIEVES THE STANDARDS AND OBJECTIVE OF THE NATURAL RESOURCE OVERLAY (NRO) AND SCENIC RESOURCES OVERLAY (SRO)

Not applicable. A Visual Resource Analysis is attached as Appendix D. The proposed subdivision only affects PIDN: 22-41-16-34-4-00-006 which is not within the NRO or SRO

DOES NOT HAVE A SIGNIFICANT IMPACT ON PUBLIC FACILITIES AND SERVICES, INCLUDING TRANSPORTATION, POTABLE WATER AND WASTEWATER FACILITIES, PARKS, SCHOOLS, POLICE, FIRE AND EMS FACILITIES

Complies. The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Exaction fee calculations for park and school impacts are attached as Appendix B and Appendix C. Refer to Appendix E for locations of utility connections.

COMPLIES WITH THE TOWN OF JACKSON DESIGN GUIDELINES, IF APPLICABLE

Not Applicable. The proposed subdivision does not include physical development and, therefore, does not apply to TOJ Design Guidelines. TOJ Design Guidelines do not apply to residential development less than three attached units.

COMPLIES WITH ALL RELEVANT STANDARDS OF THESE LDRS AND OTHER TOWN ORDINANCES

Complies. The proposed subdivision complies with relevant standards, outlined in the NL-1 zone. The proposed subdivision lot sizes are in conformance with the NL-1 zone standards. Please see Appendix A, Proposed Lot Lines, for subdivision lot sizes and configuration.

IS IN SUBSTANTIAL CONFORMANCE WITH ALL STANDARDS OR CONDITIONS OF ANY PRIOR APPLICABLE PERMITS OR APPROVALS

Complies. The applicant is unaware of any prior permits or approvals that conflict with this project.

HILLSIDE CONDITIONAL USE PERMIT FINDINGS

MITIGATION MEASURES IDENTIFIED WILL BE EFFECTIVE IN MITIGATING ANY ADVERSE IMPACTS IDENTIFIED, AND ASSOCIATED WITH THE PROPOSED PHYSICAL DEVELOPMENT, USE, DEVELOPMENT OPTION, OR SUBDIVISION

Complies. A Geotechnical Analysis was completed for this subdivision and the final report is attached as Appendix F. The Geotechnical Report does not identify any adverse impacts resulting from this development that need to be identified.

IS COMPATIBLE WITH THE DESIRED FUTURE CHARACTER OF THE AREA

Complies. The Teton County GIS locates the property within Comprehensive Plan Subarea 6.2- Upper Cache. This Subarea is classified as “stable” and defined primarily by medium- to low-density single-family homes with a predominance of landscape over the built environment. This 2-lot subdivision is consistent with surrounding neighborhood development and meets the future desired character of Subarea 6.2.

This proposed subdivision meets the minimum lot size requirement of the zone and will maintain existing wildlife permeability between the National Forest, Karns Meadow, and East Gros Ventre Butte. This low-density development will encourage wildlife to move through the residential area and into the adjacent public lands in a similar fashion as neighboring existing development. The development setbacks in this zone, combined with the density of this proposal, allow movement corridors for wildlife and encourage movement through the residential neighborhood.

No physical development is proposed with this application. However, upon building applications, the applicant shall meet the goals and objectives outlined in the Comprehensive Plan and Town LDRs.

COMPLIES WITH THE USE SPECIFIC STANDARDS OF DIV. 6.1

Complies. No physical development is proposed with this application. However, is anticipated that the proposed Lot 2 will be sold and developed as a Detached single-family home, which is an allowed use within the NL-1 zone. Development on newly subdivided lots with cross slopes greater than or equal to 10% is allowed with a Conditional Use Permit.

MINIMIZES ADVERSE VISUAL IMPACTS

Complies. A Visual Resource Analysis was performed for this subdivision and is attached as Appendix D. This Visual Resource Analysis shows that the design, development, and operation of the proposed Conditional Use minimizes any visual impact of the proposed use on neighboring lots. All future development on proposed Lot 2 will meet the TOJ LDR landscaping and screening requirements for residential use at the time of building permit application.

MINIMIZES ADVERSE ENVIRONMENTAL IMPACTS

Complies. A Wildlife Use and Habitat Review Report is attached as Appendix G. The report states that no adverse environmental impacts will result with the development and operation of the proposed Conditional Use.

MINIMIZES ADVERSE IMPACTS FROM NUISANCES

Complies. The applicant is unaware of any adverse impacts from nuisances pertaining to this development and conditional use permit.

MINIMIZES ADVERSE IMPACTS ON PUBLIC FACILITIES

Complies. The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Exaction fee calculations for park and school impacts are attached as Appendix B and Appendix C. Refer to Appendix E for locations of utility connections.

COMPLIES WITH ALL OTHER RELEVANT STANDARDS OF THESE LDRS AND ALL OTHER TOWN ORDINANCES

Complies. The proposed subdivision complies with relevant standards, outlined in the NL-1 zone. The proposed subdivision lot sizes are in conformance with the NL-1 zone standards. Please see Appendix A, Proposed Lot Lines, for subdivision lot sizes and configuration.

IS IN SUBSTANTIAL CONFORMANCE WITH ALL STANDARDS OR CONDITIONS OF ANY PRIOR APPLICABLE PERMITS OR APPROVALS

Complies. The applicant is unaware of any prior permits or approvals that conflict with this project.

APPENDIX A: PROPOSED LOT LINES (P.1)

APPENDIX B: PARK EXACTIONS CALCULATIONS

APPENDIX C: SCHOOL EXACTIONS CALCULATIONS

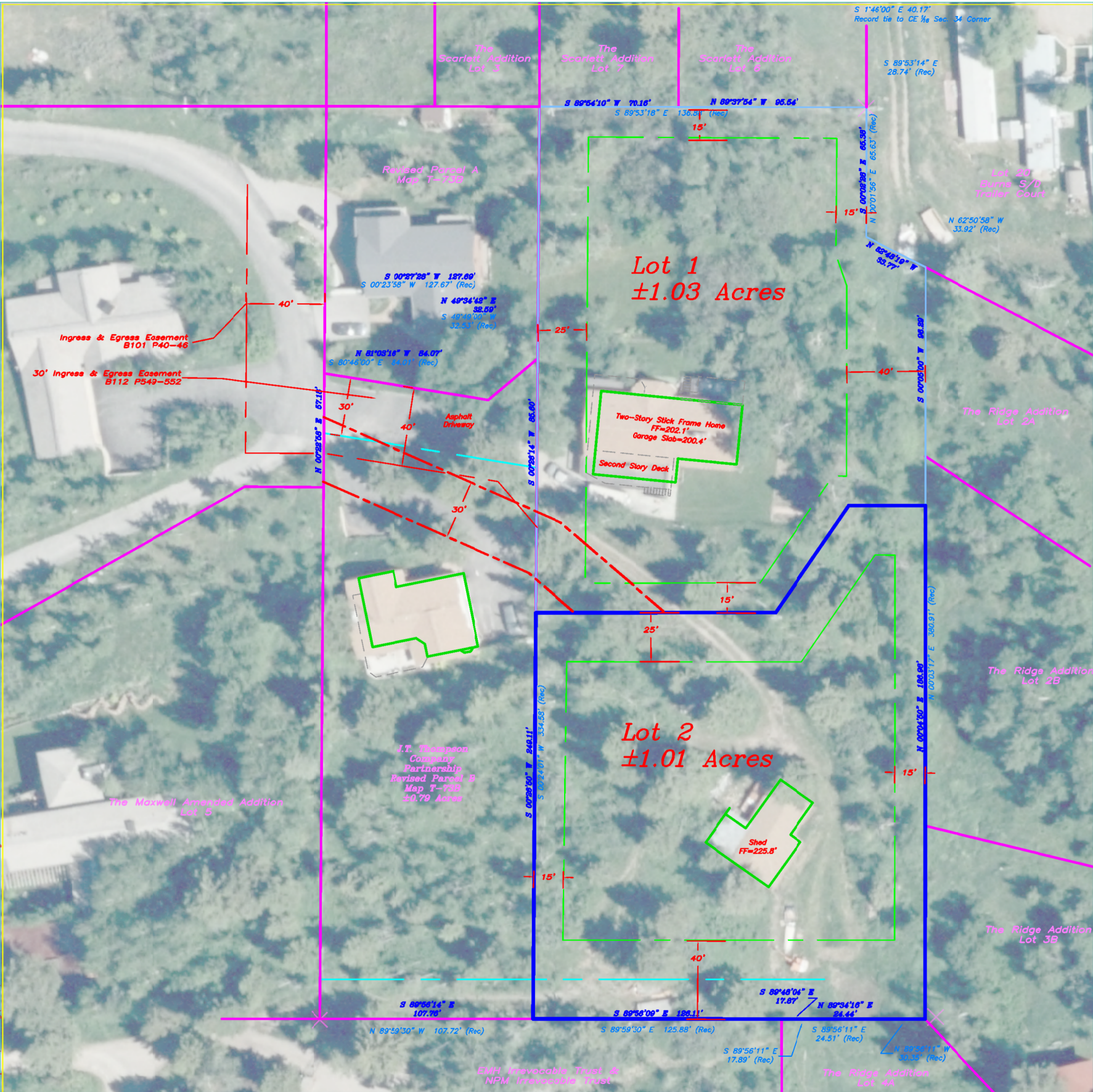
APPENDIX D: VISUAL RESOURCE ANALYSIS

APPENDIX E: UTILITY CONNECTIONS AND CONCEPTUAL STORMWATER MANAGEMENT AND ACCESS (C1.1)

APPENDIX F: GEOTECHNICAL REPORT – ADDENDUMS 1 & 2

APPENDIX G: WILDLIFE REPORT

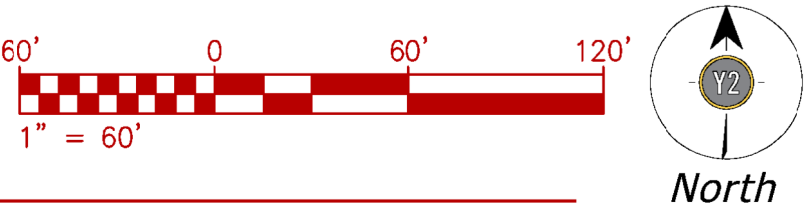
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F:\2009\09107 Thompson\Planning\2019\09107_191126_DEV Exhibit.dwg



LEGEND

(E) - EXISTING (P) - PROPOSED

- PROPERTY BOUNDARY
- ADJ PROPERTY BOUNDARY
- ACCESS EASEMENT
- BUILDING ENVELOPE
- PROPERTY BOUNDARY
- ADJ PROPERTY BOUNDARY
- ACCESS EASEMENT



Subdivision Access Concept



DRAWN BY:	MKR
REVIEWED BY:	MWF

808 Upper Redmond Road Subdivision
George Thompson
808 Upper Redmond Road
Jackson, WY 83002

JOB NO: 09107

SET TITLE:

Development Plan
Application

PLOT DATE: 12.04.2019

TITLE	DATE
Client Review	12/04/19
Revision	2/26/2020

Proposed Boundaries

SHEET:
P.1

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 12/16/2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: Thompson Hillside CUP/DEV
2. LOCATION: _____
3. PROJECT NUMBER: P19-192

4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	_____		1.25	_____
1 BEDROOM	_____		1.75	_____
2 BEDROOM	_____		2.25	_____
3 BEDROOM	<u>2</u>		3.00	<u>6</u>
4 BEDROOM	_____		3.75	_____
5 BEDROOM	_____		4.50	_____
EACH ADDITIONAL BEDROOM	_____		0.50	_____
DORMITORY	_____		1 per 150 sf of net habitable area	_____
TOTAL				_____

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{6} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{0.054} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{0.054} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \$ \underline{\hspace{2cm}} \text{ CASH-IN-LIEU}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS
DATE: 12/16/2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: Thompson Hillside CUP/DEV
2. LOCATION: 808 Upper Redmond
3. PROJECT NUMBER: P19-192

4. CALCULATE REQUIRED DEDICATION OF LAND:

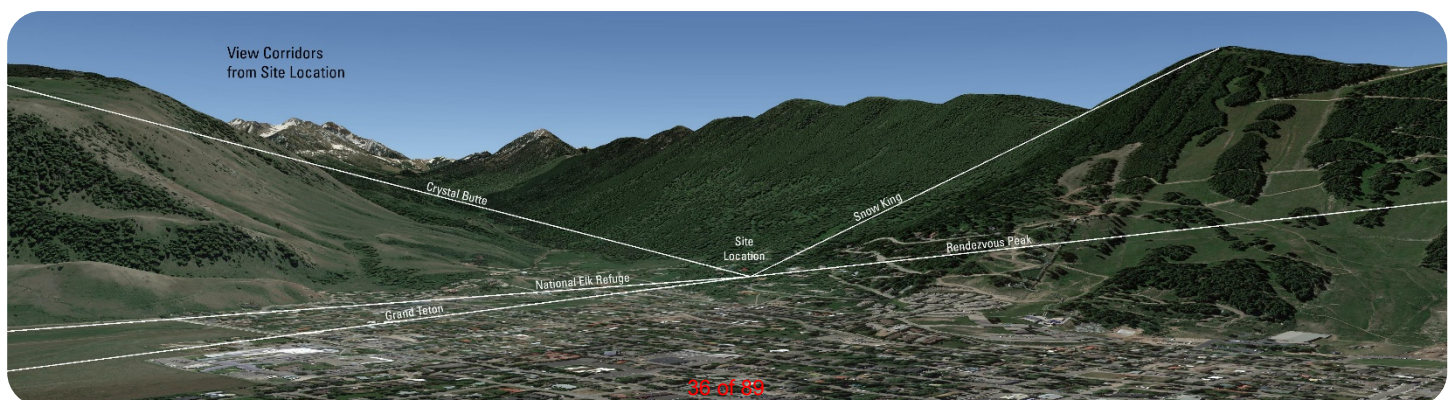
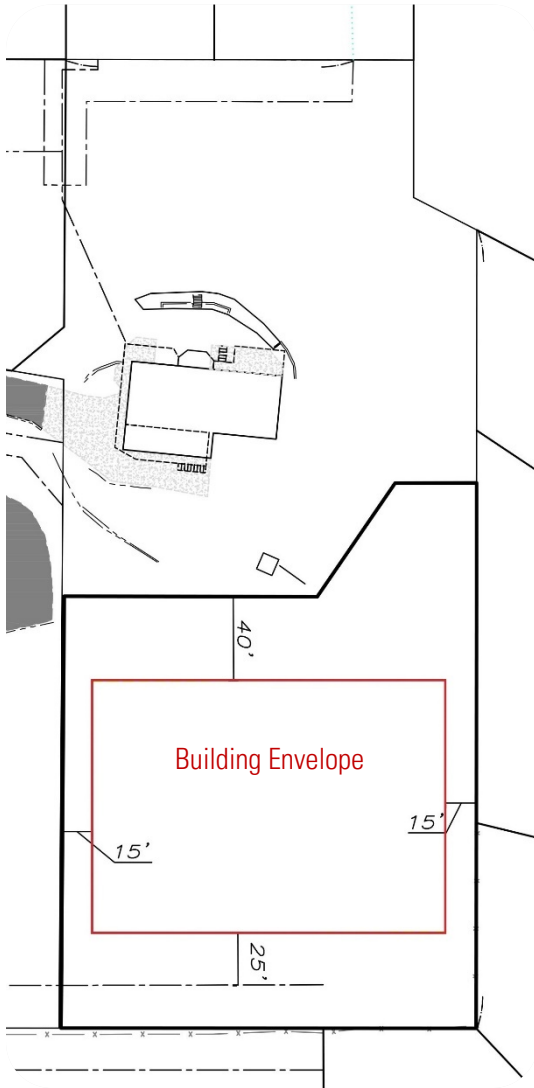
LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		<u> </u>		<u>0.040 AC</u>
.015 ACRES PER UNIT MULTI-FAMILY		<u> </u>		<u> </u>

5. CALCULATE CASH IN-LIEU:

$$\frac{0.040}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \text{CASH-IN-LIEU}$$

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

Thompson Family Trust – 808 Upper Redmond Road
Visual Resource Analysis



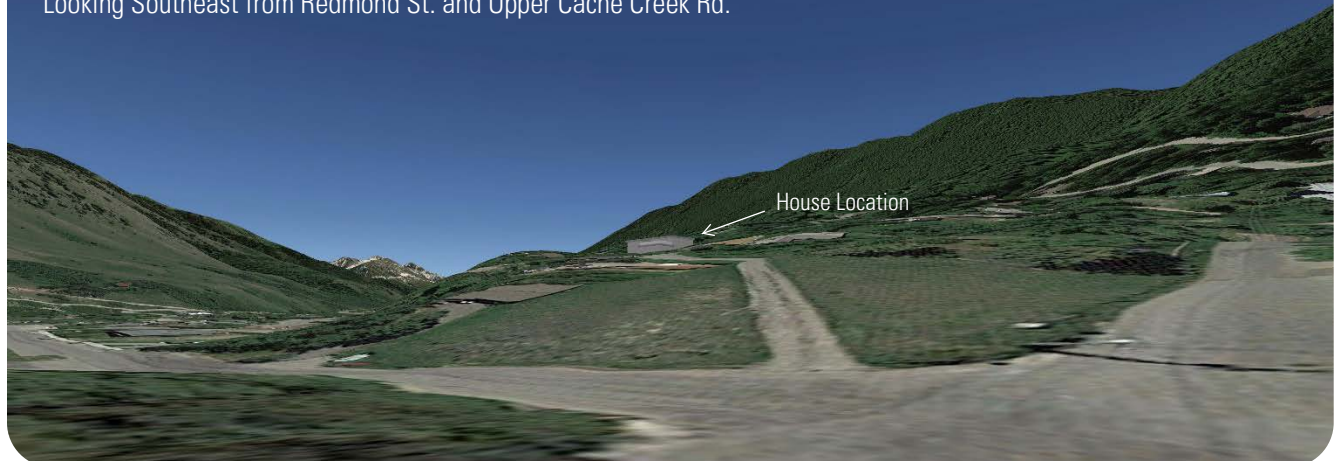
Looking South from Hansen Ave. and Redmond St.



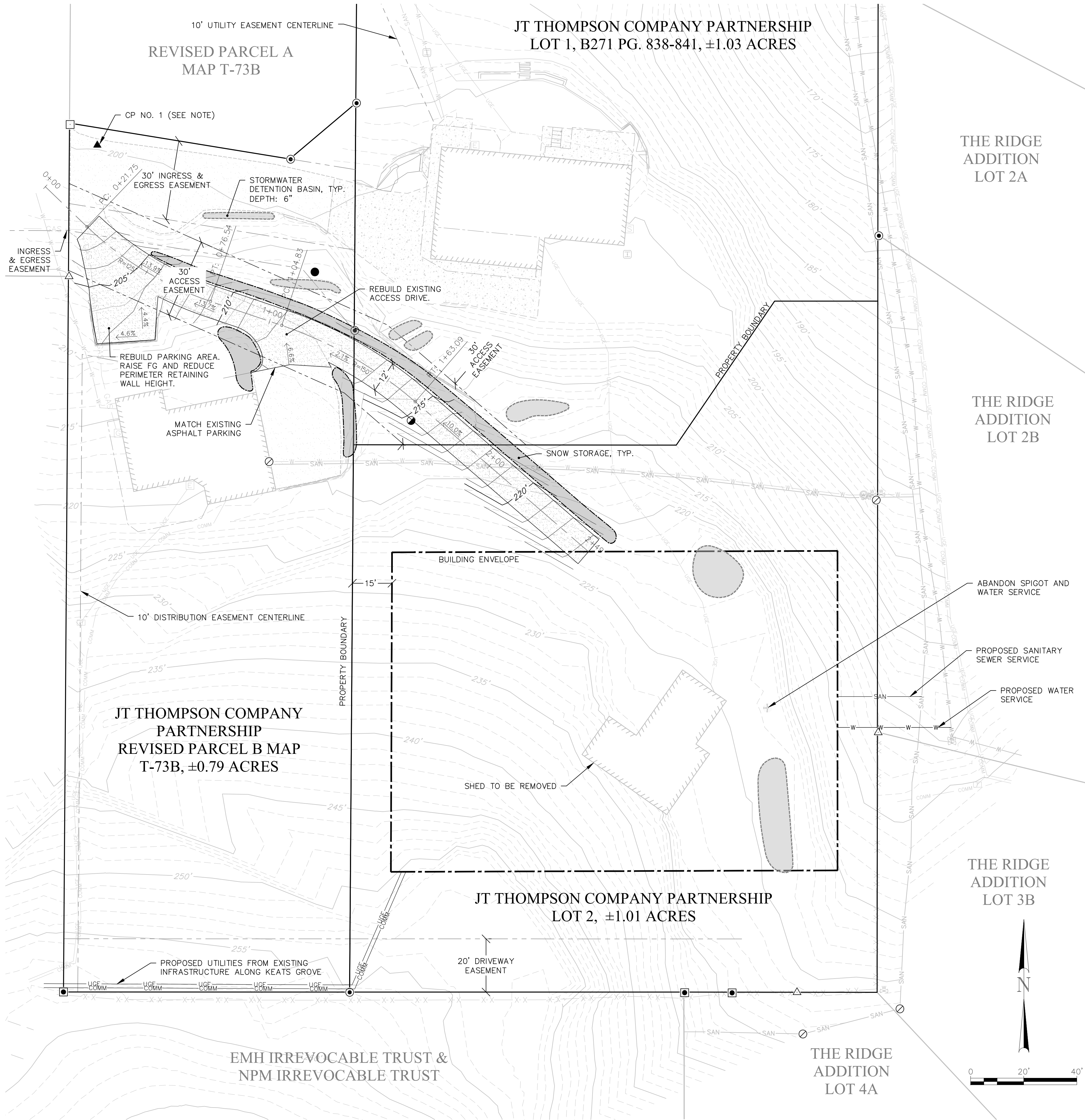
Looking South from Hansen Ave. and Hall Ave. Alley



Looking Southeast from Redmond St. and Upper Cache Creek Rd.



LAST SAVED: 2/26/2020 9:37 AM BY: JACOBUS PLOT BY: VINCE ROUX
F:\2019\09107 Thompson\Civil\ACAD\09107_Grading.dwg



GENERAL NOTES:

- EXISTING TOPOGRAPHY CONSISTS OF DATA COLLECTED DURING GROUND SURVEY SUPPLEMENTED WITH TETON COUNTY LIDAR DATA BEYOND THE LIMITS OF THE SURVEY SOUTH AND WEST OF THE PROPERTY BOUNDARIES.
- GRADING, UTILITY DESIGN, AND STORMWATER MANAGEMENT SHOWN HEREON ILLUSTRATES FEASIBILITY AND CONSTRUCTIBILITY. FINAL DESIGN AND UTILITY LOCATIONS WILL BE DETERMINED AT GRADING AND EROSION CONTROL PERMIT SUBMITTAL.
- MULTIPLE UTILITIES MAY SHARE TRENCHES WHERE APPLICABLE.
- SYMBOLS IN GRAY ON THE SITE PLAN INDICATE THAT THE FEATURE IS EXISTING.

SURVEY NOTES:

BUILDING FOOTPRINTS AS SHOWN HEREON REPRESENT FIELD MEASUREMENTS MAPPED AS PART OF THIS SURVEY AND ARE NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS. ROOF EAVES WERE NOT MAPPED AS PART OF THIS SURVEY.

UNDERGROUND UTILITIES SHOWN HEREON WERE MAPPED FROM MARKINGS PROVIDED BY MAGIC VALLEY PRIVATE UTILITY LOCATE COMPANY ON APRIL 25, 2016.

NO WETLAND MAPPING WAS DONE UNDER THIS SURVEY.

BASE ELEVATION = 200.0' AT CP NO. 1 AS SHOWN HEREON. (LOCAL DATUM)

TOPOGRAPHIC FEATURES REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE FROM APRIL 27 TO MAY 3, 2016 AND ON AUGUST 5, 2016 AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THOSE DATES.

BASIS OF BEARING IS N00°24'00"E ALONG THE WEST LINE OF REVISED PARCEL B.

CURRENT ZONING = NL-1 (SUBURBAN - TOWN OF JACKSON)
DEVELOPMENT SETBACKS ARE ESTABLISHED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, EFFECTIVE APRIL 1, 2016, REFER TO COUNTY DOCUMENT

STREET: 25'
SIDE: 15'
REAR: 40'

LEGEND

(E) - EXISTING (P) - PROPOSED

- | | |
|--|--------------------------|
| | (E) STRUCTURE |
| | PROPERTY BOUNDARY |
| | BUILDING ENVELOPE |
| | (E) EASEMENT |
| | (P) EASEMENT |
| | (E) MAJOR CONTOUR |
| | (E) MINOR CONTOUR |
| | (P) MAJOR CONTOUR |
| | (P) MINOR CONTOUR |
| | (E) EDGE OF ASPHALT |
| | (P) EDGE OF ASPHALT |
| | (E) EDGE OF CONCRETE |
| | (E) EDGE OF GRAVEL |
| | (P) EDGE OF GRAVEL |
| | (E) FENCE |
| | (E) WATER MAIN |
| | (E) WATER SERVICE |
| | (P) WATER SERVICE |
| | (E) SEWER MAIN |
| | (E) SEWER SERVICE |
| | (P) SEWER SERVICE |
| | (E) COMMUNICATIONS LINE |
| | (P) COMMUNICATIONS LINE |
| | (E) UNDERGROUND ELECTRIC |
| | (P) UNDERGROUND ELECTRIC |
| | (P) SNOW STORAGE |
| | (P) STORMWATER BASIN |

- | | |
|--|---|
| | INDICATES A BRASS CAP INSCRIBED "RLS 578" FOUND THIS SURVEY |
| | INDICATES A BRASS CAP INSCRIBED "RLS 164" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH PLASTIC CAP INSCRIBED "PLS 3831" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH ALUMINUM CAP INSCRIBED "PE & LS 578" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH ALUMINUM CAP INSCRIBED "PLS 6447" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH NO CAP FOUND THIS SURVEY |
| | INDICATES A STEEL T-STAKE WITH CHROME CAP INSCRIBED "RLS 3889" FOUND THIS SURVEY |
| | INDICATES A STEEL T-STAKE WITH CHROME CAP INSCRIBED "PE & LS 2612" FOUND THIS SURVEY |
| | INDICATES A STEEL DISTURBED T-STAKE WITH NO CAP FOUND THIS SURVEY |
| | INDICATES A STEEL SPIKE SET THIS SURVEY FOR ORIENTATION AND MAPPING PURPOSES. |
| | SEWER CLEANOUT |
| | TELEPHONE PEDESTAL |
| | ELECTRIC PEDESTAL |
| | ELECTRIC METER |
| | SEWER MANHOLE |
| | WATER MANHOLE |
| | WATER VALVE |
| | DRAIN PIPE |
| | POWER POLE |
| | GUY WIRE |
| | SATELLITE DISH |
| | SPIGOT |
| | GAS VALVE |
| | YARD LIGHT |
| | ELECTRIC SWITCH ON WOOD POST |
| | IRRIGATION CONTROL VALVE |

THOMPSON CONDITIONAL USE PERMIT

THOMPSON FAMILY TRUST

808 UPPER REDMOND ROAD
JACKSON, WY 83001

DEV & CUP EXHIBIT

C1.1



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307.733.2989

CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

DRAWING SET TITLE	DATE
DEV & CUP	11/12/2019
DEV & CUP	02/17/2020
DEV & CUP	02/26/2020
DRAWN BY: VAR	CHECKED BY: VAR
JOB #:	09107

GEOTECHNICAL REPORT

808 UPPER REDMOND ROAD
TOWN OF JACKSON, WYOMING

Prepared by:
Y2 Consultants, LLC
Zia Yasrobi, PE

Prepared for:
George Thompson
P.O. Box 615
Jackson, WY 83001



Addendum 1

Revised January 19, 2020

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TEST PIT LOGS

GEOTECHNICAL LABORATORY TEST RESULTS

TEST PIT PHOTOS

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INTRODUCTION

SITE DESCRIPTION

The subject property is located at 808 Upper Redmond Road, Town of Jackson, Wyoming Appendix Figure 1. The northern half of the lot is developed with a single family residence. The southern half of the lot houses a shed. The ground slopes down to the northeast. This geotechnical investigation focuses on the southern half of the lot.

PROPOSED DEVELOPMENT

The subject site is comprised of a shed and a parking area at the southern portion of the site, and two access points – one from the north, and one from the southwest. The proposed development includes demolition of the existing shed and the potential for construction new residential building(s). The proposed access would be from the southwest. Appendix Figure 2 illustrates the proposed building envelope for the subdivided lot.

SCOPE OF SERVICES

Y2 Consultants LLC (Y2) performed a geotechnical investigation at the subject site to provide geotechnical engineering recommendations for a single-family home and access driveway. The results of this geotechnical investigation are included in this report along with recommendations for foundation, slab-on-grade, excavation and access road construction. As the site is located on a slope of notable grade, slope stability analysis was performed to determine long-term stability of the slope and evaluate the feasibility of the proposed development.

Scope of services for this work included a review of published geology, seismic and soils information for the project site, advancing and logging four exploratory test pits to classify soils and determine the presence/absence of groundwater, and performing geotechnical analyses to provide recommendations for proposed development on the subject property.

SITE INVESTIGATION

FIELD VISIT

On October 1, 2019, Y2 conducted a subsurface investigation at the site which included excavation of four (4) test pits to depths varying from 7 to 13 ft below grade. Test pits were located within the general proximity of the proposed development at different locations on the slope to identify slope stratigraphy. The locations of the test pits are shown in Appendix Figure 5.

The test pits were excavated by a subcontractor retained by Y2. A Professional Geotechnical Engineer from Y2 supervised work completed by field crew who classified, logged and sampled soils in the field. Soil classifications, moisture conditions, and presence of organics or other notable features were recorded in the field logs. Samples were taken from the test pits for further geotechnical laboratory testing at Y2. The results from the geotechnical lab testing are enclosed in the Appendix.

OBSERVED SOILS

All test pits encountered a thin surficial layer of topsoil at the ground surface underlain by a layer of loam extending to depths of about 3 to 3.5 ft below grade in test pits 1 and 2, and to the full depth of test pits at 13 and 4 ft below grade in test pits 3 and 4, respectively. The loam in test pits 1 and 2 was underlain by a layer of dense to very dense gravel and boulders, extending to the full depth at 7 to 8 ft below grade.

Test pit 4 was located at the bottom of a slope at the southern portion of the site. The slope wall near test pit 4 was cut to identify the soil condition of the slope. Based on field observations the subject slope is comprised of native dense to very dense gravel and boulder.

Additional geotechnical laboratory testing (sieve analysis) was conducted on select samples collected from the gravel and boulder layer. The test pit logs, and laboratory test results are included in the Appendix.

GROUNDWATER

At the time of investigation groundwater was not observed in the test pits. It should be noted that groundwater may fluctuate seasonally due to precipitation and surface runoff. However, due to the absence of ground water in the test pits and the sloping topography of the site, ground water is not expected to cause any complications during construction.

GEOLOGY

The geology of the subject property is found on the Geologic map of the Cache Creek Quadrangle, Teton County, Wyoming. An adapted version of this map is included in Appendix Figure 3. According to the map, the majority of the property consists of Landslide debris. Quaternary Alluvium is mapped in the northern part of the property.

Surface geology regimes that are present in the project area are shown in Appendix Figure 3. These regimes are defined as follows. Each of these descriptions (*Italicized*) is taken from Geologic map of the Cache Creek Quadrangle (USGS)

Qa –Alluvium (Quaternary) – Valley and stream deposits of gravel with lesser amounts of sand, silt, and clay.

Qls – Landslide debris– Chaotically mixed boulders and finer rock debris emplaced by mass movement

SEISMICITY AND GEOLOGIC HAZARDS

Teton County is located within the Intermountain Seismic Belt (ISB), a zone of seismicity extending south to Arizona and north into Montana. Jackson thrust fault is located approximately 1000 feet South of the property Appendix Figure 3. The Cache Creek thrust fault is located approximately 2000 feet North of the subject property.

According to the Wyoming Multi-Hazard Mitigation Plan, the Teton Fault and other Quaternary faults in northwestern Wyoming are considered capable of generating magnitude 7.0 to 7.5 earthquakes (Wyoming Office of Homeland Security 2016-2021). Strong ground motion at the project site can be expected if a sizeable earthquake occurs along the Teton Fault or other regional faults. Seismic design criteria, provided by the USGS, are shown in Appendix Figure 4.

Loose saturated sands and silts may liquify when exposed to seismic shaking. Evaluation of the potential for liquefaction during a large magnitude earthquake is beyond the scope of the investigation for this site.

GEOTECHNICAL RECOMMENDATIONS

FOUNDATION

The topsoil material and loam are not suitable to provide support for the proposed foundations. The topsoil, vegetation and loam should be removed from the construction area. The unsuitable materials in the building foundation area should be excavated to the underlying layer of dense to very dense gravel and boulders prior to placement of foundations.

Based on information obtained from the test pit investigation, the southeast portion of the site, near Test Pits 3 and 4, has a deep layer of loam which is not suitable as foundation subgrade material. Therefore, it is recommended that proposed structures be constructed in the westerly or northerly portion of the subdivided lot.

The foundations should be at least two feet above seasonally high groundwater with footings below the frost depth of 36-inches. Seasonal high depth-to-groundwater should be determined prior to construction. Although, per the findings of this investigation, groundwater is not expected to impact construction at this site.

Based on the results of the test pits excavation, the underlying dense to very dense layer of gravel and boulders is competent to support conventional spread footings for the proposed development.

The proposed house can be designed with conventional shallow spread footings supported on the underlying dense to very dense gravel and boulder layer with a bearing pressure of 5,000 pounds per square foot (psf). The recommended soil bearing pressure assumes a minimum footing depth of 36 inches and a maximum total settlement of 0.5 inches for individual footing and 0.3 inches for differential settlement between the footings.

The above analysis assumes a maximum width of 4 feet for continuous footings and a maximum dimension of 12 feet for isolated footings. Construction of large footing sizes can lead to increased settlement as the bearing pressure bulb can extend deeper into the soil profile resulting in larger settlement than specified.

Any excessively loose material or soft spots encountered in the footing subgrade will require sub-excavation to the level of underlying competent soil and backfilling with structural fill placed in layers with a maximum thickness of 8 inches, compacted to 98% of maximum density per ASTM D698 (Standard Proctor). The compaction and testing should be carried out under the supervision of Y2.

Structural fill should meet the gradation specifications defined in Table 1. Structural fill material should be clean sand and gravel free of topsoil, organic debris such as roots or brush, with all material greater than 6-inches removed.

Table 1. Structural Fill Specifications

Sieve	% Passing
6-inch greater	Removed
5-inch	90 to 100
3/4-inch	60
No. 200	0 to 5

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics

The gravel and boulder layer contains large size particles that should not bear directly against the footings and foundation walls. Oversize material, such as large cobble greater than 6 inches in diameter, should not be used as backfill against footings or foundation walls.

A waterproofing barrier should be installed on the exterior surface of the foundation wall, between the foundation wall and back fill. The waterproof barrier should extend from below the footing to above the finished grade. The waterproof barrier should be a sheet membrane waterproof barrier. Prior to installing the waterproof barrier any holes, spalling, or recesses in the concrete wall resulting from removal of the forms should be sealed. Foundation drains comprised of at minimum, 4-inch diameter corrugated pipes to be installed around the perimeter of the foundation.

SLAB-ON-GRADE CONSTRUCTION

For slab-on-grade construction the unsuitable material including the topsoil and silty clay loam should be removed to the level of underlying gravel and boulders deposit. A Professional Geologist and/or Structural Engineer from Y2 should observe the site conditions after the unsuitable material is excavated and before the imported fill is placed and compacted to ensure that site conditions have not changed and to verify bearing soils. Thickened edge slab should be at least two feet above seasonal high groundwater and native soils compacted to 95% of maximum density per ASTM D698 (Standard Proctor). A moisture barrier should be installed above the compacted native material finished by placing 6 to 8 inches of angular fill material, such as ¾ inch minus crush base (Table 2). Rebar or wire mesh may be installed and will be designed by a structural engineer during the structural design phase of the project.

Table 2. Slab-on-Grade Construction

Material	Thickness (in inches)
Concrete Thickened Edge Slab	4
Angular Course - ¾ inch Minus Crush Base Material	6 to 8
Polypropylene Moisture Barrier	One Layer 10 ml (TenCate or Geotex equivalent)
Compacted Structural Fill	To meet finished grade

ACCESS DRIVEWAY

Remove organics, topsoil, and upper soil layers to a depth sufficient for the proposed road section. A Professional Geotechnical Engineer from Y2 should observe the site conditions after the unsuitable material is excavated and before the imported fill is placed and compacted to ensure that site conditions have not changed and to verify bearing soils. Compact native material and place Geotextile fabric. Place and compact angular material in lifts no greater than 8 inches in thickness. Finally place road surfacing material. See Table 3 for specific drive section recommendations.

Table 3. Driveway Specifications

Access Driveway Components	Thickness
Asphalt Surface (optional)	3"
¾ inch Minus Crush Base Material	6"
Structural Fill, 2 inch minus crush	18" minimum
Compacted Native Soil	8"
Geotextile	Mirafi RS580i

LATERAL EARTH PRESSURE

Structural fill or native gravel may be used as back fill material for foundation walls. Large cobbles and large angular boulders, greater than 6 inches in diameter, should not be used as backfill against footings and foundations walls.

Lateral earth pressure parameters were calculated using Rankine and Jaky's theory with the assumption that the foundations are above groundwater elevation. Results are depicted in Table 4., assuming a horizontal backfill:

Table 4. Lateral Earth Pressures

Backfill Material	Unit Weight (pcf)	Earth Pressure Coefficients		
		K _o	K _a	K _p
Structural Fill	130	0.50	0.33	3.00
Native Gravel	140	0.44	0.28	3.54

EXCAVATION AND SHORING

Excavations for retaining walls and foundations shall conform to applicable OSHA and State of Wyoming safety standards. Excavations shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. If site conditions observed during the excavation stage of construction are different than those detailed in this report, the structural design may need to be adjusted. A Professional Geotechnical Engineer from Y2 should observe the site conditions after the unsuitable material is excavated and before the imported fill is placed and compacted to ensure that site conditions have not changed and to verify bearing soils. More information on applicable shoring can be found in the OSHA Excavations: Hazard Recognition in Trenching and Shoring Technical Manual Section VL Chapter 2. https://www.osha.gov/dts/osta/otm/otm_v/otm_v_2.html.

COMPACTION

The imported pit-run material should be placed and compacted with an adequately sized vibratory compactor suitable to the size of the excavation. Pit-run should be placed in lifts of 8-inch thickness or less, brought to optimal moisture content and compacted to a density of 95% in accordance with standard ASTM D698. Laboratory testing such as Atterberg Limits and standard Proctor should be completed on proposed fill material prior to use as fill. Y2 recommends the pit-run fill be tested for moisture content compaction during placement using field methods for determining the density such as the Nuclear Gauge Method. Subgrade conditions and compaction should be observed by Y2.

NATURAL AND MAN-MADE SLOPES

Based on visual observations in the field, soil samples, and a review of historical imagery, Y2 assessed the presence of man-made steep slopes. During the site-visit additional test-pits, 4 and 5, were added from the trench behind the existing building. The natural slope consists of top soil, followed by loam, and finally bearing soil, in this case dense gravel. Test Pit 3 indicated that from top to bottom there is no gravel layer but rather silty-clay was observed indicating that this area was filled with the excavated material from the upper slope.

Some slopes at the subject site are considered natural. These are primarily along the east property boundary, and a portion of the center of the south property boundary. Elsewhere the slopes have been disturbed either from excavation of material or deposits of excavated material. These soil transpositions were related to historical road, driveway, and home-site constructions. The locations are shown on Appendix Figure 8.

SLOPE STABILITY

One slope cross section (Section A) was derived from topographic information for slope stability analysis. The cross-section location was selected based on slope height and inclination to represent critical slope conditions within the study area and to obtain sufficient coverage of the subject slope. The location of the slope cross section is presented in Appendix Figure 8.

A detailed engineering analysis of slope stability was carried out for Section A using the computer software Slope/w, using several standard methods of limit equilibrium analysis. These methods of analysis allow for the calculation of Factors of Safety for hypothetical or assumed failure surfaces throughout the slope.

For a specific failure surface, the Factor of Safety is defined as the ratio of the available soil strength resisting movement, divided by the gravitational forces tending to cause the movement. The Factor of Safety of 1.0 represents a "limiting equilibrium" condition where the slope is at a point of pending failure as the soil resistance is equal to forces tending to cause movement. It is common to require a Factor of Safety greater than 1.0 to ensure stability of the slope. The typical Factor of Safety used for engineering design of slopes for stability, ranges from about 1.3 to 1.5 for developments situated close to the slope. The most common design guidelines are based on a 1.5 minimum Factor of Safety against potential slope slides.

The analysis was carried out by preparing a model of the slope geometry and subsurface conditions while analyzing numerous failure surfaces through the slope in search of the minimum or critical Factor of Safety for specific slope conditions. The pertinent data obtained from topographic survey, and test pit information were used as input data for the slope stability analysis. Many calculations were carried out to examine the Factor of Safety for varying depths of potential failure surfaces.

Based on the field investigation results, the following average soil properties were utilized for the soil strata in the slope stability analysis:

Table 5: Soil properties used in slope stability analysis.

Stratum	Unit Weight (pcf)	Cohesion (psf)	Angle of Internal Friction (degree)
Loam	120	208	30
Gravel	127	0	36

The above soil strength parameters are based on effective stress analysis for long-term slope stability. It should be noted that these soil parameters are relatively conservative. This is based on the results of the sieve analysis results, site observations, and engineering judgement.

As previously noted, all test pits remained dry upon completion of drilling. No groundwater was encountered during the field investigation.

The results of the slope stability analysis are presented in the Appendix and summarized as follows:

Table 6: Results of slope stability analysis.

Section	Average Existing Slope Inclination	Factor of Safety
A	5.0 H : 1 V±	1.85

The minimum computed factor of safety for the overall stability of the analyzed section is higher than the minimum 1.5 required factor of safety. Therefore, the existing slope profile is considered stable in the long-term and we anticipate that the proposed development can be carried out safely with regards to the slope stability. Slope stability will have to be reassessed once the design for a proposed development is available.

As previously mentioned in the geology section of this report and from observations in the GIS maps. This property consists of landside debris. From the aerial photos comparing the site in 1945 to the present it can be concluded that there have been no considerable changes in the topography confirming that there are no active landslides in this area during recent years. This does not preclude the possibility of a landslide at this site.

Based on current and past conditions, along with the calculated factor of safety and other information provided in this report, this site is deemed suitable to develop.

OTHER CONSIDERATIONS

- Topsoil should be stripped and stockpiled for future use.
- Final grade, slopes, and landscaping should be sloped away from foundation areas. Site drainage recommendations should be provided by a Civil Engineer. Trees should be kept away from foundation and other structural elements.
- Y2 should be retained to provide comment on final plans and specifications to ensure the geotechnical recommendations in this report are sufficient.
- Foundation recommendations were made assuming the removal of unsuitable material followed by replacement with structural fill material.
- Moisture and water in crawl spaces is likely. The installation of a moisture barrier, ventilation, and water flow-through should be included in the crawl space design.
- The Scope of Services was for geotechnical information and analysis only and does not address any environmental or biological conditions on the subject property.

CONCLUSIONS

The minimum computed factor of safety for overall stability of the analyzed section at this site is higher than the minimum 1.5 required factor of safety. There have not been any active landslides in this area during recent years. Based on field observations, the subject slope is comprised of native dense to very dense gravel and boulder. From a

geotechnical perspective, it is the opinion of Y2 that the westerly portion of the site to the line defined by Test Pit 1-4 is suitable for the proposed development using shallow footings. Everything to the East of the line defined by Test Pit 1-4 will require the use of pile footings. This site is suitable for construction provided the recommendations contained in this report are followed.

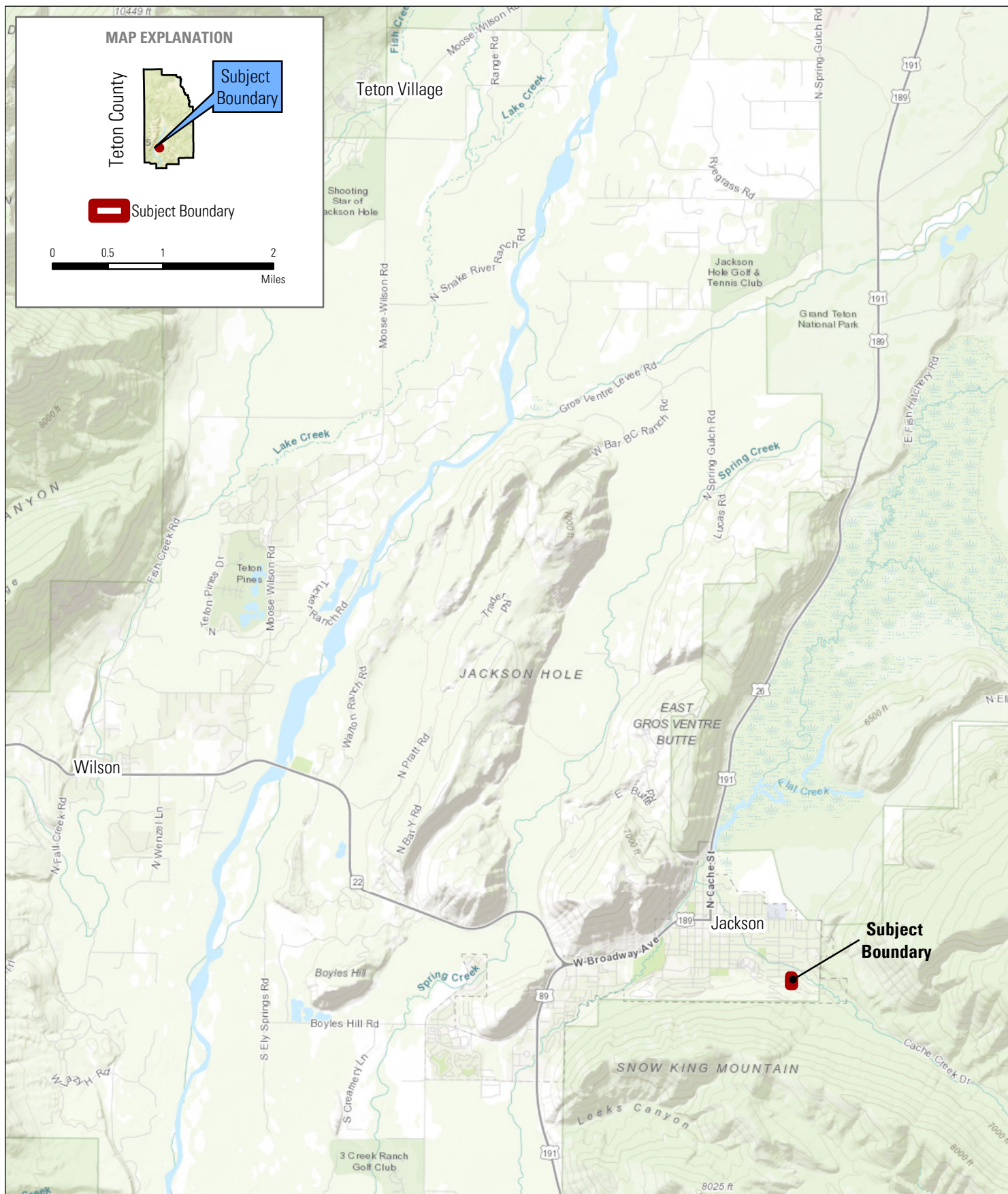
LIMITATIONS

The geotechnical recommendations in this report are based on limited subsurface investigation and review of published literature. Subsurface conditions vary, and the possibility exists that unfavorable conditions are present on the property not identified during this limited investigation. Findings in this report are limited to data collected onsite and do not account for fill zones and variability in soils throughout the property. Recommendations in this report are based on general engineering properties of soils and conditions observed onsite. Y2 Consultants, LLC should be retained to observe actual subsurface conditions during excavation activities to provide additional recommendations as needed.

The information and recommendations contained in this report are specific to the defined subject property. This report is for the sole use of the Thompson Family Trust (the "Client"), LLC and Y2 Consultants, LLC; no other use is authorized without written permission from Y2 Consultants, LLC.

APPENDIX

FIGURES



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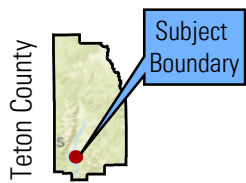
Vicinity Map
 Geotechnical Investigation Report
 808 Upper Redmond Road
 Sec.34, T41N, R116W
 Town of Jackson, Wyoming

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 CONSULTANTS

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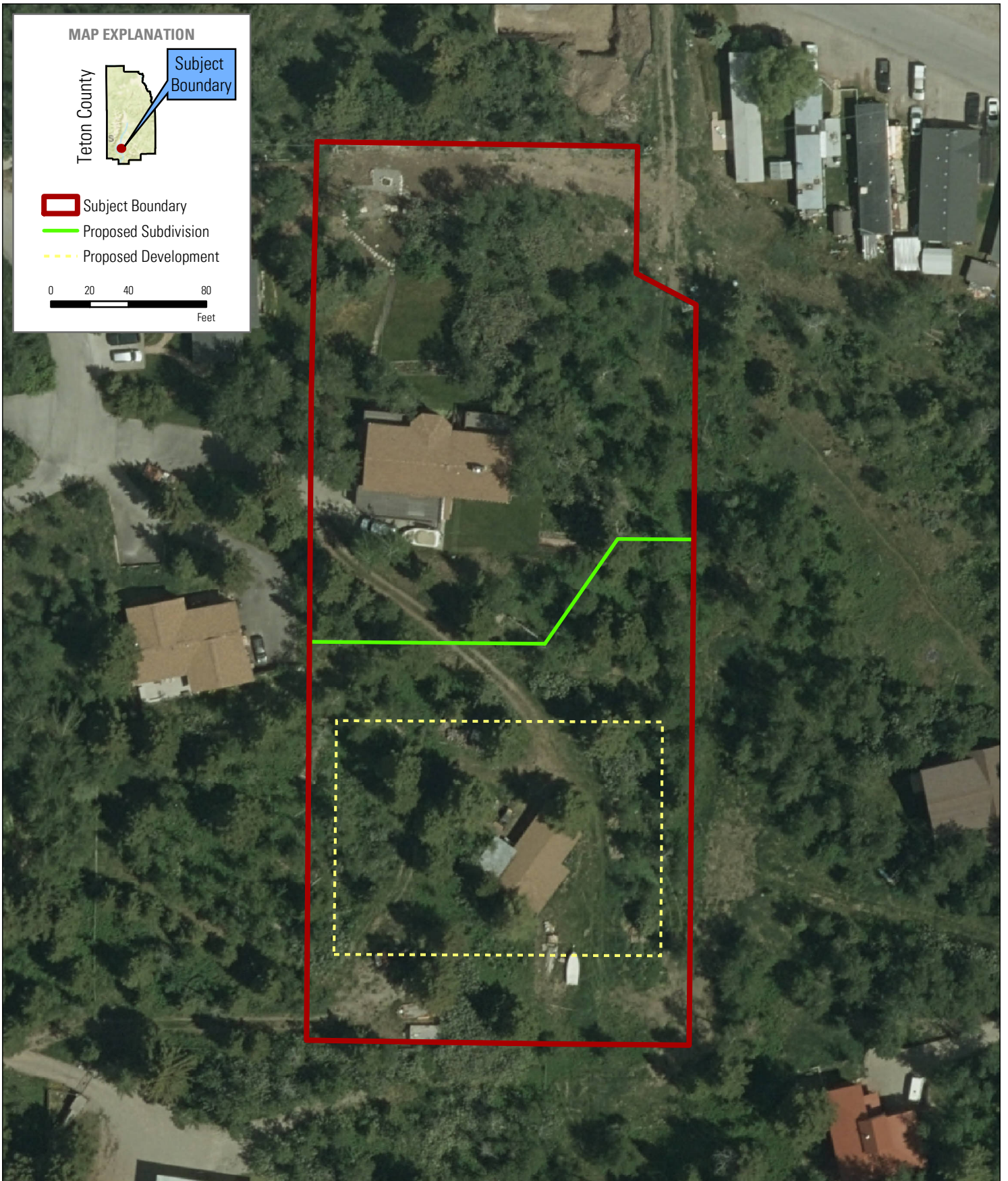
FIGURE 1

MAP EXPLANATION



- Subject Boundary
- Proposed Subdivision
- Proposed Development

0 20 40 80
Feet



1:800

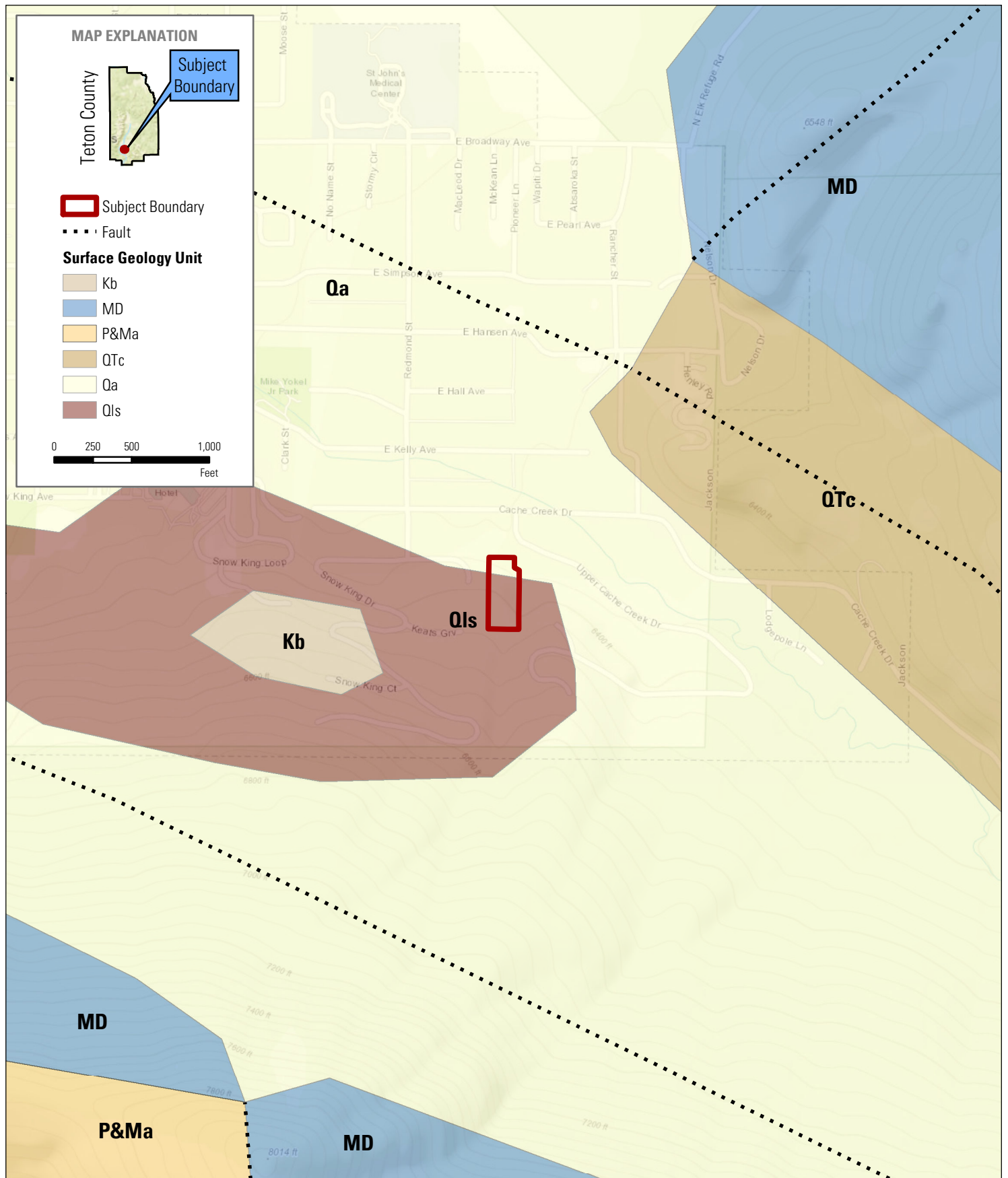
Proposed Development

Geotechnical Investigation Report
808 Upper Redmond Road
Sec. 34, T41N, R116W
Town of Jackson, Wyoming

54 of 89



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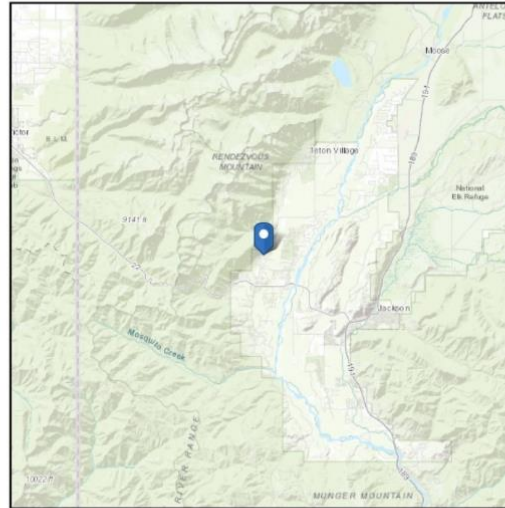
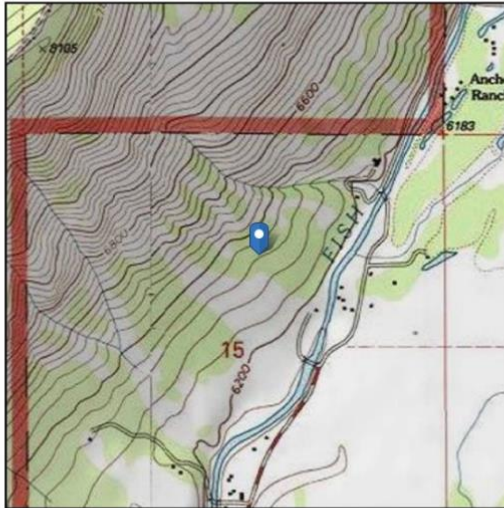


ASCE 7 Hazards Report

Address:
No Address at This
Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
Section 11.4.3)

Elevation: 6322.27 ft (NAVD 88)
Latitude: 43.519109
Longitude: -110.870619



Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_s	1.041	S_{D1}	N/A
S_1	0.351	T_L	8
F_a	1.2	PGA	0.462
F_v	N/A	PGA_M	0.555
S_{MS}	1.249	F_{PGA}	1.2
S_{M1}	N/A	I_e	1
S_{DS}	0.833	C_v	1.308

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Oct 10 2019

Date Source: [USGS Seismic Design Maps](#)

Data Source:
<https://asce7hazardtool.online/>

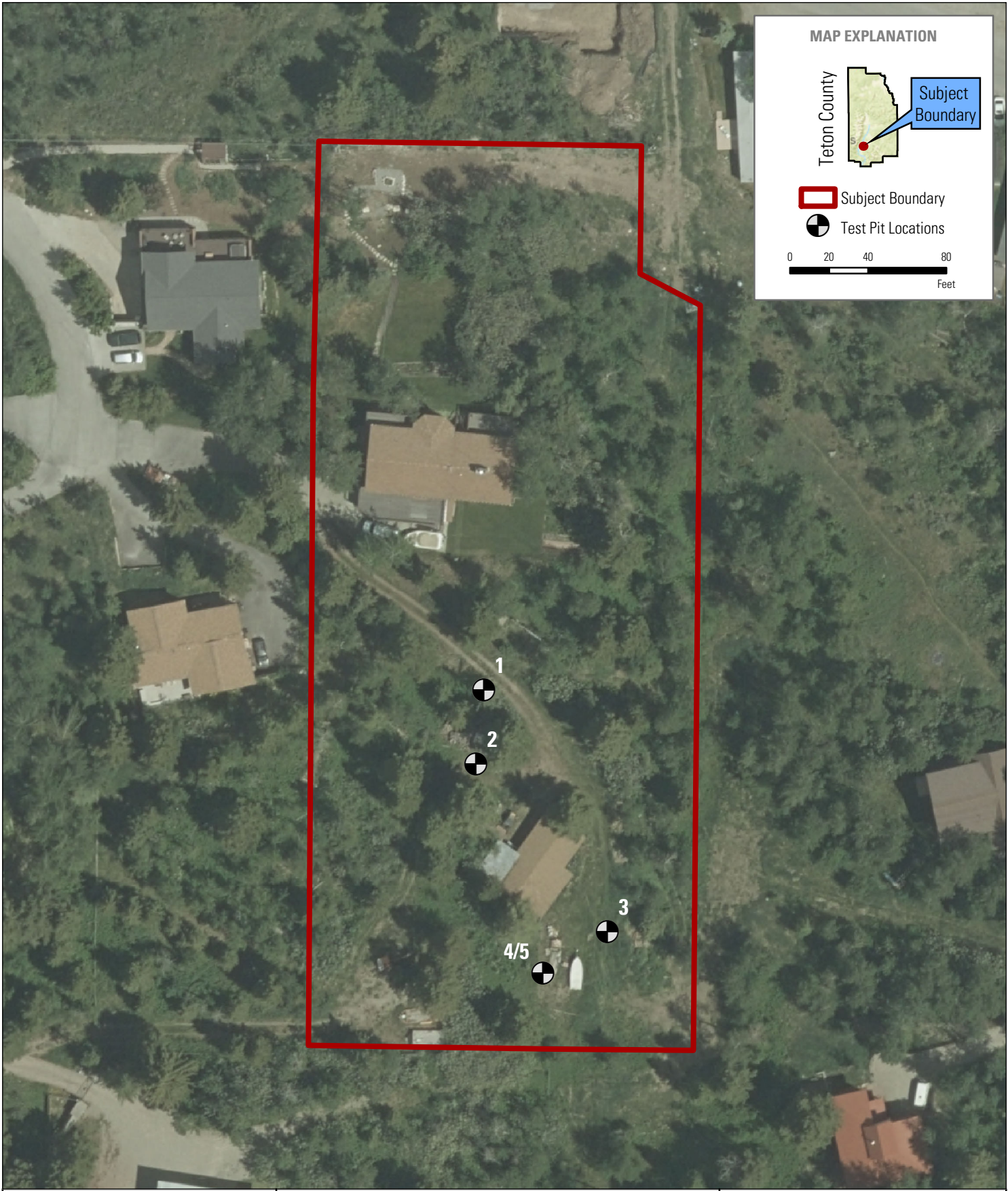
Seismic Criteria
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2491 N Fish Creek Road
Sec. 15, T41N, R116W
Teton County, Wyoming



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F:\2019\19063_Henderson\GIS\ESRI\19063_SeismicCriteriaMap.mxd

Figure 4



MAP EXPLANATION

Teton County

Subject Boundary

Subject Boundary

Test Pit Locations

0 20 40 80 Feet

N

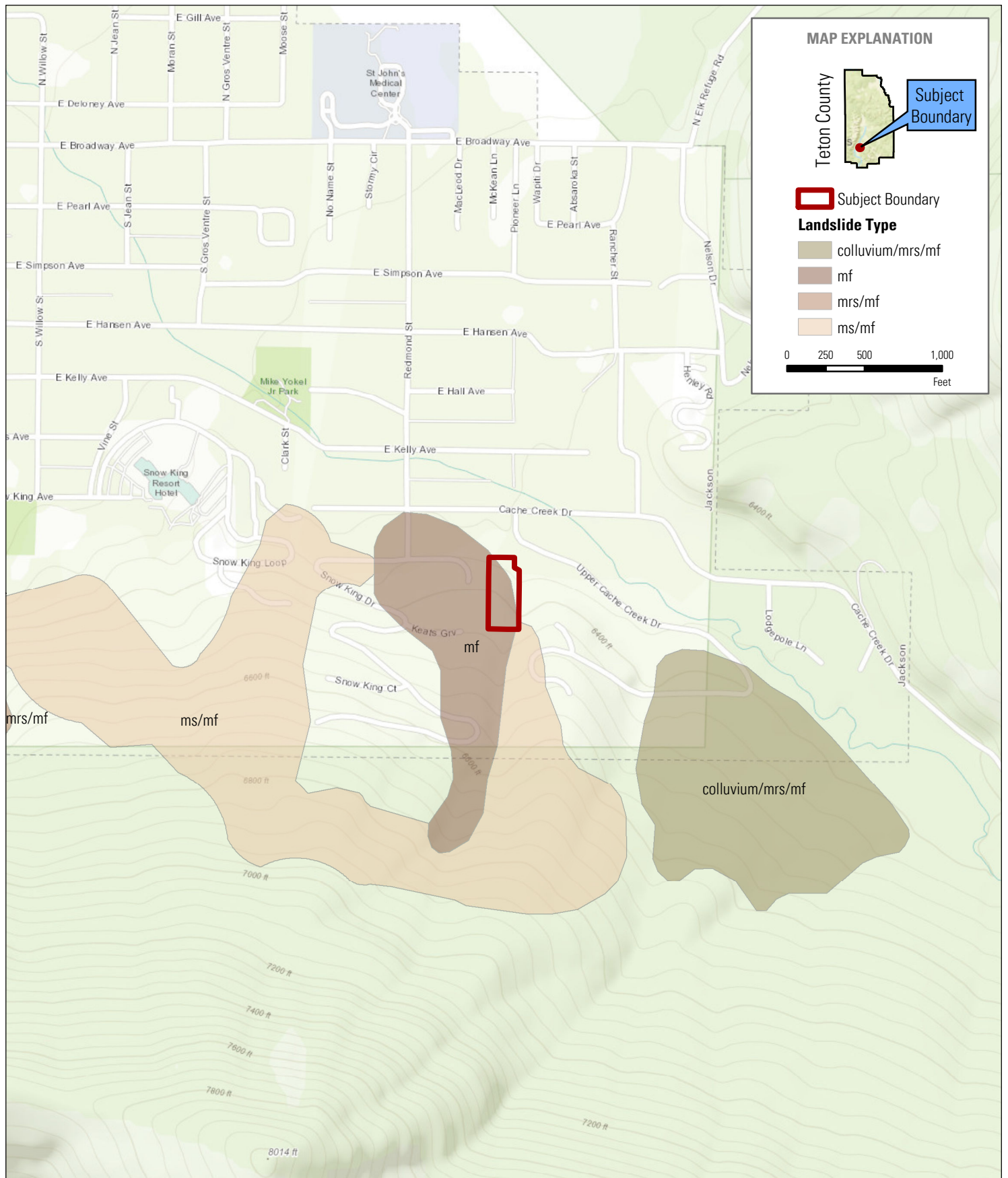
1:800

Test Pit Location Map

Geotechnical Investigation Report
808 Upper Redmond Road
Sec. 34, T41N, R116W
Town of Jackson, Wyoming

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N

1:10,000

Landslide Map
 Geotechnical Investigation Report
 808 Upper Redmond Road
 Sec. 34, T41N, R116W
 Town of Jackson, Wyoming



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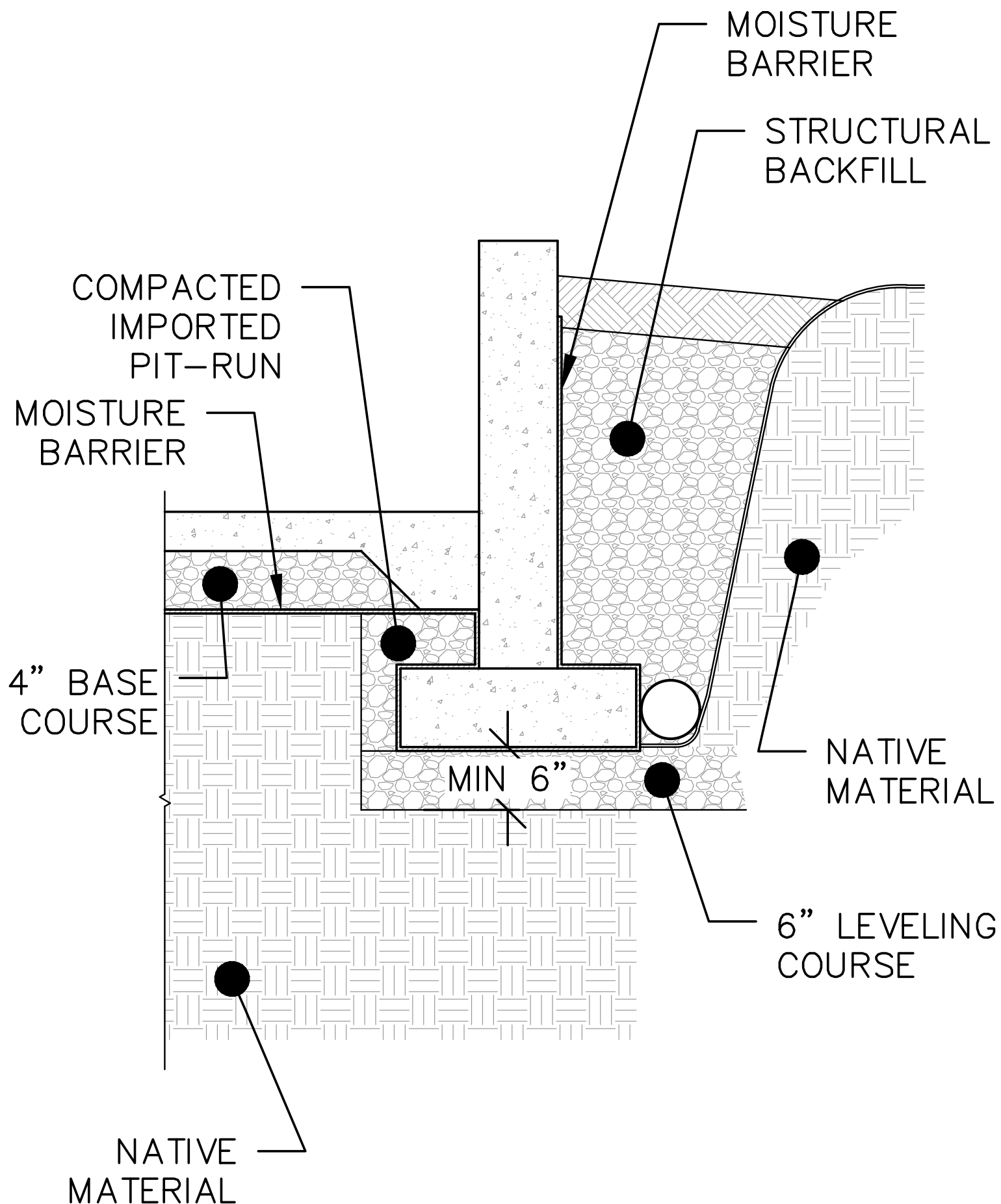
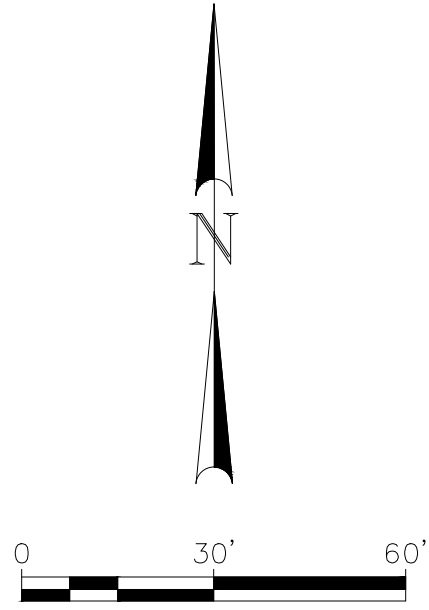
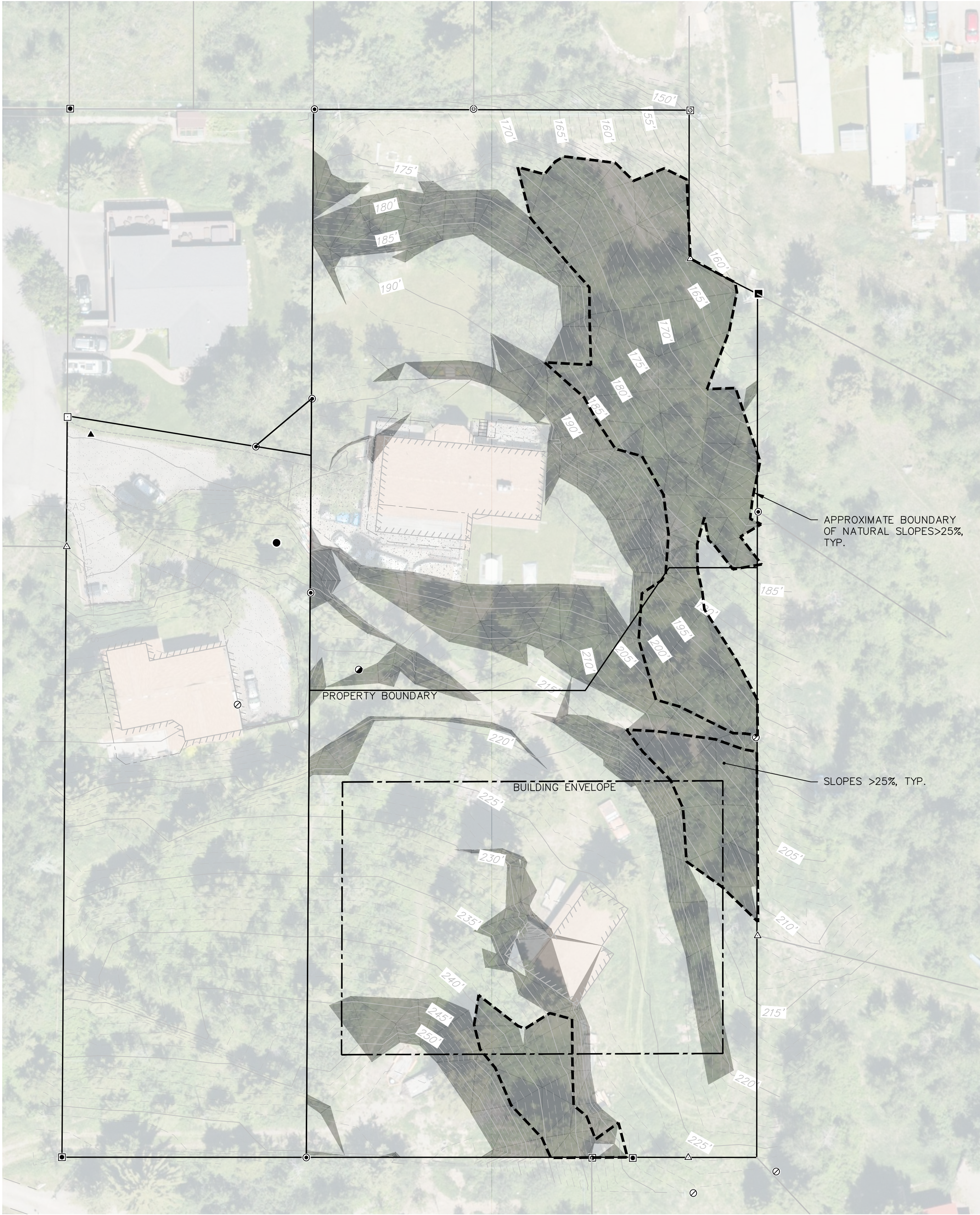


FIGURE 7
59 of 89



NOTES:
EXISTING TOPOGRAPHY CONSISTS OF DATA
COLLECTED DURING GROUND SURVEY.

THOMPSON CONDITIONAL USE PERMIT

THOMPSON FAMILY TRUST

808 UPPER REDMOND ROAD
JACKSON, WY 83001

SLOPES EXHIBIT

FIG. 8



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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2 CONSULTANTS

DATE

11/12/2019

DRAWING SET TITLE

DEV & CUP

DRAWN BY: JG

CHECKED BY: VR

JOB #: 09107

TEST PIT LOGS



Depth (feet)	Sample Type			Lithology	Dry Density (pcf)	Moisture Content (%)
				Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors Rock Description: modifier color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.		
5	TP-1			0'-1' MOIST, DK BROWN, PEAT TOPSOIL, ORGANIC 1'-3.5' LOAM, BROWN, NO ROOTS, SOFT, NEARLY DRY 3.5'-6' GRAVEL, COBBLES, MAX 1.5' BOULDERS, DRY, HARD, BROWN/GRAY 6'-7' CRUSHED STONES, SEMI-ANGULAR, POORLY GRADED B.O.P. = 7'		
10						

- 62 of 89



Project: George Thompson	Project Number: 09107	Client: George Thompson	Boring No. 2
Address, City, State 808 Upper Redmond Road Jackson, WY 83001			
Logged By: AK	Date	Started: 10/1/2019	
		Completed: 10/1/2019	
		Backfilled: 10/1/2019	
Groundwater Depth: N/A		Elevation: 6445'	Total Depth: 8'

Depth (feet)	Sample Type	Sample Number	Lithology	Dry Density (pcf)	Moisture Content (%)
			Lithology Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors Rock Description: modifier color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.		
			0'-1' MOIST, DK BROWN, PEAT TOPSOIL, ORGANIC		
			1'-3' LOAM, BROWN, NO ROOTS, SOFT, NEARLY DRY		
	☒	TP-2-1	3'-5' COBBLES, LOA, DRY, BROWN/GRAY, PINHOLE VOIDS		
5					
	☒	TP-2-2	5'-8' 8" MAX GRAVEL, DRY, VERY DENSE, 10-15% SILT, BROWN/GRAY, SEMI-ANGULAR		
			B.O.P. = 8'		
10					

- | | | | |
|--|---|--|---------------------------------|
| | Standard Penetration Slit Spoon Sampler (SPT) | | Stabilized Ground water |
| | California Sampler | | Groundwater At time of Drilling |
| | Shelby Tube | | |
| | CPP Sampler | | Bulk/ Bag Sample |



Y2 CONSULTANTS

Project: George Thompson	Project Number: 09107	Client: George Thompson	Boring No. 3
Address, City, State 808 Upper Redmond Road Jackson, WY 83001			
Logged By: AK	Date	Started: 10/1/2019	
		Completed: 10/1/2019	
		Backfilled: 10/1/2019	

Groundwater Depth: **N/A** Elevation: **6440'** Total Depth: **13'**

Depth (feet)	Sample Type	Sample Number	Lithology	Dry Density (pcf)	Moisture Content (%)
			Lithology <u>Soil Group Name:</u> modifier, color, moisture, density/consistency, grain size, other descriptors <u>Rock Description:</u> modifier color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.		
0'-1'	☒	TP-3-1	0'-1' MOIST, DK BROWN, PEAT TOPSOIL, ORGANIC		
1'-2'			1'-2' GRAY LOAM		
2'-8'			2'-8' SILTY LOAM, PIECES OF WOOD, ROOTS, DK BROWN, WET, SMALL PINHOLE VOIDS		
8'-13'	☒	TP-3-2	8'-13' SOFT GRAY, PINHOLE VOIDS, LOAM, MAN-MADE, UNCONSOLIDATED DEPOSIT, CALCIUM CARBONATE, ONE 1' DIA. ROCK FOUND AT 10'		
B.O.P. = 13'					

- ☒ Standard Penetration Slit Spoon Sampler (SPT)
- ☒ California Sampler
- ☐ Shelby Tube
- ☐ CPP Sampler
- ☒ Bulk/ Bag Sample
- ☐ Stabilized Ground water
- ☐ Groundwater At time of Drilling

65 of 89



Project: George Thompson	Project Number: 09107	Client: George Thompson	Cut # 1
Address, City, State 808 Upper Redmond Road Jackson, WY 83001			
Logged By: AK	Date	Started: 10/1/2019	
		Completed: 10/1/2019	
		Backfilled: 10/1/2019	

Groundwater Depth: N/A	Elevation: 6450'
-------------------------------	-------------------------

Depth (feet)	Sample Type	Sample Number	Lithology	Dry Density (pcf)	Moisture Content (%)
			Lithology <u>Soil Group Name:</u> modifier, color, moisture, density/consistency, grain size, other descriptors <u>Rock Description:</u> modifier color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.		
5			2' CUT ON NATURAL SIDE WALL, GRAY LOAM		
10					

-  Standard Penetration Slit Spoon Sampler (SPT)
-  California Sampler
-  Shelby Tube
-  CPP Sampler  Bulk/ Bag Sample
-  Stablized Ground water
-  Groundwater At time of Drilling

GEOTECHNICAL LABORATORY TEST RESULTS

Moisture Content Summary

Standard: ASTM D6913



CONSULTANTS

Project Number: 09107

Sample ID: 09107-1-1

Depth: 1'

Date: 10/7/2019

Mass of Container (g)	174.3	Moisture Content
Mass of Container + Wet Soil (g)	280.3	8%
Mass of Container + Dry Soil (g)	272.5	

Tested: DW/SH

Checked: VR

Sample ID: 09107-3-1

Depth: 1'

Date: 10/7/2019

Mass of Container (g)	175.0	Moisture Content
Mass of Container + Wet Soil (g)	266.4	20%
Mass of Container + Dry Soil (g)	251.0	

Tested: DW/SH

Checked: VR

Sample ID: 09107-3-2

Depth: 8'

Date: 10/7/2019

Mass of Container (g)	175.1	Moisture Content
Mass of Container + Wet Soil (g)	258.4	31%
Mass of Container + Dry Soil (g)	238.9	

Tested: DW/SH

Checked: VR

Sample ID: 09107-2-1

Depth: 3'

Date: 10/7/2019

Mass of Container (g)	175.3	Moisture Content
Mass of Container + Wet Soil (g)	267.4	7%
Mass of Container + Dry Soil (g)	261.5	

Tested: DW

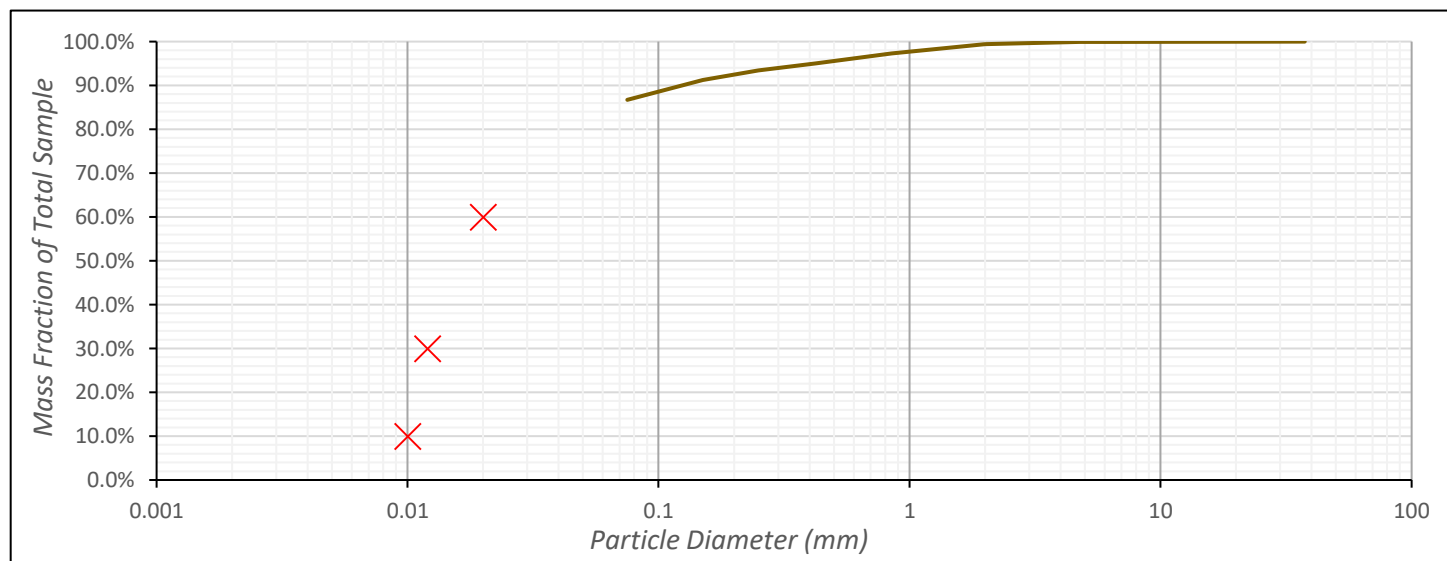
Checked: VR

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 09107						
Sample Depth: 3'			Sample No: 09107-2-1			
Sample Date: 10/1/2019			Tested By: AK/DW/SH		Checked By: AK	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.4	789.8	0.4	0.1%	99.9%
#4	4.75	509.8	509.8	0.0	0.0%	99.9%
#10	2	478.3	480.6	2.3	0.5%	99.4%
#20	0.85	635.3	645.4	10.1	2.1%	97.3%
#40	0.425	362.2	373.0	10.8	2.3%	95.0%
#60	0.25	554.1	561.9	7.8	1.6%	93.4%
#100	0.15	522.0	532.3	10.3	2.2%	91.2%
#200	0.075	320.5	342.0	21.5	4.5%	86.7%
Pan	0	372.7	377.8	5.1	1.1%	85.7%
		Washed Material		408.1	85.7%	
		Sum of Total Sample		476.4	100.0%	



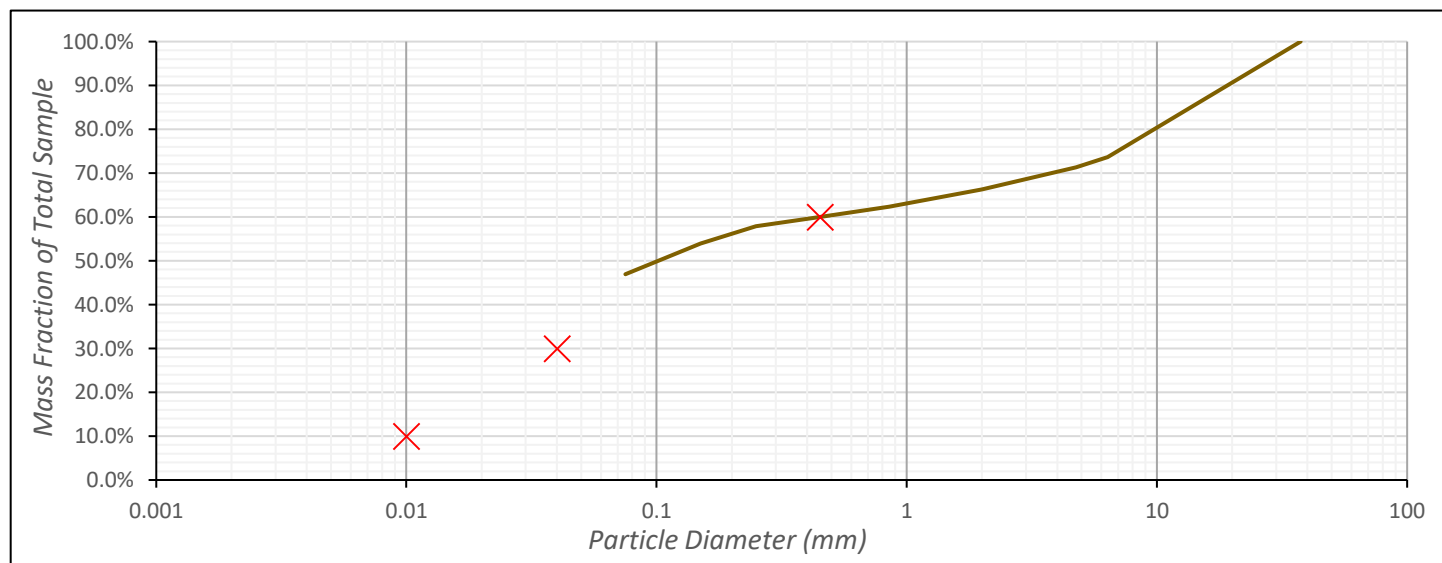
Gravel Content	0.1%	D ₁₀ (mm) =	0.010	Cu =	2.00
Sand Content	13.2%	D ₃₀ (mm) =	0.012	Cc =	0.72
Fines Content	86.7%	D ₆₀ (mm) =	0.020		
Sample Classification	Silt ML ML			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			175.3	Moisture Content	
Mass of Container + Wet Soil (g)			267.4	7%	
Mass of Container + Dry Soil (g)			261.5		

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 09107						
Sample Depth: 5'			Sample No: 09107-2-2			
Sample Date: 10/1/2019			Tested By: AK/DW/SH		Checked By: AK	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.4	1089.8	300.4	26.4%	73.6%
#4	4.75	509.8	535.9	26.1	2.3%	71.3%
#10	2	478.3	535.5	57.2	5.0%	66.3%
#20	0.85	635.3	680.4	45.1	4.0%	62.3%
#40	0.425	362.2	391.0	28.8	2.5%	59.8%
#60	0.25	554.1	576.4	22.3	2.0%	57.8%
#100	0.15	522.0	566.4	44.4	3.9%	53.9%
#200	0.075	320.5	399.7	79.2	7.0%	47.0%
Pan	0	372.7	388.1	15.4	1.4%	45.6%
		Washed Material		519.5	45.6%	
		Sum of Total Sample		1138.4	100.0%	



Gravel Content	28.7%	D ₁₀ (mm) =	0.01	Cu =	45.00
Sand Content	24.3%	D ₃₀ (mm) =	0.04	Cc =	0.36
Fines Content	47.0%	D ₆₀ (mm) =	0.45		
Sample Classification	Silty Gravel with Sand			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			NA	Moisture Content	
Mass of Container + Wet Soil (g)			NA	NA	
Mass of Container + Dry Soil (g)			NA		

TEST PIT PHOTOS



TP 1



TP 2



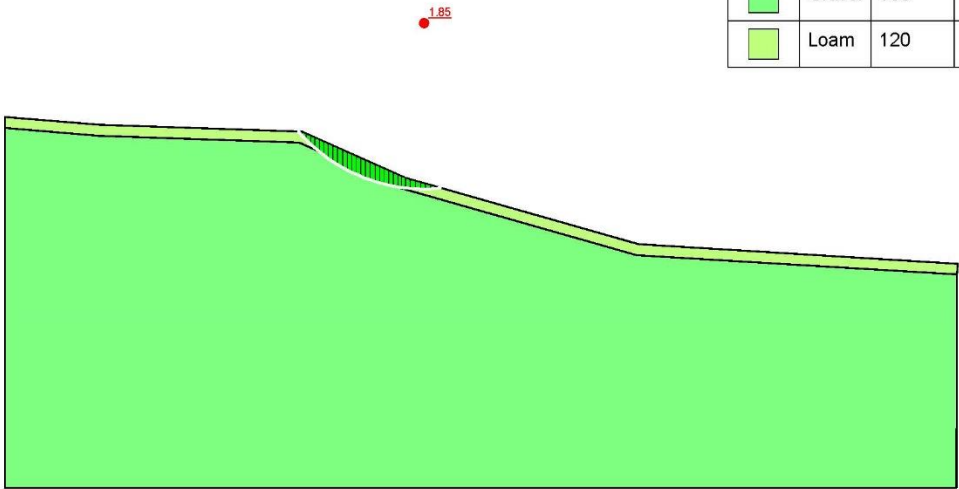
TP 3



TP 4

SLOPE STABILITY ANALYSIS RESULTS

Color	Name	Unit Weight (pcf)	Cohesion' (psf)	Phi' (°)
	Gravel	138	0	36
	Loam	120	208	30



February 26, 2020

Geotechnical Report
Addendum 2 – revised driveway slope stability analysis
808 Upper Redmond Road, Jackson, WY

This letter serves as Addendum 2 to the original Geotechnical Report by Y2 Consultants for 808 Upper Redmond Road dated November 14th, 2019.

The design and location of the proposed access road was revised after completion of the 11/14/19 report. Revision 1 is dated 1/28/2020, and revision 2 is dated 2/26/2020. Revision 1 includes small retaining walls less than 4 feet in height. Revision 2 does not include any retaining walls. Slope stability analyses were carried out on revision 1 to verify the stability of the slopes in the proposed condition. The subsurface information and soil strength parameters for slope stability analyses were discussed in the original report.

Two new slope cross sections (Sections B and C; see Sheet C1.2, enclosed) were developed for the slope stability analysis using the finished grade topography. The results of the slope stability analysis are enclosed, and a summary is provided in the following table:

Section	Average Existing Slope Inclination	Factor of Safety
B	5.5 H : 1 V $\pm$	2.69
C	5.2 H : 1 V $\pm$	2.52

The minimum computed factor of safety for the overall stability of the analyzed sections are higher than the minimum 1.5 required factor of safety. Therefore, the slope profiles are considered stable in the long-term and the proposed development can be carried out safely with regards to the slope stability.

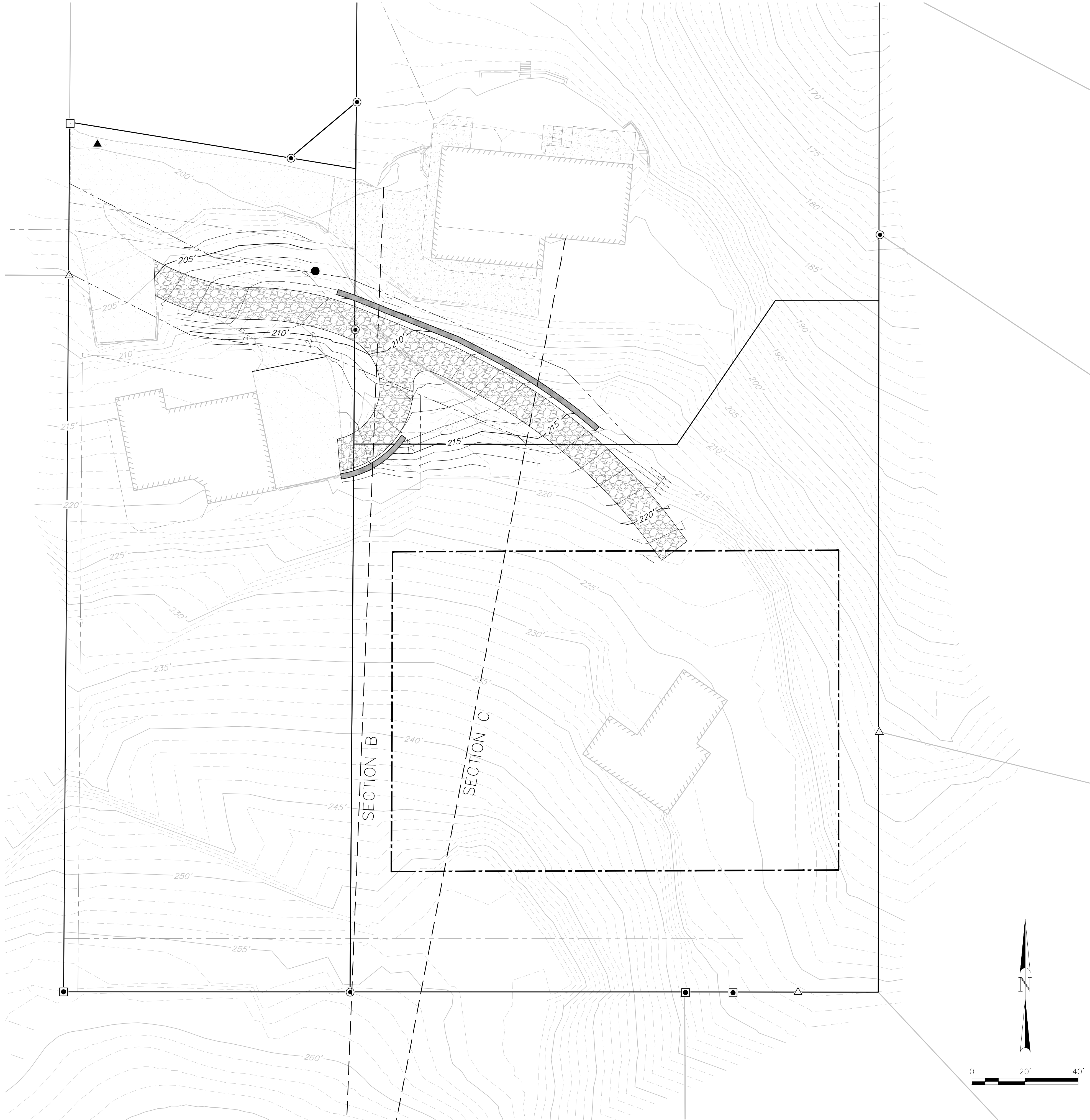
The revision 2 driveway was reviewed in the context of the original Geotech report and subsequent slope stability analyses (original, and for revision 1 presented herein), and its effect on slope stability is considered to be lesser than for either of the first 2 iterations (original and revision 1). Additional slope stability analyses were not conducted, but the slope profiles of revision 2 are considered stable in the long-term and the proposed development can be carried out safely with regards to the slope stability.

Encl: Sheet C1.2 Slope Stability Sections
Slope stability analysis results



Zia Yasrobi, PE

LAST SAVED: 1/30/2020 11:39 AM BY: VINCE PLOT BY: VINCE ROUX
f:\2020\09107 thompson\civil\ascd 2016\09107 GRADING.P.dwg



GENERAL NOTES:

- EXISTING TOPOGRAPHY CONSISTS OF DATA COLLECTED DURING GROUND SURVEY SUPPLEMENTED WITH TETON COUNTY LIDAR DATA BEYOND THE LIMITS OF THE SURVEY SOUTH AND WEST OF THE PROPERTY BOUNDARIES.
- GRADING, UTILITY DESIGN, AND STORMWATER MANAGEMENT SHOWN HEREON ILLUSTRATES FEASIBILITY AND CONSTRUCTIBILITY. FINAL DESIGN AND UTILITY LOCATIONS WILL BE DETERMINED AT GRADING AND EROSION CONTROL PERMIT SUBMITTAL.
- MULTIPLE UTILITIES MAY SHARE TRENCHES WHERE APPLICABLE.
- SYMBOLS IN GRAY ON THE SITE PLAN INDICATE THAT THE SYMBOL IS EXISTING.

SURVEY NOTES:

BUILDING FOOTPRINTS AS SHOWN HEREON REPRESENT FIELD MEASUREMENTS MAPPED AS PART OF THIS SURVEY AND ARE NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS. ROOF EAVES WERE NOT MAPPED AS PART OF THIS SURVEY.

UNDERGROUND UTILITIES SHOWN HEREON WERE MAPPED FROM MARKINGS PROVIDED BY MAGIC VALLEY PRIVATE UTILITY LOCATE COMPANY ON APRIL 25, 2016.

NO WETLAND MAPPING WAS DONE UNDER THIS SURVEY.

BASE ELEVATION = 200.0' AT CP NO. 1 AS SHOWN HEREON. (LOCAL DATUM)

TOPOGRAPHIC FEATURES REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE FROM APRIL 27 TO MAY 3, 2016 AND ON AUGUST 5, 2016 AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.

BASIS OF BEARING IS N00°24'00"E ALONG THE WEST LINE OF REVISED PARCEL B.

CURRENT ZONING = NL-1 (SUBURBAN - TOWN OF JACKSON)
DEVELOPMENT SETBACKS ARE ESTABLISHED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, EFFECTIVE APRIL 1, 2016, REFER TO COUNTY DOCUMENT

STREET: 25'
SIDE: 15'
REAR: 40'

LEGEND

(E) - EXISTING (P) - PROPOSED

- | | |
|--|--------------------------|
| | (E) STRUCTURE |
| | PROPERTY BOUNDARY |
| | BUILDING ENVELOPE |
| | (E) EASEMENT |
| | (P) EASEMENT |
| | (E) MAJOR CONTOUR |
| | (E) MINOR CONTOUR |
| | (P) MAJOR CONTOUR |
| | (P) MINOR CONTOUR |
| | (E) EDGE OF ASPHALT |
| | (P) EDGE OF ASPHALT |
| | (E) EDGE OF CONCRETE |
| | (E) EDGE OF GRAVEL |
| | (P) EDGE OF GRAVEL |
| | (E) FENCE |
| | (E) WATER MAIN |
| | (E) WATER SERVICE |
| | (P) WATER SERVICE |
| | (E) SEWER MAIN |
| | (E) SEWER SERVICE |
| | (P) SEWER SERVICE |
| | (E) COMMUNICATIONS LINE |
| | (P) COMMUNICATIONS LINE |
| | (E) UNDERGROUND ELECTRIC |
| | (P) UNDERGROUND ELECTRIC |
| | (P) SNOW STORAGE |
| | (P) STORMWATER BASIN |

- | | |
|--|---|
| | INDICATES A BRASS CAP INSCRIBED "RLS 578" FOUND THIS SURVEY |
| | INDICATES A BRASS CAP INSCRIBED "RLS 164" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH PLASTIC CAP INSCRIBED "PLS 3831" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH ALUMINUM CAP INSCRIBED "PE & LS 578" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH ALUMINUM CAP INSCRIBED "PLS 6447" FOUND THIS SURVEY |
| | INDICATES A 5/8" DIA. REBAR WITH NO CAP FOUND THIS SURVEY |
| | INDICATES A STEEL T-STAKE WITH CHROME CAP INSCRIBED "RLS 3889" FOUND THIS SURVEY |
| | INDICATES A STEEL T-STAKE WITH CHROME CAP INSCRIBED "PE & LS 2612" FOUND THIS SURVEY |
| | INDICATES A STEEL DISTURBED T-STAKE WITH NO CAP FOUND THIS SURVEY |
| | INDICATES A STEEL SPIKE SET THIS SURVEY FOR ORIENTATION AND MAPPING PURPOSES. |
| | SEWER CLEANOUT |
| | TELEPHONE PEDESTAL |
| | ELECTRIC PEDESTAL |
| | ELECTRIC METER |
| | SEWER MANHOLE |
| | WATER MANHOLE |
| | WATER VALVE |
| | DRAIN PIPE |
| | POWER POLE |
| | GUY WIRE |
| | SATELLITE DISH |
| | SPIGOT |
| | GAS VALVE |
| | YARD LIGHT |
| | ELECTRIC SWITCH ON WOOD POST |
| | IRRIGATION CONTROL VALVE |

THOMPSON CONDITIONAL USE PERMIT

THOMPSON FAMILY TRUST

808 UPPER REDMOND ROAD
JACKSON, WY 83001

SLOPE STABILITY
SECTIONS

C1.2



Y2consultants.com
307 733 2989

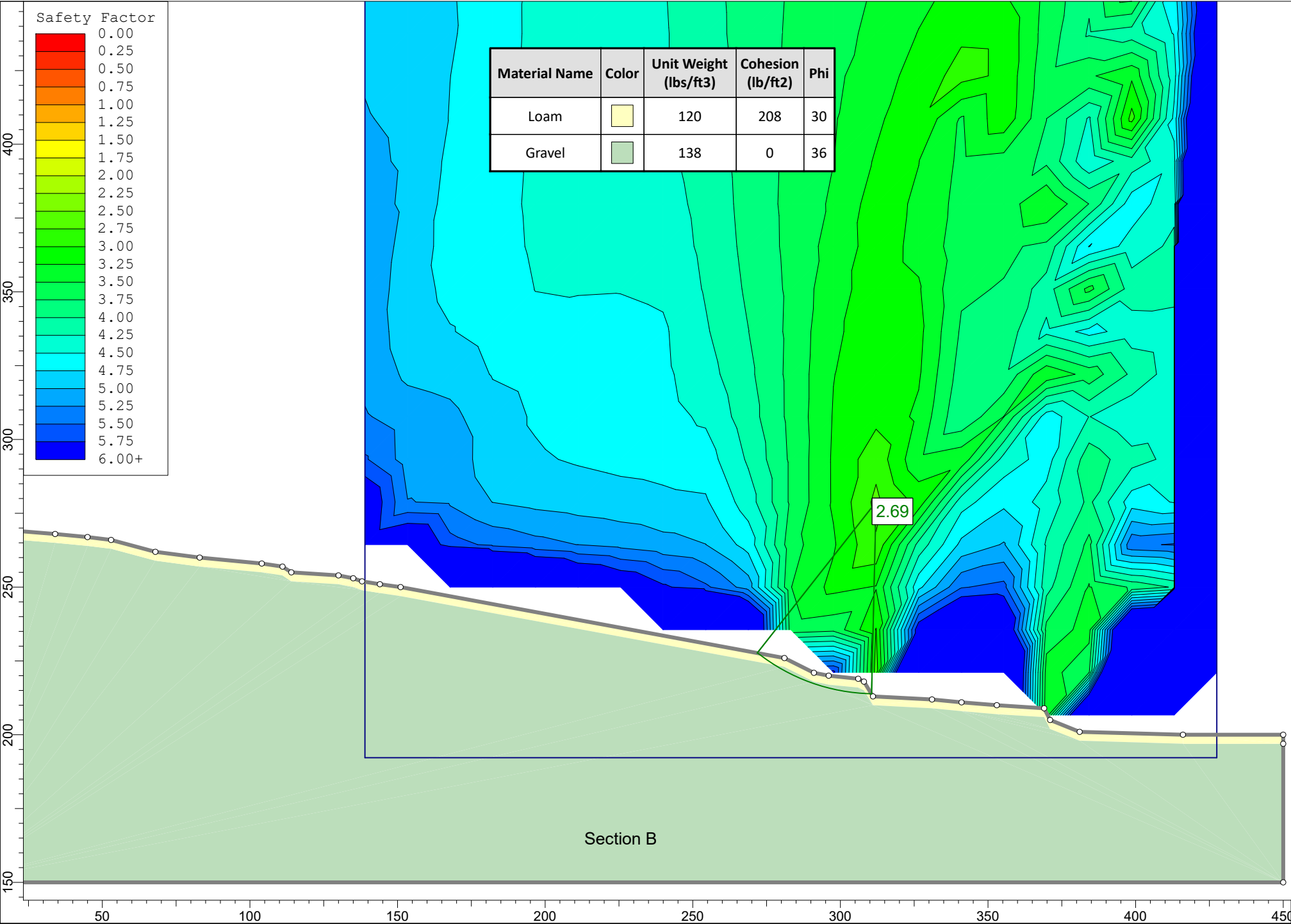
CONSULTANTS

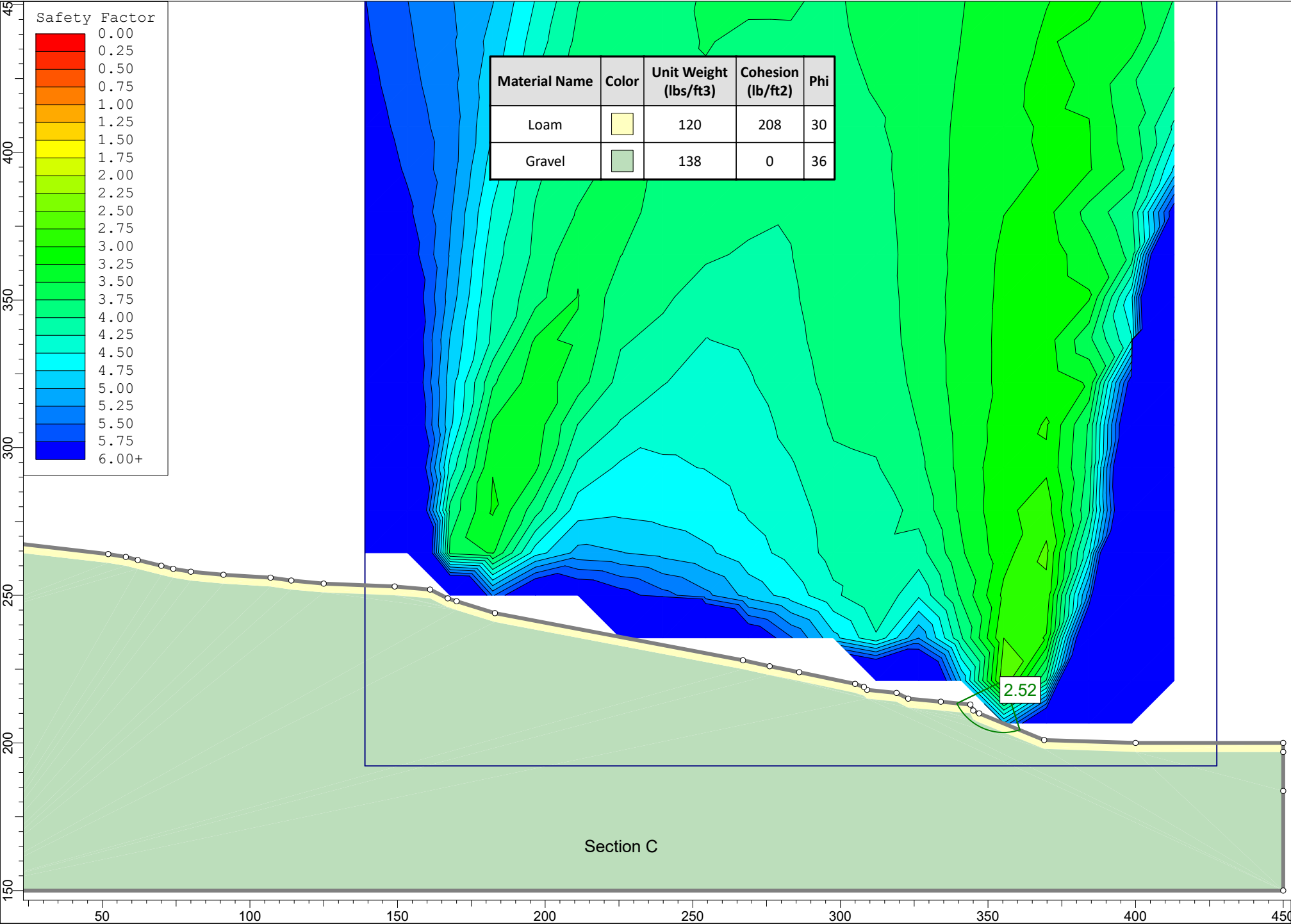
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

DRAWING SET TITLE
DATE
11/12/2019
1/28/2020

DEV & CUP
DEV & CUP

DRAWN BY: AK
CHECKED BY: VR
JOB #: 09107





November 8, 2019

Town of Jackson
Planning Department
150 E Pearl Avenue
Jackson, WY 83001

RE: Wildlife report, 808 Upper Redmond Drive

To Whom it May Concern

A site visit was completed on the parcel located at 808 Upper Redmond Road to determine what, if any, wildlife habitat value is provided by the parcel. The 2.04 parcel (PIDN 22-41-16-34-4-00-006) is located in east Jackson between Cache Creek Drive and Upper Cache Creek Drive, east of Snow King Drive.

A review of historical aerial imagery shows the parcel was historically covered with a relatively dense aspen stand with few conifers (Figure 1). The parcel was developed into a single-family residence with an associated unit between 1978 and 1983; recent aerial imagery shows the invasion of conifers into the aspen stand. This is a common occurrence when wildfire is removed from aspen systems (Figure 2).

Today, the property is surrounded by developed parcels. Dense development is located northeast of the parcel in the Budge Mobile Home Park. Single family residences are the primary development in the area.

Teton County remotely sensed vegetation cover types and mapped vegetation within the Town of Jackson. The subject parcel is mapped as Mixed Evergreen-Aspen forest. The site visit confirmed the vegetation was consistent with that cover type.

Several vehicle trails extend through the property (Figure2), potentially created from tree clearing efforts. Little dead or downed wood was observed during the site visit. The trails appear to be used regularly.

Habitat for large ungulates (mule deer, elk and moose) is limited on this parcel. With limited understory and little regeneration in the remnant aspen clone, there is little forage value. Deer and elk will browse conifers, but there are higher-value habitats without the human disturbance nearby which are likely preferred by ungulates. Domestic pets (cats and dogs) also negatively impact the potential habitat value of the site for wildlife.

The parcel may provide some roosting and nesting habitat for hummingbirds, flycatchers and woodpeckers. Historic and current human impacts, including the removal of all dead and downed wood, decrease the habitat value of this site.

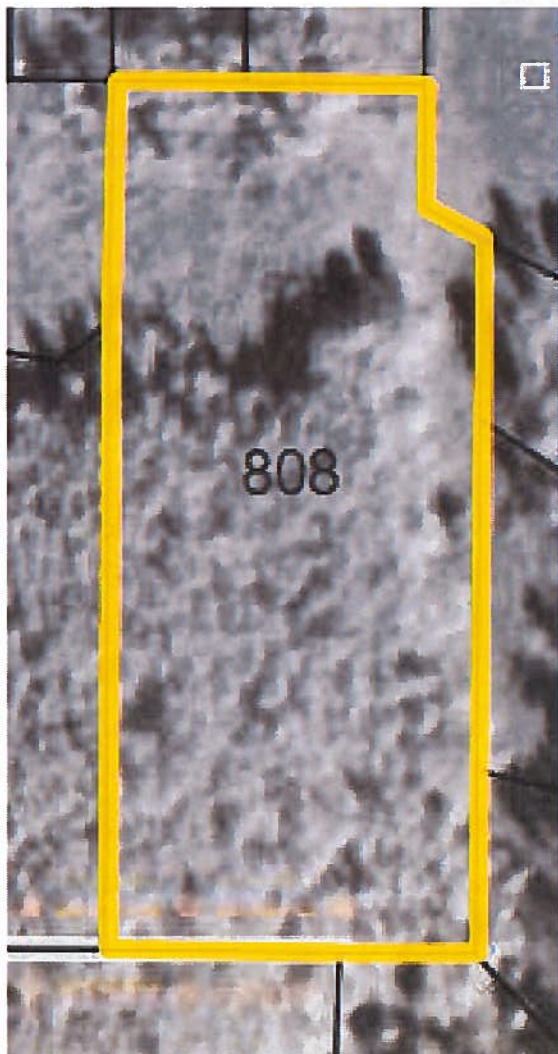


Figure 1. 1955 aerial imagery.



Figure 2, 2019 aerial imagery.

Please let me know if I can provide any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brenda Younkin'.

Brenda Younkin, MS, CBMC
 Owner
 Brenda@y2consultants.com



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

April 13, 2020

Town of Jackson Planning and Building Department
Attn: Brendan Conboy
PO Box 1687
Jackson, WY 83001
BConboy@jacksonwy.gov
(307) 733-0440

RE: Response to P20-035 & P20-036 Department Reviews

Dear Brendan,

I want to take this opportunity to reply to the department review comments received on April 6, 2020 from the Town Engineer, Brian Lenz, and his recommendation for denial. I appreciate that you took the time to talk to the Planning Director and for continuing these items until the May 6 Planning Commission Meeting and the June 1 Town Council Meeting. That will give Y2 and George Thompson the opportunity to address Brian's concerns.

The response to Brian's opinion from Y2's engineers and surveyors follows:

Project Specific Comments

Item 1. – "All existing easements for water and sewer utilities shall be shown..."

- a. Plat 562 does not list any record document information for this easement. The owner(s) of the subdivided land did not own the property encumbered by the easement and therefore did not have the legal right to grant the easement as shown on Plat 562. Title reports run for the property did not show a record document that conveys this easement properly, so we've shown a new easement on the draft plat attached.
- b. Utility easements for utilities that enter the platted property are shown on the draft plat provided, and separate documents will be drafted and recorded where utilities fall outside of the platted property. Additionally, as part of any future conveyance of Thompson property an agreement relating to the drainage grading will be included in the form of an easement or other legally binding agreement. As this is a proposed driveway alignment and design it is our desire to hold off drafting easements for these small irregularly shaped areas until we are sure that they are necessary. If mitigation can occur within the 30-foot-wide easement shown, we would prefer to not encumber the property more.
- c. Easements for 809 Upper Redmond are shown on the draft plat.

Item 2. – Several engineering principles and designs were considered during the design of the proposed access:

1. Sharing the 809 Upper Redmond access drive offers an opportunity to rebuild the lower portion of this drive in order to reduce the steep slopes (16%+) and thereby improving the usability and safety of this existing driveway, both for residents and for emergency vehicles. Although this may add costs it also provides a quantifiable benefit.
2. The available space in front (west) of the 808 Upper Redmond residence between the building and the retaining wall is narrow (approximately 30 feet). Vehicles parked west of the residence limit the remaining space for a driveway to the proposed south lot (20 feet for parking, 10 feet left for drive). This narrowing also occurs at a curve in the path of travel; vehicle turn radii and overhangs require additional space through curves. The proximity of the parked vehicles and the existing retaining wall preclude the use of this space in its current conditions that includes sufficient clear zone, particularly for larger vehicles, according to the Teton County Fire Resolution minimums to ensure optimal access for emergency vehicles. Winter snow conditions exacerbate these conditions. Modifications to this area in order to meet those minimum driveway design standards would require demolition of the existing retaining wall and construction of a new retaining wall. This work would cause considerable disturbance to existing vegetation and slopes and add significant additional construction costs.
3. The existing access starts relatively steep (17-20%) and would require re-grading to achieve a useable, safe, and Fire Resolution-compliant driveway grade. This re-grading (cut, rather than fill) would likely undermine the foundation of the existing retaining wall, thereby also creating a situation wherein the retaining wall must be demolished and reconstructed, creating disturbance of slopes and vegetation, and adding cost.
4. The existing access will be reclaimed and revegetated.
5. It was our client's intent to access this lot from the south through an easement that he has enjoyed the use of for many decades and which has been deemed legal access for others. Neighbors who do not want him to enjoy continued use of this easement have turned this into a legal issue that our client is not interested in fighting at this time. Access from the north has always been a less desirable option and we would be happy to revert to what was always seen as legal access from the south by our client.

Item 3. – The proposed access easement across 809 Upper Redmond will be recorded prior to or contemporaneously with the plat or transfer of ownership, whichever comes first.

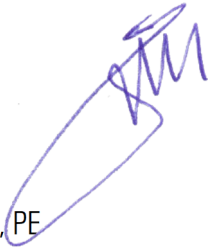
Geotech Report

Item 4. – The method used to determine slope stability is identified in the Geotech Report Addendum 1 (1/19/2020) on Page 9.

Item 5. – The seismic analysis is described in the Geotech Report Addendum 1 (1/19/2020) on Page 5 and supplemented by Appendix Figures 3 and 4. The factor of safety for each slope stability analysis is provided; for Section A, in the Geotech Report Addendum 1 (1/19/2020) on Page 10; for Sections B and C, in Addendum 2 (2/26/2020) on Page 1.

Item 6. – The slope stability analysis at Section A is no longer relevant as it relates to a previous driveway design and is superseded by the analyses completed for Sections B and C as part of Addendum 2 (2/26/2020).

Sincerely,



Zia Yasrobi, PE
Owner
zia@y2consultants.com



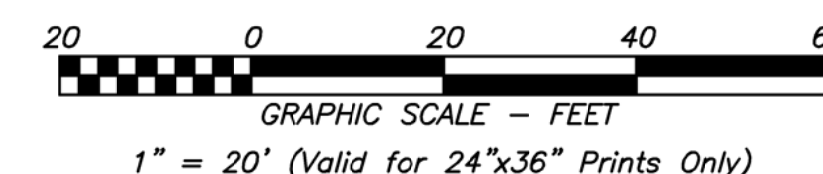
Mark Fellermann, PLS
Survey Department Manager
mark@y2consultants.com

[illegible]

- Indicates a 24-inch long, 5/8-inch diameter rebar with an aluminum cap inscribed "PLS 16012" set this survey
- Indicates an aluminum cap inscribed "PLS 578" found this survey
- Ⓐ Indicates a brass cap inscribed "PLS 578" found this survey
- Ⓢ Indicates an aluminum cap inscribed "PLS 6447" found this survey
- Ⓢ Indicates a plastic cap inscribed "PLS 3831" found this survey
- Ⓢ Indicates a brass cap inscribed "RLS 164" found this survey
- Indicates a chrome cap inscribed "PLS 2612" found this survey
- ⊗ Calculated point – nothing found or set this survey

_____ Measured Property Boundary
 _____ Adjoining Property Boundary
 - - - - - Building Setbacks – Town of Jackson
 - - - - - Record Easement Line
 - - - - - New Easement Line

S 89°56'12" E 126.11' Measured Bearing and Distance
N 89°59'30" W 125.88' [Rec] Record Bearing and Distance (Doc. No. 918455)



Y2 Consultants
180 South Willow St.
P.O. Box 2870
Jackson, WY 83001
y2consultants.com
Ph: 307-733-2999

Sheet 1 of 1

CERTIFICATE OF OWNER

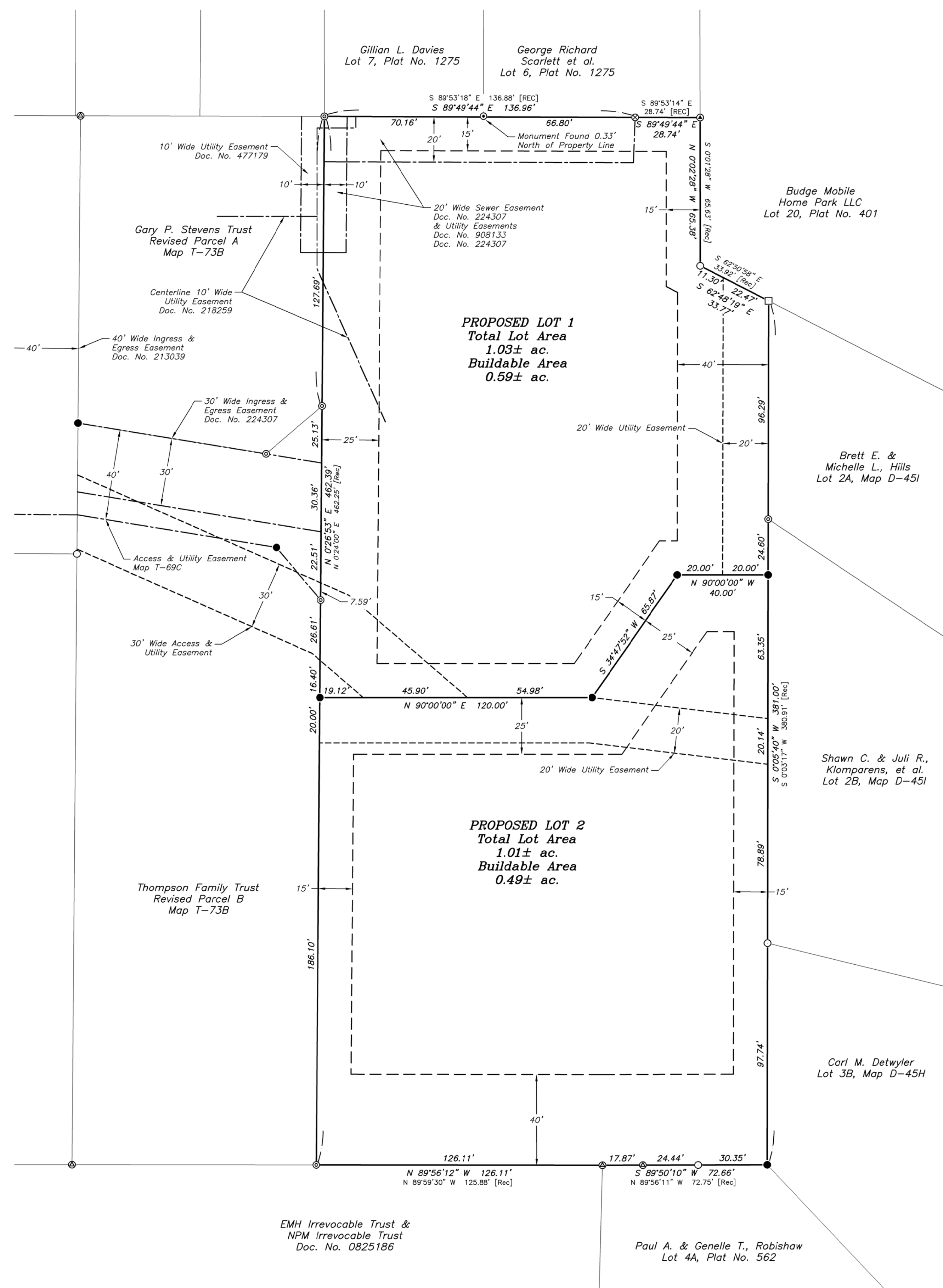
CERTIFICATE OF OWNER

CERTIFICATE OF SURVEYOR

CERTIFICATE OF SURVEYOR

GENERAL NOTES

GENERAL NOTES



Project Number 09107
Project Path F:\2009\09107_Thompson\Survey\ACAD\09107_190801_PLAT.dwg
Drawn By MWV
Reviewed By MWF
Drawing Date April 13, 2020
Revision Date

PLANNING

Project Number	P20-035	Applied	2/27/2020	STOL
Project Name	Dev Plan - 808 Upper Redmond	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Y2 Consultants	Owner	THOMPSON FAMILY TRUST	
Site Address		City	State	Zip
808 Upper Redmond Road		JACKSON	WY	83001
Subdivision	Parcel No	General Plan		
	22411634400006			

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Building Kelly Sluder	APPROVED	3/10/2020	3/31/2020	3/19/2020	
Fire Kathy Clay	APPROVED W/CONDITI	3/10/2020	3/31/2020	3/18/2020	Shall be reviewed under IWUIC
Joint Housing Dept Stacy Stoker (3/12/2020 1:15 PM SAS) This application is for a 2 lot subdivision with no construction. There is no Housing Mitigation Requirement at time of subdivision. The Housing Mitigation will be paid in fees at time of building permit.	APPROVED	3/10/2020	3/31/2020	3/12/2020	See Comments
Legal Lea Colasuonno	NO COMMENT	3/10/2020	3/31/2020	3/12/2020	
Parks and Rec Steve Ashworth (3/11/2020 2:20 PM STOL) No comment regarding P20-35&036 from P&R. Thanks.	NO COMMENT	3/10/2020	3/31/2020	3/11/2020	
Andy Erskine, CPSI					
Pathways Brian Schilling (3/20/2020 8:49 AM STOL) No comments from Pathways.	NO COMMENT	3/10/2020	3/31/2020	3/19/2020	
Planning Brendan Conboy		3/10/2020	3/31/2020		

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Todd Smith (3/11/2020 2:19 PM STOL) No comments on this one from me. Thank you.	NO COMMENT	3/10/2020	3/31/2020	3/11/2020	

Todd

Public Works Brian Lenz (4/6/2020 6:48 AM BTL) Development Plan and CUP Hillside – DENIED	DENIED	3/10/2020	4/3/2020	4/3/2020	
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P20-035 (Dev Plan) & 20-036 (CUP Hillside)
ADDRESS: 808 Upper Redmond
OWNER: Thompson Family Trust
APPLICANT: Y2 Consultants – Mark Fellerman

4/3/2020
Brian Lenz, 733-3079

DATE OF SUBMITTAL: 4/10/2020
DATE OF MATERIALS: 2/26/20 Site plan; 1/19/2020 Geotech Addendum 1; Geotech Addendum 2 2/26/2020
REVISION NO.:00

The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.

*The following items need to be addressed prior to Development Plan Approval.

PROJECT SPECIFIC COMMENTS

1. All existing easements for water and sewer utilities shall be shown. Where easements do not exist, new easements shall be granted with the new development. Easements shall provide a minimum of 15 feet, preferably 20 feet due to the hillside terrain, on each side of the main.
 - a. Plat 562 shows that there is a 20-foot wide easement for utilities along the east side of the proposed development. If this easement does not exist, show it as a future easement.
 - b. Show easements for utilities and drainage on adjacent properties.
 - c. The water and sewer utilities to 809 Upper Redmond that cut through the proposed lot require easements to be recorded on the plat or contemporaneously with the plat. Show this easement on the plan, a minimum 20 feet wide easement, preferably 30 feet wide due to the hillside terrain, centered over the utilities.
2. The proposed access to drive to the south lot does not follow the existing drive to the barn. Provide a statement as to why this access cannot be used in order to minimize disturbance to slopes and preserve existing vegetation; LDRS 5.7.2.A.9 & 5 respectively.
3. The proposed access easement is across 809 Upper Redmond which is not part of the development plan but under the same ownership. Provide a note and/or statement that the proposed access easement will be recorded prior to or contemporaneously with the plat or transfer of ownership, whichever comes first.

GEOTECH REPORT

4. Specify the specific methods that were used to determine the stability.
5. Provide the seismic analysis and factor of safety for slope stability.
6. Figure 8: Clarify where Section A is located. Identifying the test pits on Figure 8 would also be helpful for reference.

START Darren Brugmann (3/11/2020 2:20 PM STOL) No Comments from START at this time.	NO COMMENT	3/10/2020	3/31/2020	3/11/2020	
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Darren.



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 1, 2020
MEETING DATE: MAY 6, 2020

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

SUBJECT: **ITEM P19-242:** REQUEST FOR APPROVAL OF THREE (3) CONDITIONAL USE PERMITS TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK, A ZIP LINE FACILITY ON SNOW KING RESORT PROPERTY, AND SNOW MAKING / PUMP HOUSE INFRASTRUCTURE ON SNOW KING AND TOWN PROPERTY.

APPLICANT/OWNER: MR. RYAN STANLEY / SNOW KING MOUNTAIN RESORT

The applicant is requesting approval of three (3) Conditional Use Permits (CUP):

- **Item A – Gondola and Lighting:** An Outdoor Recreation CUP to locate and operate a gondola facility at the base of Snow King Resort in Phil Baux Park at 100 E. Snow King Avenue in the general location of the existing Cougar lift with additional lighting for night skiing operations.
- **Item B – Zip Line:** An Outdoor Recreation CUP to locate and operate a zip line facility on Snow King Resort property with a takeoff point located on Lot 59, Grand View Lodges, Third Addition, and a landing pedestal at 402 East Snow King Avenue adjacent to the Snow King Hotel and Rafferty Center.
- **Item C – Pump House:** A Utility Facility CUP to locate a snow making pump house and related infrastructure across the lot lines of 10 E Snow King Avenue and 90 E Snow King Avenue behind the Snow King Sports & Event Center.

APPLICABLE REGULATIONS

Section 4.2.1 Public / Semi-Public (P/SP-ToJ)

Section 4.3.2 Planned Resort - Snow King (PR-SK-ToJ)

Section 4.4.2 Parks and Open Space – Town (P-ToJ)

Section 6.1.3.C. Open Space Uses – Outdoor Recreation

Section 6.1.10.C. Transportation and Infrastructure Uses – Utility Facility

Section 8.4.2 Conditional Use Permit (CUP)

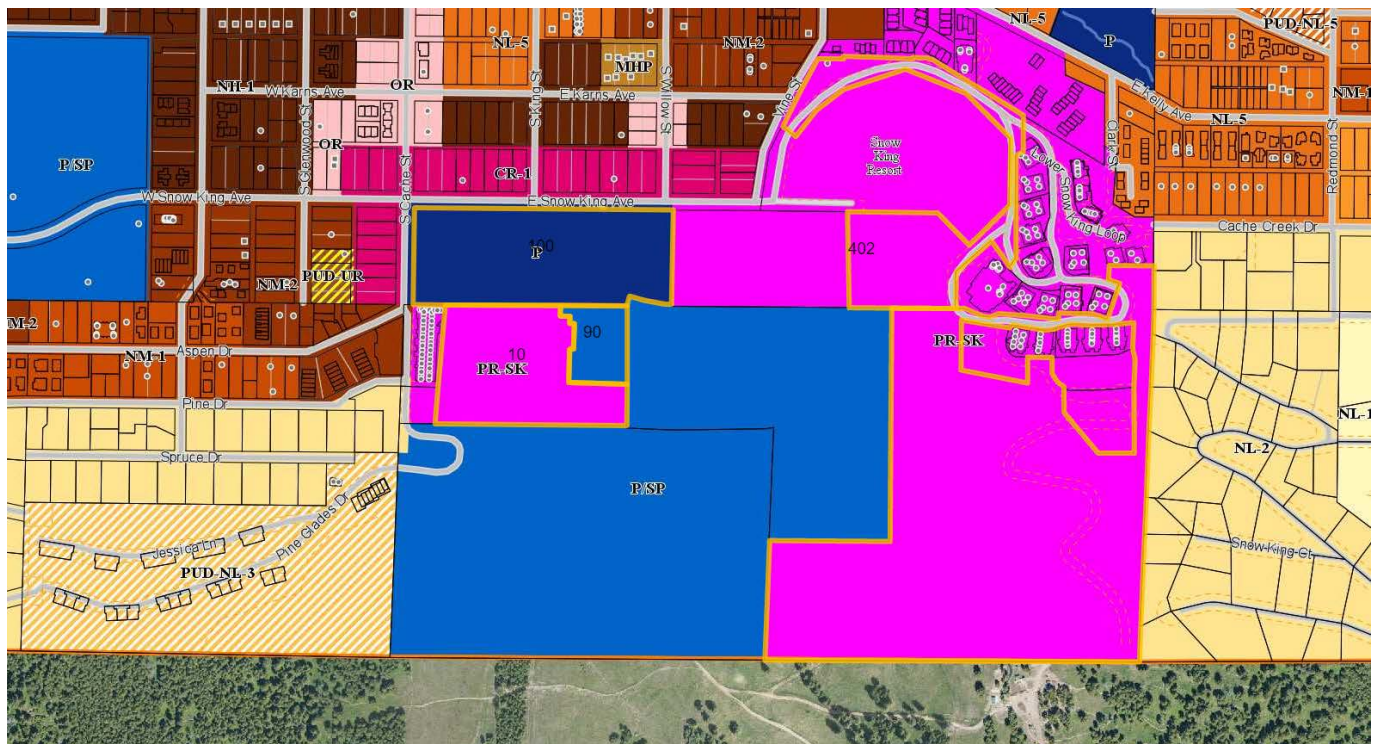
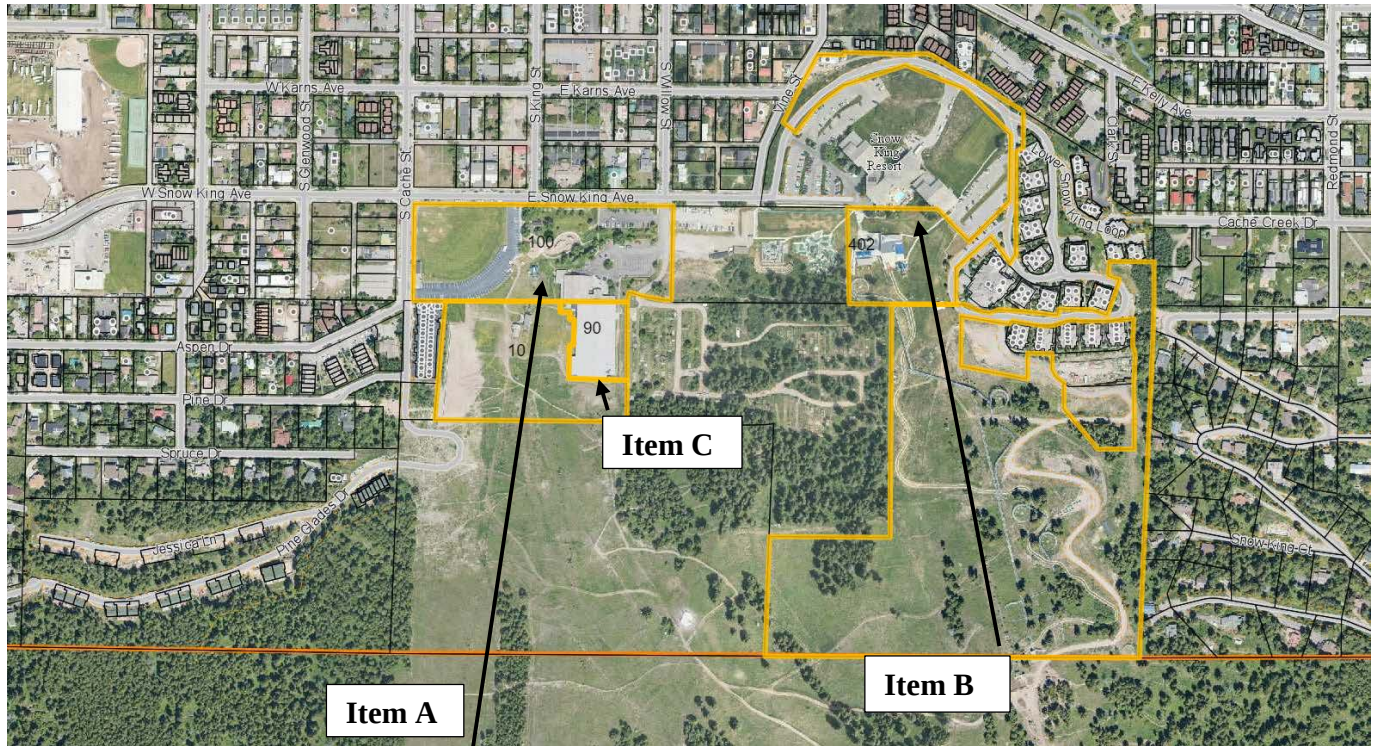
LOCATION

Item A – Gondola and Lighting: The subject property is addressed as 100 East Snow King Avenue and legally described as MEADOWLAND ADDITION (PHIL BAUX PARK).

Item B – Zip Line: The subject property is addressed as 402 East Snow King Avenue and legally described as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116. TRACT A (PER LOT DIVISION, MAP T-71-A)

Item C – Pump House: The subject property is addressed as 10 East Snow King Avenue, and 90 East Snow King Avenue and legally described as PT NW1/4SW1/4, SEC. 34, TWP. 41, RNG. 116 TRACT B, and PT. NW1/4SW1/4 SEC. 34, TWP. 41, RNG. 116, respectively.

An aerial photo and a zoning map are shown below indicating the general location of the proposed uses on site:



BACKGROUND

Item A – Gondola and Lighting: The subject parcel is approximately 7.6 acres (331,056 SF) and located in the Parks and Open Space – Town (P-ToJ) zone. The subject site is home to Phil Baux Park which contains a baseball field, playground, bouldering park, parking, and the existing Cougar ski lift as well as a portion of the Town of Jackson Snow King Sports & Events Center. The west end of the park is used for Snow King's tubing operation in the wintertime. The parcel is bordered by Commercial Residential -1 (CR-1) zoning to the west and north across South Cache Street and East Snow King Avenue, respectively; Planned Resort – Snow King (PR-SK) zoning to the east; and Public / Semi-Public - Town (P/SP - ToJ) zoning (Aspen Hill Cemetery) and PR-SK zoning to the south. The parcel partially borders the Neighborhood Medium Density – 2 (NM-2) zone on the southwest corner of the property at the juncture of Aspen Drive and South Cache Street.

Item B – Zip Line: The subject parcel is approximately 5.3 acres (230,868 SF) and located in the Planned Resort – Snow King (PR-SK) zone. The subject site is home to the Rafferty Center and the terminus of the Cowboy Coaster alpine slide. The portion of the parcel where the proposed zip line landing site is located is surrounded by PR-SK zoning with the Snow King Hotel directly adjacent to the north; the residential Love Ridge and Grand View Plaza condominium developments are directly adjacent to the east; Lot 59, Grand View Lodges, Third Addition where the zip line launch point is located to the south; and the KM6 lot containing the maze and mini golf is to the east. A portion of the Aspen Hill Cemetery, zoned Public /Semi Public (P/SP), abuts the parcel on the southwest portion of the lot.

Item C – Pump House: The subject parcels at 10 East Snow King Avenue and 90 East Snow King Avenue are approximately 5.2 acres (226,512 SF), and 1.3 acres (56,628 SF), respectively. The proposed snow making pump house facility straddles the two lot lines behind the Snow King Sports & Event Center. The subject site is bordered by the P-ToJ zone to the north containing Phil Baux Park; the P/SP zone to the east containing Aspen Hill Cemetery; the P/SP zone to the south used for ski hill runs; and the PR-SK zone to the west containing the One Town Hill mixed use development

On April 6, 2020, the Jackson Town Council approved Item P19-201: Snow King Resort District (SKRMA) Master Plan Amendment. The changes to the Master Plan will take effect upon the third and final reading of the associated ordinances. Among the changes to the Master Plan that are relevant to this application is that the revised Master Plan requires a Conditional Use Permit for all permanent Outdoor Recreation/Commercial Amusement uses. The use requirements for the proposed items are as follows:

- **Gondola:** Outdoor Recreation is an allowed use requiring a CUP in the P-ToJ zone where the gondola landing is located in Phil Baux Park. The Master Plan also requires a CUP for Outdoor Recreation/Commercial Amusement.
- **Zip Line:** The proposed zip line is wholly contained on Snow King Resort property which requires a CUP for Outdoor Recreation per the Master Plan.
- **Pump House:** A Utility use is an allowed use requiring a CUP in the P/SP zone where the snow making pump house is partially located. The Master Plan also requires a CUP for Utility uses.
- **Required Leases:** The gondola and snow making pump house have portions of those improvements located on Town owned property which require lease agreements with the Town and conformance with the Land Development Regulations where applicable.

PROJECT DESCRIPTION

Item A – Gondola and Lighting : The applicant is requesting a Conditional Use Permit for Outdoor Recreation use to construct and operate a detachable aerial tramway, i.e. 'gondola', at the base of Snow King Mountain Resort located more or less on the site of the existing Cougar lift station within Phil Baux Park, a

Town owned property. Snow King Mountain Resort has leased land from the Town for ski operations in this location for many decades (see the applicant submittal containing the proposed site plan). The new lift will replace the existing Summit and Cougar lifts, both aging facilities nearing the end of their functional lifespan. The proposed gondola will contain a small plaza to accommodate the loading and unloading of guests as well as a landscape buffer consistent with the existing park landscaping to separate the gondola staging area from other park amenities. A small ticket booth will be located on site to service guests. In an effort to create more open space at the base of the mountain the applicant is proposing to relocate the existing snowmaking pump house to the south of the Snow King Sports & Events Center. In the latest supplemental information letter submitted by the applicant, the Cougar lift is proposed to remain on the ski hill slightly west of the approximate location of where the Summit lift is currently located as an alternative to the gondola for the Ski Club. Due to the timing of this submittal this proposal is not included for discussion or analysis in this staff report. Should the applicant wish to include this as part of the application, the item will need to be continued to allow staff and the public time to review and comment on it at a future meeting.

Item B – Zip Line: The applicant is requesting a Conditional Use Permit for an Outdoor Recreation/Commercial Amusement use to construct and operate a zip line on Snow King Resort Property with a takeoff point located on Lot 59, Grand View Lodges, Third Addition, and a landing pedestal at 402 East Snow King Avenue adjacent to the Snow King Hotel and Rafferty Center. The zip line more or less runs parallel to the west of the existing Cowboy Coaster down ‘Kelly’s Run’ ski slope before crossing over the coaster three quarters of the way down the slope with a terminus between the Rafferty Center and Snow King Hotel. In total, the proposed zip line measures approximately 1,550’ from the takeoff station to the landing station.

Item C – Pump House: The applicant is proposing to relocate the pump house infrastructure from its current location adjacent to the existing Summit lift to a location behind the Snow King Sports & Event Center. The proposed building footprint of the new pump house straddles the lot lines of the town owned parcel which contains the event center and a Snow King Resort owned parcel. As a result, the applicant is required to obtain a Conditional Use Permit for a Utility use and a lease will be required for the use of the Town property.

STAFF ANALYSIS

Staff has reviewed the proposals for consistency with the Comprehensive Plan and their respective Subareas as well as consistency with the requirements of the amended Snow King Resort District Master Plan. Outdoor Recreation and Utility uses are listed as Conditional Uses in the Master Plan Land Use Schedule. As a Master Plan, many of the dimensional standards are project-specific and only can be determined by reference to the approved Master Plan. Review of Development Plans/Use Permits is thus based primarily on determining consistency with the requirements of the approved Master Plan which provides conceptual approval and direction for all future development of the site when proposals are located within the Snow King Resort District.

However, due to the fact that the proposed gondola landing is located within Phil Baux Park, a Town owned property, and the pump house is partially located on Town property, staff has reviewed these items for consistency with the Land Development Regulations (LDRs) as well. Due to the flexible nature of the P-ToJ and P/SP-ToJ zones, the dimensional limitations of the LDRs in these zones is minimal or not applicable. Therefore, the main LDR requirements to review for these items are the use standards of Sec. 6.1.3.C. Outdoor Recreation, and Sec. 6.1.10.C. Utility Facility as well as the required findings for Sec. 8.4.2 Conditional Use Permit (CUP) which are addressed in the Staff Analysis and Staff Findings below.

Item A – Gondola and Lighting:

Conformance with the Comprehensive Plan

This site is located in a transitional area of Town slated for significant redevelopment by the Comprehensive Plan. Phil Baux Park is split between two Subareas of District 2: Town Commercial Core: Subarea 2.1 Snow King Resort, and Subarea 2.2 Snow King & South Cache Corridors. Staff finds that the proposal is consistent with the desired character for both subareas as detailed in the Staff Findings section of this report.

Outdoor Recreation – Conditional Use

Outdoor Recreation is listed as a Conditional Use in the Master Plan Land Use Schedule and allowed in the Recreational Land Use zone of the Snow King Mountain Resort. The Master Plan states,

Ski slopes are obviously allowed, as well as all the facilities required to operate the ski area such as maintenance and storage spaces, snowmaking facilities, explosive storage, lifts and ski slopes lighting. (p. 49)

In addition, Outdoor Recreation is an allowed use under the LDRs in the Park & Open Space – Town (P-ToJ) zone. Sec. 6.1.3.C. Open Space Uses – Outdoor Recreation defines Outdoor Recreation as,

The use of land for passive or active recreational or athletic purposes that requires minimal permanent physical development relative to the open space. Includes: downhill ski areas.

Staff finds that the proposed gondola facility and use meets the criteria for Outdoor Recreation for both the Master Plan and the LDRs. The gondola facility, while permanent, will occupy a location close to where the existing Cougar lift is situated but at grade for enhanced pedestrian access. Relative open space will increase with the proposed relocation of the snowmaking pump house and removal of the Summit lift station. In addition, the applicant will buffer the gondola plaza from the surrounding park uses with additional landscape screening. Staff has added a condition of approval requiring the applicant to develop an operational plan that assesses all associated impacts for outdoor recreational uses in the west Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the gondola. Said plan shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses operated by Snow King in the vicinity.

The applicant has met with staff to discuss the proposed location of the gondola landing, plaza, and ticket booth in regards to the Parks and Recreation Department's proposed Redevelopment Master Plan for Phil Baux Park to ensure that the proposed gondola facility integrates with the Town's vision for the park. Staff's goal is to avoid future conflicts arising from staging and queuing in Phil Baux Park that might arise with the applicant's current site plan which is designed for existing conditions as opposed to the potential changes to the park layout and circulation in the future. As a result of working with the applicant, staff has added a condition of approval which requires the applicant to relocate the gondola facility approximately 10' further to the west than what is shown on the applicant's site plan, and to relocate the plaza improvements and ticket booth to the east of the gondola, closer to the Snow King Sports and Event Center. Please see the packet attachments for Parks & Recreation's conceptual plan as well as the Staff Analysis section below for more detail regarding proposed improvements to Phil Baux Park and the integration of the gondola facilities into those plans.

The applicant anticipates that this project will not begin any sooner than the spring of 2021 following the completion of the U.S. Forest Service's Environmental Impact Statement (EIS) currently underway. As a result, staff is recommending that the expiration date of this CUP be extended from one year from date of approval as specified by the Land Development Regulations (LDRs) to two years from the date of approval in

order to provide the applicant with flexibility for this project. This revised expiration date will be detailed in a future approval letter if the CUP is approved by Town Council.

Landscaping

Landscape features for the gondola are identified on sheet C2.0 of the applicant's submittal. These features include a landscape buffer between the playground and sidewalk in Phil Baux Park and the proposed gondola loading plaza. The edge of the landscape buffer also serves as bench seating on both sides. Per the applicant's narrative, the landscaping within the buffer will match the landscaping that currently exists in the park. The final landscape design in the plaza will be determined at the time of Building Permit submittal as the applicant has agreed to reposition the gondola and plaza features in order to better integrate the gondola facility into future improvements to Phil Baux Park. Please see the discussion below regarding proposed improvements to Phil Baux Park.

Parking

The applicant is not proposing any additional parking to accommodate the proposed gondola lift that will replace the Cougar and Summit lifts, nor will any parking areas be diminished or eliminated with the proposed redevelopment. Two conditions of approval for Item P19-201: Snow King Resort District (SKRMA) Master Plan Amendment relate to parking for Subarea #2 (KM6 Area between Hotel and Snow King Center) and transportation demand management in general,

5. *SKRMA shall provide a Transportation Demand Management (TDM) report to the Town of Jackson every 3 years, starting 3 years from the date the Master Plan Amendment is approved by Jackson Town Council; and.*

10. *SKRMA shall continue to engage in discussions with the Town and property owners in Sub-Area #2 on a shared parking arrangement between Sub-Area #2 and the Town's Phil Baux park property. SKRMA must enter into a shared parking agreement with the Town of Jackson by December 31, 2020 so long as both parties are continuing to negotiate in good faith. The shared parking agreement shall include, at least but not limited to, provisions regarding construction and maintenance of the shared parking areas, snow removal from said areas and storm water system installation and maintenance.*

In general, staff is comfortable with the current parking situation as the applicant is replacing lifts and therefore not increasing parking demand. However, please see the discussion of proposed Phil Baux Park improvements below regarding impacts to parking and loading, START and tour bus pick up/drop off, and pedestrian access seasonally through Phil Baux Park.

Hours of Operation

The applicant states that the operating hours for Snow King Mountain in winter range from 9:00am to 9:00pm at the long end of the spectrum and more recently (February) from 10:00am to 6:30pm. The applicant suggests that with the addition of the gondola night skiing could be extended to 9:00pm in the future with sufficient public interest. In addition, the applicant anticipates that following construction of a restaurant at the summit the gondola hours could extend beyond 9:00pm consistent with the operating hours of other restaurants and bars in town.

The applicant states that during the summer months Snow King Mountain is open seven days a week from 10:00am to 9:00pm during peak season with reduced operating hours during shoulder seasons. The applicant is requesting as part of this CUP application that operating hours for all activities be flexible from 9:00am to

9:00pm and beyond 9:00pm as needed for the operation of the gondola to service uses such as a restaurant at the summit. Staff welcomes the Planning Commission's consideration of this topic.

Noise

The applicant states that noise impacts from the operation of the gondola are relatively minor and not anticipated to be greater than the existing lift operations.

Lighting/Night Skiing

The applicant has submitted a Night Skiing Lighting Plan (sheet C3.0 of the applicant submittal) which indicates the location of proposed increased lighting for night skiing. In general, lighting is situated around the periphery and adjacent to stands of trees within the ski runs of 'Old Man Flats', 'Cougar', and 'Exhibition'. The lighting extends down the slope alongside the tube park and event center towards the proposed gondola base area in Phil Baux Park.

According to the Draft EIS statement under review by the Forest Service, the following is proposed for Night Skiing operations throughout Snow King Mountain Resort,

"At present, Snow King offers night skiing on approximately 73.8 acres of night skiing on the lower two thirds of the mountain, in the Rafferty and Cougar pods. This is primarily intermediate ability-level terrain, with some advanced and beginner terrain. Until recently, approximately 50 lights were mounted on a variety of structures including trees, lift towers, light poles, and buildings. Coverage was limited, and the technology was obsolete. This was a particular impediment to race training, which occurs in the evening after school hours. Good lighting is an important safety factor in race training. A general system upgrade was implemented in 2015 and remains underway, replacing lighting fixtures with more efficient models designed to increase lighting of the snow surface but reduce light pollution (glare and sky glow). Under this proposal, Snow King would expand lighting coverage using this upgraded technology. Additional lighting would be provided on the racing lanes in the Cougar pod, and lighting would be extended to the top of the Rafferty pod (Flying Squirrel and Moose runs), the top of Upper Elk run, Lift B and C terrain, and the proposed access road/novice skiway. No night skiing is proposed on the back side. Overall, this proposal would increase system coverage by 27.3 acres across all skier ability levels to meet demand for this unique experience and provide for safe and effective race training."

(p. 38)

In a supplemental letter attached to this report the applicant has provided additional information regarding lighting for night skiing and the merits of the "Snow-Bright" 300 Watt magnetic induction lights used which are energy efficient and reduce light reflection. The applicant states that the current lighting which is on the lower portion of the mountain on the Summit and Cougar lift side is below standards for night skiing in the industry due to the relatively few magnetic induction lights which are spaced relatively far apart. According to the applicant, improved lighting would help achieve the goal of having a first class night lighting system for ski race training. The applicant is proposing upgrading night ski lighting by adding approximately 20 additional new light locations with each location containing 2-4 lights. There are currently roughly 30 existing light locations. In total this amounts to approximately 50 light locations with somewhere between 100-200 lights. According to the applicant, "The diffuse, soft light reduces reflection and wasted light while maximizing the light needed by skiers and riders. The output system allows light to be directed at the snow at such an angle that is transmitted laterally. This technology replaces intense blotches of light with uniform slope illumination. As a result, glare is reduced for the neighboring community and the visual experience for users is enhanced."

The LDRs allow ‘complex uses’, which includes ski hills, certain exceptions from Sec. 5.3.1 Exterior Lighting as long as the following 4 standards are met or their lighting has been approved via a Conditional Use Permit:

- 1. **Complex uses** such as... ski areas... shall be exempted from the above standards of this Section, if the below standards are met or if their lighting has been approved via issuance of a Conditional Use Permit or Special Event Permit.*
- 2. **Maximum height.** Exterior luminaires shall not exceed a maximum post height of 60 feet.*
- 3. **Fully Shielded.** Each luminaire shall be fully shielded in either its orientation or by landscaping to prohibit glare and light trespass to adjacent residential property and must be installed and maintained with minimum aiming angles of 25 degrees downward from the horizontal.*
- 4. **Lights Extinguished.** Lights shall be extinguished by 10:00 PM or at the conclusion of the event, whichever is later. Lighting is not allowed to remain on overnight.*
- 5. **Maximum lumens.** Overall site illumination for a complex use shall not exceed 6 lumens per square feet of site development, nor shall it exceed a total of 550,000 lumens.*

Each Snow-Bright light is 300 watts, and according to the “Snow-Bright™ 300-Watt round floodlight” manufacturer’s cut sheet, each light has an average of 100 Lumens per Watt, or 30,000 lumens per light. The applicant’s night skiing plan totals 100-200 such lights which would equate to roughly 3 to 6 million lumens for this location of the ski hill shown on the lighting plan. However, according to the exemption for complex uses, a lighting plan in excess of the 550,000 lumen limit can be approved as part of a Conditional Use Permit. Therefore, staff suggests that the Planning Commission discuss the proposed lighting plan and proposed increase in total lumens on site. Please see the applicant’s supplemental information letter and email correspondence for more detail and links to the manufacturer’s webpage regarding the lights and their use at other ski areas.

Wildlife Impacts

An extensive study of wildlife impacts has been undertaken in association with the Snow King Environmental Impact Statement (EIS). Results from that study are available to review as part of the Draft EIS document. Staff defers to the pending Forest Service decision on possible alternatives for the Snow King Mountain Resort On-Mountain Improvements Project as it pertains to the overall impacts of the gondola. Staff does not find any increased adverse impact to wildlife from the proposed gondola landing on Town property.

Housing

The applicant maintains that no affordable housing mitigation is required as part of this CUP because all employees will be seasonal or existing managers for Snow King Mountain, and that the gondola project will not create any new employees for mountain operations as it involves the replacement of existing infrastructure. The applicant maintains that they have a team in place for long term maintenance and operation of the proposed infrastructure.

The Housing Department has provided comments in the Departmental Reviews suggesting that a gondola requires more employees than a chairlift. The applicant has responded in the attached supplemental information letter and states,

“Both a gondola and lift require the same number of seasonal lift operators, and therefore we expect to have a reduction in the number of seasonal employees associated with this project. We do not anticipate any change with respect to year-round employees for the maintenance of the gondola as we will use the additional bandwidth from maintaining one less lift to do additional required gondola maintenance. When this analysis is entered into the employee housing calculation formula no additional employee housing is required.”

Staff agrees with the applicant that no affordable housing mitigation is required as no year-round employees are being created by this proposal.

Construction Staging Plan

Staging for the construction of all facilities included in this CUP will occur in March/April, 2021, primarily on the KM6 property with additional staging on lot 57 if needed, though efforts will be made to minimize construction activity on this lot to avoid disturbing adjacent residences. It is anticipated that grading work for the base of the gondola will continue into mid-summer with final installation of the gondola and landscaping projected to take place after November, 2021. Installation of gondola lift towers and the removal of old lift towers will occur by helicopter in late summer/fall.

Town Engineer Comments

The Town Engineer has provided detailed comments and conditions required prior to Town Council hearing for the proposed gondola item, copied in full here:

Prior to presenting to the Town Council for approval:

- a. *Provide a map showing the full length of the gondola.*
- b. *Provide a visual impact analysis for the base area, including the full length of the gondola.*
- c. *Provide a “heatmap” showing grading limits and magnitude of cuts and fills.*
- d. *Provide a map showing all the easements and agreements for the impacted properties and references to their relevant documents. Provide a compilation of all the referenced documents.*
- e. *Provide a statement that where documented access is not provided to or around the event center or gondola, easements granting the Town access, including for vehicles and equipment, will be provided in conjunction with building or grading permits for the Gondola.*

And,

As part of Building and/or Grading Permit applications for the Gondola, Gondola Site, or Booster Pump Station, a complete geotechnical report commensurate with the degree of influence and hazard, including slope stability evaluations and/or analysis shall be provided and accepted.

Proposed Improvements to Phil Baux Park

The Parks and Recreation Department has provided a conceptual Redevelopment Masterplan for Phil Baux Park shown below this section. A larger copy is attached to this report for greater detail.

The proposed improvements to Phil Baux Park shown below are conceptual and contemplate the following changes to Phil Baux Park, including but not limited to:

- The current horseshoe shaped access drive and parking around the periphery of the ballfield is returned to greenspace.
- The baseball field and dugouts have been removed and converted to park space.
- A new parking lot is proposed to be located off of South Cache Street. Pedestrian pathways connect the parking lot to park amenities, lift facilities, and the ice rink to the east.
- Various conceptual park amenities are shown as possibilities including an amphitheater/ event stage and an upgraded playground structure.
- A wide pedestrian pavilion replaces the current drive aisle and can accommodate maintenance vehicles to service the gondola. The pavilion can also be used for vehicular access for special events such as concerts and farmers markets.
- A new dedicated bus/vehicle drop off location is proposed in front of the pavilion for easy access to the gondola for START Buses, tour buses, and public use. The START Director has provided comment in the departmental reviews in support of the proposed bus stop location.

The gondola itself is at grade, which is the direction the Town gave the applicant in previous discussions of the gondola, making for easy ADA accessibility from the bus/vehicle drop off. In this latest proposal the plaza surrounding the gondola and the ticket booth is shifted to the east in order to avoid having the staging area spilling out into the park, thereby limiting impacts to park uses. Relocation of trail head access away from the proposed gondola is supported by all departments will help disperse user groups.

Pedestrian access through the park in all seasons will require additional scrutiny by Town staff as plans are finalized. The Pathways Director has provided detailed comments regarding bicycle parking, pathway connectivity, connection to hiking and biking trails in Phil Baux Park copied in full below. Please also see the Town Engineer's comments in the attached departmental reviews regarding Phil Baux Park improvements. Staff has added a condition of approval that bike parking for the gondola shall be provided now as part of the building permit submittal and The Pathways Director shall approve the location and type of bicycle parking.

- *Connectivity*

-Connectivity for bicyclists, pedestrians, and other non-motorized forms of mobility should take a high priority for a resort property. This is applicable to both internal connectivity with the resort area itself as well as external connectivity to surrounding streets, public parks, transit access, trailheads, and downtown.

-This application seems to focus on just the area around the gondola base and does not extend improvements beyond the immediate sidewalks or into the parking lot. Recognizing this, staff recommends that future planning efforts need to further consider and prioritize safe and convenient pedestrian and bicycle connections extending through the parking lot and out onto Snow King Ave. Please see the comments provided in the Resort Master Plan Amendment application P19-201 for further details. (And also for comments on parking, travel demand management, and overall circulation).

- *Bike Parking*

- Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a high demand for bicycle parking. Staff recommends that at least 10 bike parking spaces be provided (8 U-racks) for short-term bike parking needs. Staff does not envision a significant need for long-term bike parking with this proposed development.

- Short-term parking (for visitors or guests parking for a few hours or less): the recommended style for short-term bike parking is one or more "single inverted-U" racks. "Wave," "ribbon," and

“toaster” style racks shall not be used. The best location for a rack area is immediately adjacent to the destination it serves. Bike parking should be hardscaped and should not obstruct pedestrian flow.

-The bike parking should be constructed on a concrete pad. A grass surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also a concrete surface will provide a more secure mounting surface for the racks and will discourage theft.

-Rack type and storage locations should be shown on site plans.

-Staff supports including the bike parking towards the landscape surfacing requirement so that switching from grass to hardscape for the bike parking does not detract from the applicant’s landscape requirements. Conversion of a car parking spot to bike parking would also be supported. Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation.

- *Connection to the USFS hike/bike trails*

-The proposed connections to the hike/bike trails look fine.

-Revegetation and reseeding efforts should be monitored closely. There have been issues with proper revegetation in the base area in the past.

- *Base Area/Phil Baux Park*

-Comments excerpted from the Resort Master Plan Amendment application P19-201. Again, recognizing that the proposed development does not extend beyond the immediate area around the gondola base, some of these are for future development and redesign of the Phil Baux base area.

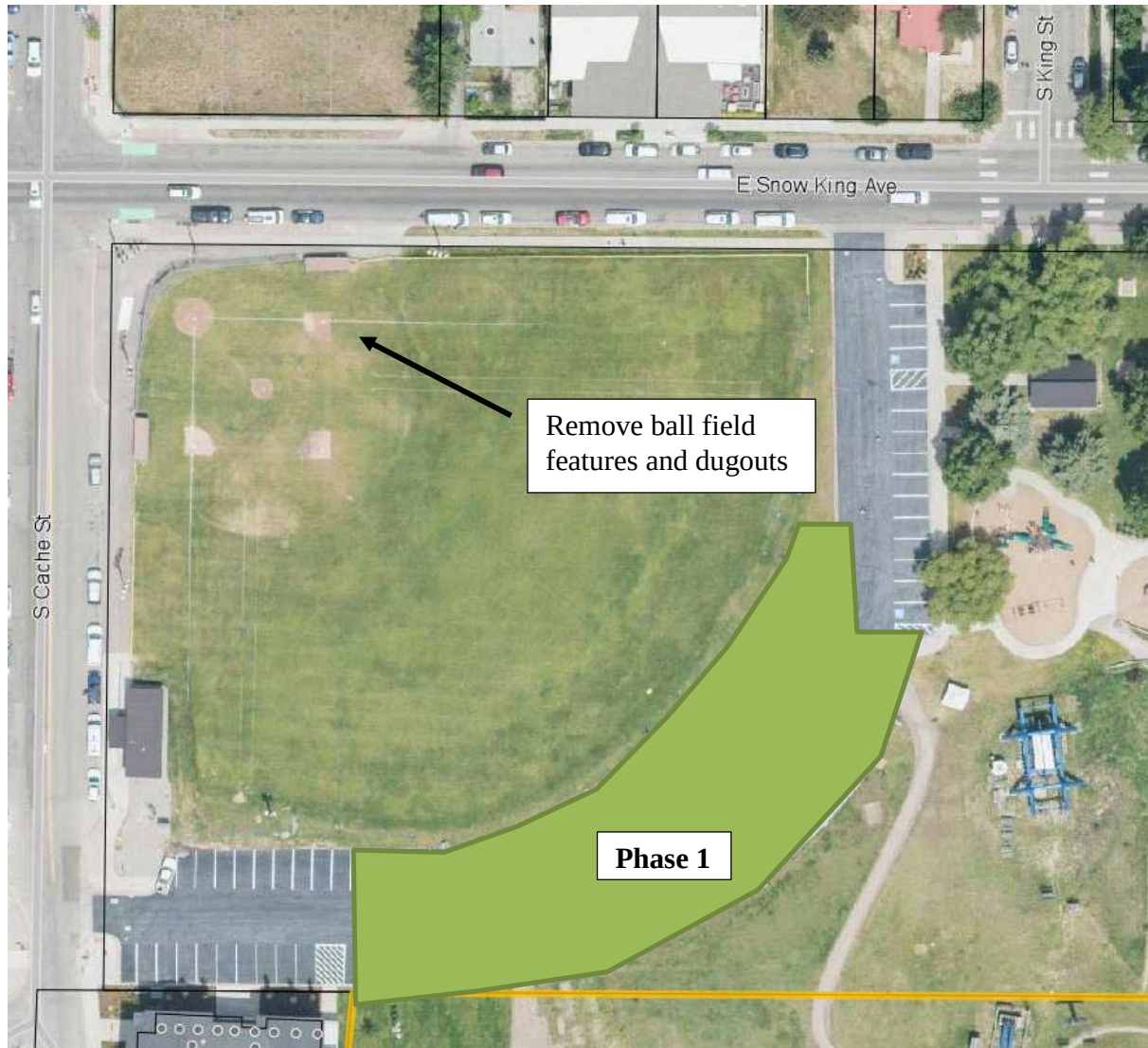
-The Phil Baux Park/base area has the potential to be a hub for community events and a high-quality public space. When redesigning the base area, while it will be important to provide multi-modal connectivity and ADA access, it is also critical to do so without sacrificing the public experience (especially for pedestrians) and the overall quality of the public space.

-When it comes time to design the details for vehicular access to destinations such as the base area, Phil Baux Park, gondola access, the events center, etc., extra care must be used to ensure that these areas are not degraded by making them essentially into vehicle drop off zones where a continuous stream of idling cars makes the whole area inhospitable for all other users. These spaces should be prioritized for the people actually using them, not for the convenience of the car drivers trying to access them.

Access to the proposed parking off of South Cache Street will not be hindered by the tube park operation in the winter, according to discussions with the applicant. In addition, staff has contemplated the possibility of angled parking off of East Snow King Avenue with a dedicated bike lane as possible streetscape improvements, though the time frame and feasibility of such changes remains uncertain. In general, however, a major component of the improvements to Phil Baux Park are predicated on the goal of increasing alternative modes of transportation while discouraging single occupancy vehicle trips. The dedicated vehicular and bus drop/off pick up location on East Snow King Avenue helps achieve this goal. Town will monitor parking, loading, and START/Tour bus pick up/drop off functions along with applicant and address future needs as required.

In order to accommodate the existing tube park operation on the west end of the park and the proposed gondola, staff has added a condition of approval for a phased approach to re-landscaping the existing parking lot and to reclaim the central portion of the lot while still allowing limited parking on the west end of the

existing lot off of South Cache, and vehicular access up the existing drive aisle to the gondola for maintenance vehicles and special events. This would allow for an increase in the greenspace of the park now until such a time that the Town is ready to complete the rest of the park improvements. The associated costs of such improvements and which party is responsible will be addressed in the lease agreements for the park between the Town and Snow King Mountain Resort, or any other party. Please see a sketch of the Phase One concept and the Parks and Rec conceptual Master Redevelopment Plan below.



Phase One - Landscaping of Phil Baux Park concept.



[Item B – Zip Line:](#)

Conformance with the Comprehensive Plan

This site is located in a transitional area of Town slated for significant redevelopment by the Comprehensive Plan. The zip line is located in District 2: Town Commercial Core: Subarea 2.1 Snow King Resort. Staff finds that the proposal is consistent with the desired character for the subarea as detailed in the Staff Findings section of this report.

Commercial Amusement – Conditional Use

Commercial Amusement/ Outdoor Recreation is listed as a Conditional Use in the Snow King Master Plan Land Use Schedule and allowed in the Recreational Land Use zone of the Snow King Mountain Resort. The Master Plan states,

A zip-line in sub-area 4 as indicated in the included Master Plan maps and requires a conditional use permit. The CUP application shall include an operational plan and associated impacts for all outdoor recreational uses in this area including but not limited to the Mountain Coaster, Alpine Slide, Mini-golf and Maze to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area. This zip-line will not be permitted to open until construction on a gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application and construction of a gondola in good faith, this condition shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. Further, this condition shall be void if the Town and SKRMA fail to come to agreement on a lease for the landing of the gondola by August 1, 2020. (p. 47)

Staff finds that the proposed zip line facility and use meets the criteria for Commercial Amusement/ Outdoor Recreation of the Master Plan. The applicant has submitted a supplemental letter which discusses the importance of amusement uses to Snow King's overall financial stability and requests that all amusement uses be granted the same operating hours in order to provide guests with a multitude of options at a variety of times to enjoy. While the Master Plan requires an 'Operational Plan' to be submitted in conjunction with a zip-line CUP, the only statement to that effect is the applicant's latest supplemental letter. Staff suggests a condition of approval to require that an operational plan including all associated impacts for outdoor recreational uses in the area be developed based upon the feedback provided by the Planning Commission and Town Council, to be approved by Planning Staff prior to Building Permit submittal. Components of an operational plan will include hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses, including the gondola. Staff has reached out to Park City, Utah, for examples of how that community has addressed the base operations of Park City Mountain Resort with an operational plan, with materials expected prior to the Town Council hearing.

In addition, a prior condition of approval for Item P19-201: Snow King Resort District (SKRMA) Master Plan Amendment requires that,

9. *Building permits within Sub-Area #2 shall not be issued until construction has commenced on an aerial tramway (i.e. gondola). Nor shall the proposed zip line in Sub-Area #4 be allowed to open until construction of the gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application for construction of a gondola in good faith, the stipulations in the foregoing shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. However, in no circumstance shall the zip line in Sub-Area #4 be allowed to open until the gondola construction has commenced.*

Should the Town and SKRMA fail to come to agreement on a lease for the landing station of the gondola and should the Town not approve a Conditional Use Permit for the gondola and zip line by August 1, 2020, restrictions on Sub-Area #2 shall be removed and the zip-line in Sub-Area #4 shall no longer be allowed.

Because the operation of the zip line is conditioned on the requirement that a building permit for the zip line shall not be issued until construction on the gondola has commenced, the Community Development Director has determined that the same expiration date established for the gondola CUP will be applied to the zip line CUP. This revised expiration date will be detailed in a future approval letter if the CUP is approved by Town Council.

Landscaping

The applicant has submitted a landscape plan for the zip line which details the planting a number of quaking aspen trees around the base of the tower at the terminus of the zip line near the hotel and Rafferty Center. Staff has no concerns with this proposal.

Parking

The applicant is not proposing any additional parking to accommodate the proposed zip line facility, nor does staff anticipate increased parking demand for the zip line relative to the existing amusement uses in this location. Parking is currently being provided through a shared parking with the hotel and use of the gravel lots on KM6. Two conditions of approval for Item P19-201: Snow King Resort District (SKRMA) Master Plan Amendment relate to parking for Subarea #2 (KM6 Area between Hotel and Snow King Center) and transportation demand management in general,

5. *SKRMA shall provide a Transportation Demand Management (TDM) report to the Town of Jackson every 3 years, starting 3 years from the date the Master Plan Amendment is approved by Jackson Town Council; and.*

10. *SKRMA shall continue to engage in discussions with the Town and property owners in Sub-Area #2 on a shared parking arrangement between Sub-Area #2 and the Town's Phil Baux park property. SKRMA must enter into a shared parking agreement with the Town of Jackson by December 31, 2020 so long as both parties are continuing to negotiate in good faith. The shared parking agreement shall include, at least but not limited to, provisions regarding construction and maintenance of the shared parking areas, snow removal from said areas and storm water system installation and maintenance.*

Hours of Operation

In a supplemental letter attached to this report the applicant describes the amusement operations on the east end of Snow King Resort, stating that,

"In the past we have operated from 9:00am – 9pm during the peak season in order to take advantage of long summer days; however, this past summer we operated from 10:00am – 9:00pm during the peak time in order to better accommodate concerns related to quiet time at the neighboring cemetery. Moving forward, we are requesting the ability to operate all activities from 10:00am – 9:00pm and have up to 5 days during the peak of the summer to extend until 10:00pm for special events or groups on days that may correspond with summer concert series or events of that nature.

We are seeking the flexibility to operate within this range of time to give the community assurance that we will not operate outside that time. Furthermore, we do not anticipate operating during that

period of time for the entire summer. We generally ramp up and down the hours of operation based on guest demand so that during the early summer and fall we generally close earlier and during the peak period of the summer from mid-June to mid-August we operate with longer hours.”

The applicant states that the zip line will be operated seasonally primarily during the summer months. Staff welcomes the Planning Commission’s consideration of this topic.

Noise

According to the LDRs, Sec. 6.4.3 Noise the maximum permitted sound level in is 65 dBA (weighted decibel scale). The applicant states that a noise analysis conducted by the zip line installation company found decibel readings associated with the zip line itself to be below 65 decibels. Associated noise from zip line patrons is expected with effective mitigation determined by hours of operation.

Lighting

Per the applicant, no additional lighting is proposed with the zip line operation.

Wildlife Impacts

An extensive study of wildlife impacts has been undertaken in association with the Snow King Environmental Impact Statement (EIS). Results from that study are available to review as part of the Draft EIS document. Staff defers to the pending Forest Service decision on possible alternatives for the Snow King Mountain Resort On-Mountain Improvements Project as it pertains to the overall impacts of the zip line.

Housing

No affordable housing mitigation is required as no year-round employees are being created by this proposal.

Item C – Pump House:

Conformance with the Comprehensive Plan

This site is located in a transitional area of Town slated for significant redevelopment by the Comprehensive Plan. The pump house is located in District 2: Town Commercial Core: Subarea 2.1 Snow King Resort. Staff finds that the proposal is consistent with the desired character for the subareas as detailed in the Staff Findings section of this report.

Snow King Master Plan

Sub-Area #5 of Snow King Resort identifies the location behind the Snow King Sports & Event Center as the future location of an on-mountain maintenance facility for Snow King Mountain to service grooming and snowmaking equipment as well as house a pump house for snowmaking. The Master Plan anticipates that the building would be a maximum of two stories with the second level providing office space for mountain operations with roof design for this building either flat or pitched to accommodate the usage and best integrate with the existing building and hillside. At this point in time the applicant is only proposing the snow making pump house in this location as part of Phase 1 of improvements. Additional proposed phases/improvements in this Sub-Area include a Mountain Sports Training Center and Ski Club Expansion. Any future development or changes to approved development in this location will require separate approval from the Town and amended lease agreements where applicable. Staff has added a condition of approval

requiring that access around the pump house shall be maintained in this location as part of Phase 1 and a Building Permit will be required. See the concept plan below for proposed improvements in this area.



Snow King Resort District Master Plan – West Portal and Phil Baux Park Concept Plan – July 2019

Utility – Conditional Use

Utility is listed as a Conditional Use in the Public/Semi Public (P-ToJ) zone, where the snow making pump house is partially located. The proposed pump house meets the requirements of Sec. 6.1.10.C Utility Facility. Per the LDRs, the standards for a utility facility requires that,

b. All utility facilities shall be located and designed to minimize negative impacts on natural resources, designated scenic areas, agricultural operations, and residential development and uses. A landscaping plan, pursuant to Div. 5.5. shall be submitted that is designed to screen the utility as viewed from roads and habitable structures.

c. Utility facilities housing equipment shall be designed with as low a profile as possible. If the surrounding uses are residential, the building style shall be compatible with the surrounding land uses.

Because the proposed snow making pump house is screened from view between the slope of the ski hill and the Snow King Sports and Event Center staff does not find that a landscape plan is required. Staff finds that the proposed pump house location will help ensure a low profile. The existing pump house is currently located next to the Summit lift and will be removed as part of this proposal creating greater relative open space near the base area. Due to the fact that the relocation of the pump house is scheduled to occur when construction of the gondola commences, the Community Development Director has determined that the same expiration date established for the gondola CUP will be applied to the Utility CUP. This revised expiration date will be detailed in a future approval letter if the CUP is approved by Town Council.

Town Engineer Comments

The Town Engineer has provided detailed comments and conditions required prior to Town Council hearing for the proposed pump station item, copied in full here:

Prior to Town Council Approval of the CUP, the proposed water system demand modeling and supply requirements must be approved by Town Public Works. Upgrades to the snow making facilities requires further review of more detailed water demand and use information including the following:

- a. Existing snow making areas and corresponding volumes of water used and in what timeframe. Identify the supply zone.*
- b. Proposed snow making areas and proposed volumes of water needed and in what time frame. Identify the supply zone.*
- c. Hydraulic analysis of the existing supply system including hydrant flow testing and calibration of the model.*
- d. Hydraulic analysis for the system with upgrades to 10- or 12-inch pipe back to the Kelly Avenue Supply Line, or other relevant supply line.*
- e. Hydraulic analysis that considers higher demands throughout the system (specifically high points in the system) and fire demands on the system during snow making operations.*
- f. Provide a map showing velocities in pipes, pressures and demands at analyzed nodes. Identify the supply zone for the all of the snow making systems on the mountain.*
- g. If approved, additional controls or line upgrades may be required to maintain adequate service to the town.*

And,

As part of Building and/or Grading Permit applications for the Gondola, Gondola Site, or Booster Pump Station, a complete geotechnical report commensurate with the degree of influence and hazard, including slope stability evaluations and/or analysis shall be provided and accepted.

The final location of the proposed snow making booster pump station shall be coordinated with the Town Public Works and maintain access around the building. Specifically, the Town requires vehicular and equipment access to the ice rink cooling equipment area on the southeast corner.

STAFF FINDINGS

Item A – Gondola and Lighting: Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. **Compatibility with Future Character.** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 2.1 Snow King Resort: *This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the “Town Hill”, providing a host of winter and summer recreational amenities.*

In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience.

Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there.

Complies. Staff finds that the proposal is consistent with the above described visions for Subarea 2.1 as it supports the function of Snow King Mountain as a host of winter and summer recreational amenities. In addition, the new gondola facilities will help create a more visible and attractive base area along Snow King Avenue for residents and visitors alike. This is a transitional subarea and redevelopment is expected.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 2.2 Snow King and South Cache Corridors which states the following as the desired vision for the subarea:

Subarea 2.2 Snow King & South Cache Corridors: *This TRANSITIONAL Subarea is envisioned as a pedestrian-oriented mixed use corridor comprised of mixed use and/or multifamily residential structures. The goal of the corridor will be to provide an attractive pedestrian link between Snow King Resort (Subarea 2.1) and Downtown (Subarea 2.3). The corridor is anchored by the Center for the Arts, the community hub for cultural events and activities and other public spaces, including the Center for the Arts Park, Phil Baux Park and the Snow King base area. The goal of this subarea will be to provide an attractive pedestrian link between Downtown, Snow King and the many under-utilized public spaces in the area. In order to achieve this, ground-level uses should add vitality and street life that support the Center for the Arts and attract residents and visitors to the subarea. Upper*

floors should provide residential uses, designed to promote workforce housing. Buildings should be two stories in height and front the street. Particular care and attention will be necessary to ensure a successful integration between this mixed use subarea and the adjacent Core Residential (Subarea 3.2). Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.

Complies. Staff finds that the proposal is consistent with the above described visions for Subarea 2.2 as it improves the base area operations and aesthetics of Phil Baux Park with additional landscaping and screening which better integrates the lift operations into the park. This is a transitional subarea and redevelopment is expected in this location.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Complies. The applicant has submitted a Draft EIS report which has thoroughly vetted the environmental impacts of the proposal.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Not applicable.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed project will provide improved recreational amenities for visitors, residents, and emergency services at the mountain resort. Doing so will help to increase the vitality of the ‘Town Hill’ and maintain Jackson as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The improved gondola loading area will be ADA accessible and improve the landscaping in Phil Baux Park by better integrating the lift facilities with the existing park landscaping.

4.2.d: Create a Downtown Retail Shopping District

Not applicable.

4.2.f: Maintain lodging as a key component in the downtown

Complies. New lift facilities will presumably entice more visitors to stay at Snow King Hotel and ski the resort.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Complies. The applicant is proposing enhanced landscaping at the base of the gondola to screen the lift from the rest of the park and better integrate lift facilities into the park landscape.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. Snow King Mountain has been in operation more or less since 1939.

6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

6.3.a: Ensure year-round economic viability

Complies. The proposed gondola anticipates year round usage to support skiing, restaurant, and other mountain operations for Snow King Mountain Resort.

7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.3.C, as demonstrated in the Staff Analysis above in this staff report. In addition, the proposed use is consistent with the Snow King Resort District Master Plan.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposal's design, development, and operation will minimize the visual impact of the proposed use on adjacent lands. The applicant has provided 3-dimensional renderings of the proposal. Increased lighting for night skiing has been reviewed as part of this application and requires Town Council approval for the 'complex' use in excess of 550,000 lumens.

4. ***Minimizes adverse environmental impacts.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed gondola facility will not have significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies, as conditioned. Staff finds that the proposed gondola facility will not have significant adverse impacts from nuisances, such as noise, light, vibration, dust, etc., subject to the limitations stated in the application and conditions of approval.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. The proposal is in substantial conformance with all standards and/or conditions of any prior applicable permits and approvals.

Item B – Zip Line: Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. **Compatibility with Future Character.** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 2.1 Snow King Resort: *This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the “Town Hill”, providing a host of winter and summer recreational amenities.*

In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience.

Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there.

Complies. Staff finds that the proposed zip line facility is a tourist amenity that supports the local tourist economy and is a desired characteristic in this subarea.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Complies. The applicant has submitted a Draft EIS report which has thoroughly vetted the environmental impacts of the proposal and other development at Snow King Resort.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Not applicable.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed zip line is a tourist amenity that supports the local tourist economy and is a desired characteristic in this subarea.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The proposal is integrated into an area with existing recreational amenities and pedestrian improvements.

4.2.d: Create a Downtown Retail Shopping District

Not applicable.

4.2.f: Maintain lodging as a key component in the downtown

Complies. The proposed zip line facility is an amenity that supports the guest experience at Snow King Mountain Resort and in Jackson more generally.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. Snow King Mountain Resort is the “Town Hill” providing recreational services to visitors and residents of Jackson alike.

6.2.c: *Encourage local entrepreneurial opportunities*

Not Applicable.

6.3.a: *Ensure year-round economic viability*

Complies. The summer amusement uses makes up a sizeable portion of Snow King Resort's revenue and support year round operations.

7.1.c: *Increase the capacity for use of alternative transportation modes*

Not applicable.

2. **Use Standards.** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Not Applicable. The proposed conditional use is subject to the Snow King Resort Master Plan, with which it complies.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed zip line will have minimal visual impacts as it is located in an area with existing recreational development like the Cowboy Coaster.

4. **Minimizes adverse environmental impacts.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. The applicant has submitted a Draft EIS report which has thoroughly vetted the environmental impacts of the proposal and developments across Snow King Resort.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies, as conditioned. Staff finds that the proposed zip line will minimize adverse impacts from nuisances, such as noise, light, vibration, dust, etc. through the creation of an operational plan for amusement uses.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies.

Item C – Pump House: Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. **Compatibility with Future Character.** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 2.1 Snow King Resort: *This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the “Town Hill”, providing a host of winter and summer recreational amenities.*

In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience.

Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there.

Complies. Staff finds that the proposed snow making pump house facility is a necessary component of resort operations specified in this subarea.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Complies. The applicant has submitted a Draft EIS report which has thoroughly vetted the environmental impacts of changes to Snow King Resort.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Not applicable.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed pump house is necessary for resort operations which supports the local tourist economy.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The relocation of the pump house creates more open space adjacent to Phil Baux Park. This enhances Phil Baux Park and its integration with the surrounding land uses helping create a more vibrant walkable area.

4.2.d: Create a Downtown Retail Shopping District

Not applicable.

4.2.f: Maintain lodging as a key component in the downtown

Not applicable.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Complies. The relocation of the pump house creates more open space adjacent to Phil Baux Park thereby enhancing the natural features of the ski hill adjacent to the built environment.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. Snow King Resort is a local business and the snow making pump house is necessary for resort operations.

6.2.c: Encourage local entrepreneurial opportunities

Not Applicable.

6.3.a: Ensure year-round economic viability

Complies. The snow making pump house is necessary for resort operations.

7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

2. **Use Standards.** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The snow making pump house complies with Sec. 6.1.10.C - Utility use.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed pump house will have minimal visual impacts as it is located in behind the Snow King Sports & Event Center.

4. **Minimizes adverse environmental impacts.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. The relocation of the pump house in the proposed location has no known adverse environmental impacts.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed pump house will have no additional adverse impacts from nuisances, such as noise, light, vibration, dust, etc. beyond current operations.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies, as conditioned. Staff finds that the proposal will have no significant adverse impact on public facilities provided that the conditions the Town Engineer listed in the Departmental Reviews are met.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use complies with other provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies.

[PUBLIC COMMENT](#)

There has been extensive public comment related to the future of Snow King over the past many years. Staff has received a public comment letter regarding the zip line which is attached to this staff report. In addition, there is public comment pertaining to the proposed gondola and zip line that is attached to the staff report for Item P19-201: Snow King Resort District (SKRMA) Master Plan Amendment.

[LEGAL REVIEW](#)

Ongoing as required.

[ATTACHMENTS](#)

Applicant Submittal
Supplemental Information Letter April 29
Supplemental Information Letter May 1
Conceptual Redevelopment Plan for Phil Baux Park
Parks & Rec Comments on Phil Baux Park Improvements
Departmental Reviews
Public Comment

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of a request for a Conditional Use Permit (CUP) to construct a gondola base facility in Phil Baux Park located at 100 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following conditions of approval:

1. The applicant shall reposition the gondola base facility approximately 10' to the west in order to relocate the gondola plaza and ticket booth to the east of the facility.
2. Bicycle parking for the gondola shall be provided with Building Permit submittal. The Pathways Director shall approve the location and type of bicycle parking.
3. A phased approach to re-landscaping the existing parking lot to reclaim the central portion of the lot shall be used, with the party and financial responsibility of such improvements shall be determined by Lease Agreements.
4. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the west Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the gondola and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses operated by Snow King in the vicinity.
5. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.

Item B: The Community Development Director recommends **approval** of a request for a Conditional Use Permit (CUP) to construct a zip line facility in Snow King Resort located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following condition of approval:

1. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the east Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the zip line and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses.

Item C: The Community Development Director recommends **approval** of a request for a Conditional Use Permit (CUP) to construct a snow making pump house at 90 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020 and the following conditions of approval:

1. Access around the pump house shall be maintained in this location as part of Phase 1 and a Building Permit is required.
2. Prior to appearing before Town Council that applicant shall address the Town Engineer's comments in the Departmental Reviews and provide all relevant materials required for review prior to the public hearing.

SUGGESTED MOTIONS

Item A – Gondola and Lighting: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item A, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommend to Town Council approval of a detached aerial tramway (gondola) base facility in Phil Baux Park and exterior lighting for night skiing as specified in this staff report for the property located at 100 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following conditions of approval:

1. The applicant shall reposition the gondola base facility approximately 10' to the west in order to relocate the gondola plaza and ticket booth to the east of the facility.
2. Bicycle parking for the gondola shall be provided with Building Permit submittal. The Pathways Director shall approve the location and type of bicycle parking.
3. A phased approach to re-landscaping the existing parking lot to reclaim the central portion of the lot shall be used, with the party and financial responsibility of such improvements shall be determined by Lease Agreements.
4. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the west Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the gondola and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses operated by Snow King in the vicinity.
5. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.

Item B – Zip Line: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item B, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommend to Town Council approval of a zip line facility located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following condition of approval:

1. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the east Snow King Resort area based upon the feedback provided by the Planning

Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the zip line and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses.

Item C – Pump House: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item C, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommend to Town Council approval of a snow making pump house and associated infrastructure located at 90 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020 and the following conditions of approval:

1. Access around the pump house shall be maintained in this location as part of Phase 1 and a Building Permit is required.
2. Prior to appearing before Town Council that applicant shall address the Town Engineer's comments in the Departmental Reviews and provide all relevant materials required for review prior to the public hearing.



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only	
Fees Paid _____	Date & Time Received _____
Application #s _____	
<i>Please note: Applications received after 3 PM will be processed the next business day.</i>	

PROJECT.

Name/Description: Snow King Gondola
Physical Address: 100 E. Snow King Ave
Lot, Subdivision: PT NW1/4SW1/4, SEC. 34, TWP. 41, RNG. 11 PIDN: 22-41-16-34-3-00-003

PROPERTY OWNER.

Name: Snow King Mountain Resort LLC Phone: 307 734-3351
Mailing Address: PO Box 1846 ZIP: 83001
E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: Ryan Stanley Phone: 307 734-3351
Mailing Address: PO Box 1846 ZIP: 83001
E-mail: ryan@snowkingmountain.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
☒ _____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	_____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: Sept. 10, 2019

Environmental Analysis #:

Original Permit #:

Date of Neighborhood Meeting:

July 31, 2019

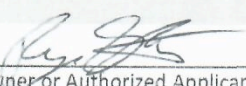
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- X ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- X ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.


Signature of Property Owner or Authorized Applicant/Agent

Ryan Stanley

Name Printed

Oct 8, 2019

Date

Vice President

Title

LETTER OF AUTHORIZATION

Snow King Resort Master Association, "Owner" whose address is: _____
400 E. Snow King Ave., Jackson, WY, 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as:

PT NW 1/4 SW 1/4, SEC. 34, TWP. 41, R. 116, Tract B

(If too lengthy, attach description)

HEREBY AUTHORIZES Ryan Stanley as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER:

Max C. Chapman
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Wyoming)
COUNTY OF Teton)SS.

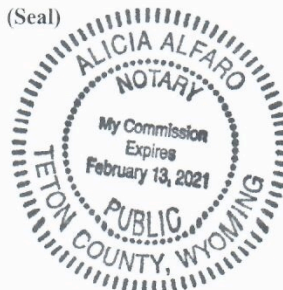
The foregoing instrument was acknowledged before me by Max Chapman this 13 day of
August, 2009.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: Feb 13, 2021

(Seal)





October 1, 2019

Ryan Stanley
Vice President & General Manager
Snow King Mountain Resort

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

Re: Snow King Gondola Conditional Use Permit

Dear Tyler,

This letter is to serve as a narrative description of the proposed gondola installation at the base of Snow King Mountain. Included with this letter and conditional use permit application is a draft grading plan for the site that visually illustrates the proposed changes to the base of the mountain.

We are seeking to replace the existing Summit and Cougar ski lifts with a detachable gondola to replace aging infrastructure that is nearing the end of its functional life. This new aerial tramway will safely and comfortably transport guests to the summit of Snow King Mountain for summer and winter recreation as well as enjoying the spectacular views of Jackson Hole.

The gondola is proposed to be located at the site of the existing Cougar chair lift with a small plaza to accommodate guests loading and unloading the gondola directly adjacent to the North. A buffer zone between the existing concrete pathway adjacent to the play structure, and the gondola staging area is proposed with landscaping and seating on both sides to match the adjacent landscaping in the park. The patio area adjacent to the gondola will be at or near street grade to provide efficient ADA access to the gondola. A small ticket booth will be located on this plaza as well as a map of the resort and informational signage.

In order to create more open space at the base of the mountain we are proposing to relocate the existing snowmaking pump house to the South of the Snow King Sports and Events Center. In moving the snowmaking facilities associated pipes and utilities will be re-routed to this location.

All of the dirt excavated for the gondola will be pushed uphill and used to create a smooth even grade at the base of the existing ski slope as it transitions to the parking lot at the base of the mountain. Following construction new pathways will be created to access trails leading up the mountain and the Lodge Room. A sprinkler system and sod will be installed to create a large open field that will transition into native grass further up the hill.

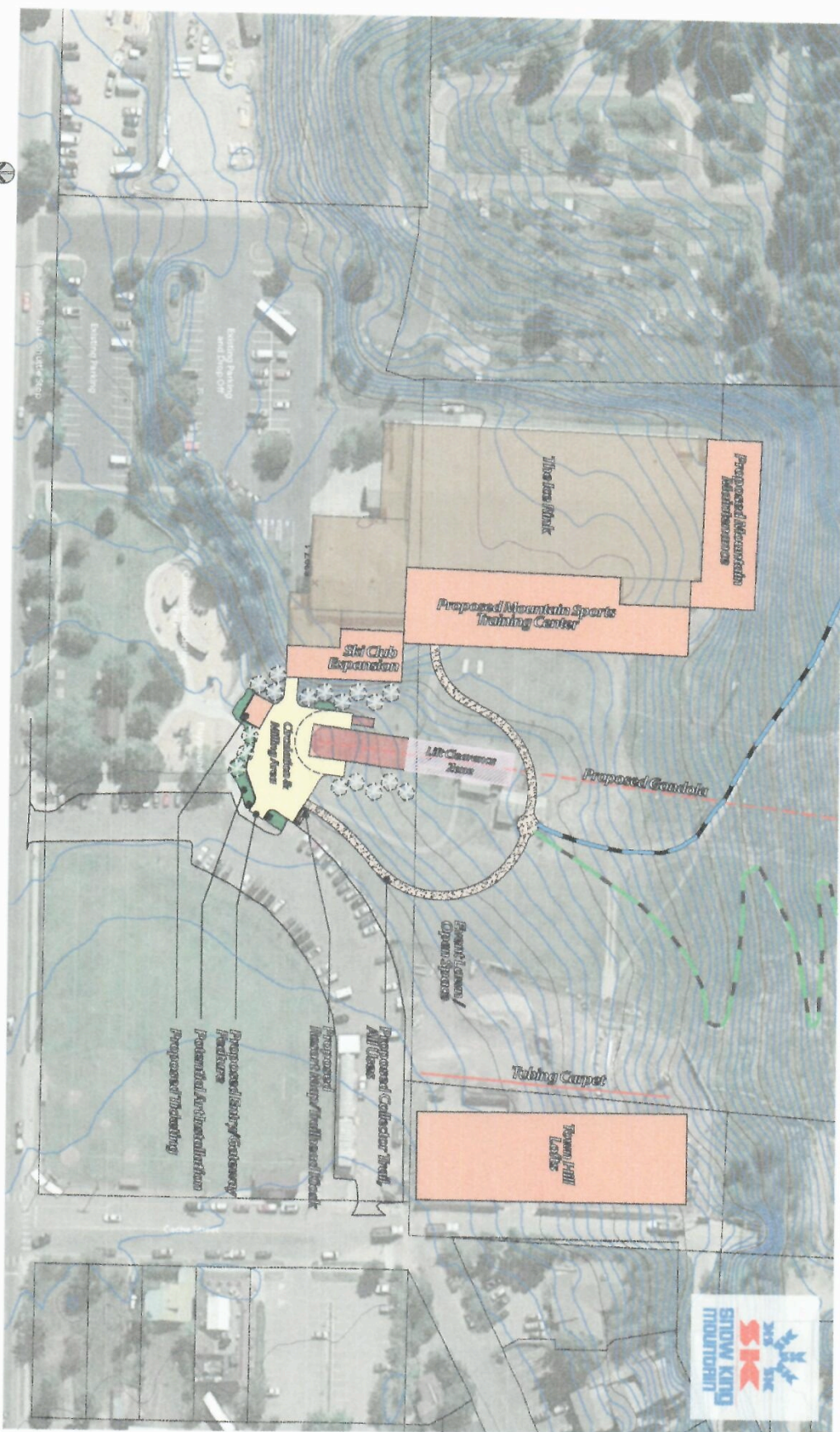


This project will not create any new employees for mountain operations as it involves the replacement of existing infrastructure. We currently have a team in place for long term maintenance and operations of this proposed infrastructure.

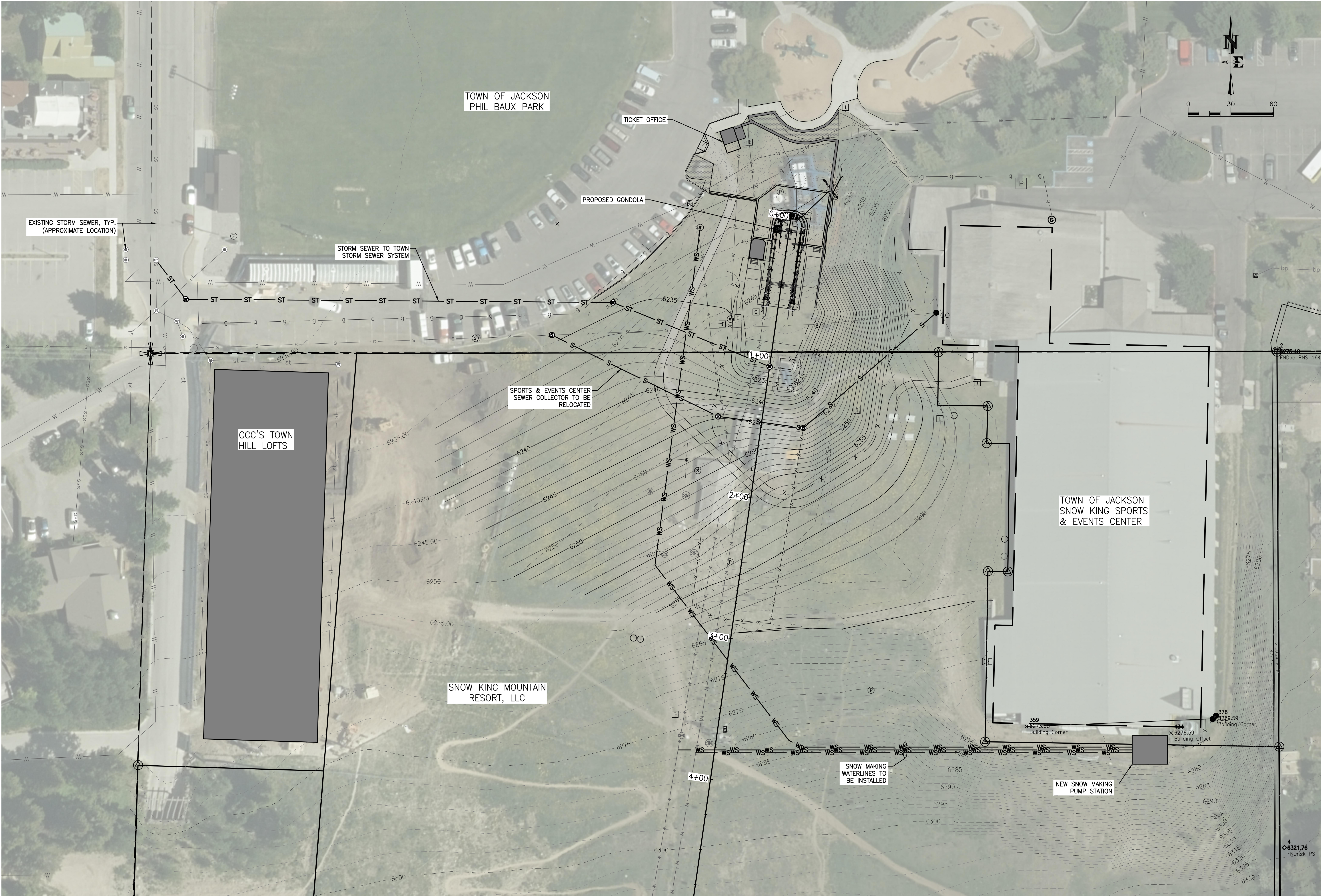
We believe this project, along with others proposed on the mountain, will help ensure the viability of Wyoming's oldest ski area for decades to come.

Sincerely,

Ryan Stanley



S:\Projects\2019\2019-01\Snow King Mountain Resort - Sanitary Access Road - Civil\Drawings\DWG\Utility\Map_GLD_Utility_Plan_DriverView.dwg - Dec 18, 2019 04:00:07 pm PLOTTED BY: doster DWG FORMAT: 230



DRAWING NO		JOB TITLE	DRAWING TITLE	REV.					
C1.0		SNOW KING GONDOLA	UTILITY PLAN OVERVIEW	DATE		10/18/2019	NE		
				SURVEYED					
				ENGINEERED					
				FPD					
				DRAWN					
JOB NO		SNOW KING MOUNTAIN RESORT		CHECKED			DD		
19-282-01		JACKSON, WY		APPROVED			DD		
			P.O. BOX 1599, JACKSON WYOMING (307) 733-2087						

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

S:\Projects\2019\262-01 Snow King Mountain Resort - Summit Access Road - Civil\4 Drawings\Civil\2019-GONDOLA-BASE.dwg C2.0 BASE STATION SITE PLAN.dwg Plotted by dwester Date: 10/18/2019 10:42:59 pm Plot Size: 11x17 in



DRAWING TITLE
BASE STATION SITE PLAN

JOB TITLE
SNOW KING GONDOLA
SNOW KING MOUNTAIN RESORT
JACKSON, WY

DRAWING NO
C2.0
JOB NO
19-262-01

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	10/18/2019	REV.
SURVEYED	NE	
ENGINEERED	FPD	
DRAWN	FPD	
CHECKED	DD	
APPROVED	DD	



April 2, 2020

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

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

RE: Gondola CUP Additional Information

Dear Tyler,

I am writing to provide additional information to accompany the submission of the Snow King Gondola Conditional Use Permit as requested by the planning department.

If all approvals are received in the coming year, we anticipate construction to commence on the proposed gondola project in the spring of 2021.

A complete lighting plan for construction will be submitted with the building and grading plans as part of the grading permit for the project; however, we would like to provide some additional information on the proposed lighting changes for night skiing. Currently, nearly all of the lights on the lower portion of the mountain on the Summit lift side are located on the lift towers of the Summit and Cougar lifts. The current lighting on in this area is below standards for night skiing in the industry due to the relatively few magnetic induction lights that are relatively far apart.

In 2014, Snow King Mountain worked with the Jackson Hole Ski and Snowboard Club and Energy Conservation works to replace the old metal halide lights on this side of the mountain with magnetic induction lights. These "snow bright" magnetic induction lights are 40% more energy efficient and produce 60% less light pollution, substantially reducing the impacts on night lighting on residents and wildlife. The system allows for lower light intensity without sacrificing human visual perception. The diffuse, soft light reduces reflection and wasted light while maximizing the light needed by skiers and riders. The output system allows light to be directed at the snow at such an angle that is transmitted laterally. This technology replaces intense blotches of light with uniform slope illumination. As a result, glare is reduced for the neighboring community and the visual experience for users is enhanced.

While this project was completed and all the lights in this area were replaced, the ultimate goal of achieving a first class night lighting system for ski race training was not achieved due to budget limitations that forced the project to concentrate on simply replacing existing lights and not executing the lighting plan that was designed to achieve this objective. Due to the elimination of a substantial number of lift towers associated with this project we have proposed to add a number of fixed light poles on the mountain



as suggested in the original lighting plan for the ski club project in 2014. Upgrading the light to the proposed plan entails adding an additional 13-20 free standing light poles on the mountain depending on the ability to place lights on trees in certain locations and approximately 30 additional lights beyond the existing number of lights in this area. Each of these lights is 300 watts. Trees will be used wherever possible in order to minimize additional obstacles on the mountain; however, in order to create a quality night skiing experience, the consistent spacing of lights is essential and as such additional poles are required.

We would like to further explain why no additional year-round employees will be generated by this development as discussed in the application. We typically employ two lift operations and maintenance managers, one supervisor, and five maintenance individuals for the operation of our 3 ski lifts and two magic carpets. This team is qualified to maintain and operate the proposed gondola in addition to providing training to the gondola operators. The proposed gondola project involves eliminating both the Cougar lift and Summit lift and replacing them with a detachable gondola. Both a gondola and lift require the same number of seasonal lift operators, and therefore we expect to have a reduction in the number of seasonal employees associated with this project. We do not anticipate any change with respect to year-round employees for the maintenance of the gondola as we will use the additional bandwidth from maintaining one less lift to do additional required gondola maintenance. When this analysis is entered into the employee housing calculation formula no additional employee housing is required.

Sincerely,

Ryan Stanley

March 26, 2020

PG/19-262

Ryan Stanley
Snow King Mountain Resort
Via email

**RE: Proposal/Letter Agreement for Geotechnical Investigation, New
 Gondola Base Station, Snow King Mountain**

Ryan:

As requested, this is a proposal for the performance of a geotechnical investigation for the proposed Gondola Base Station.

PROJECT DESCRIPTION

The proposed gondola base is located at the base of Snow King mountain. The existing Cougar lift base station will be removed and the Gondola base constructed in roughly the same location. Existing site topography consists of relatively steep manmade cut slopes to the east leading up to the events center and native undisturbed slopes of less than 20% to the south. Geologic mapping shows surficial deposits of wind-deposited loess at the base of the mountain and the project site. Wyoming Geologic Survey landslide mapping the multiple slump/multiple flow type landslide on the north face of Snow King is located about 200 feet upslope of the site.

Proposed grading will consist of a flat pad for the gondola base and excavated cuts forming a compression pit upslope to the south. Slopes of 3:1 form the pit on the south and blend into the existing steeper cuts to the east. Our project experience in the area and geologic mapping inform our expectation of subsurface profiles consisting of loess overlying stony colluvium. Stability of the local and global slopes is anticipated to be satisfactory based on site geometry and anticipated soil profiles.

SCOPE OF SERVICES

Our proposed services are as follows:

1. **Underground Utility Locates:** Nelson Engineering will call One Call of Wyoming to notify external utility companies of the proposed test pit excavations. External utilities typically include the Town of Jackson, Lower Valley Energy, gas, and telecommunications.
1. **Subsurface Investigation:** The investigation will consist of drilling three borings. Borings will be located from south to north as follows: within the base footprint, near the upper extent of the proposed compression pit, upslope of the pit grading south of the Summit base station. Boring depth will be determined by preliminary slope

stability analysis failure surfaces. Borings will be advanced with a truck mounted drill rig using hollow and or solid flight augers. Minor grading performed by Snow King may be required to provide truck drill rig access. Split spoon drive samples will be collected at designated intervals throughout the drilling process. Shelby tube and California samplers will be utilized to collect relatively undisturbed samples in softer soils. Drilling and sampling will be supervised by a professional geologist or geotechnical engineer. Drilling conditions, groundwater conditions, and samples will be carefully logged; selected samples will be laboratory tested as deemed necessary to determine engineer design parameters. A flush-mount monitoring well will be installed in a boring.

2. **Geotechnical Report:** The final work product will be a geotechnical report conforming to the International Building Code 2018 containing descriptions of general subsurface conditions including soil types and groundwater conditions, geotechnical foundation recommendations, assessments and general earthwork recommendations. **Static and seismic global slope stability analysis will be performed to verify local slope stability in the Snow King Base area.**

FEE AND PAYMENT TERMS

Nelson Engineering will perform the proposed scope of services described in above for a lump sum fee of **\$14,900**. You will receive monthly billings for work in progress based upon estimated progress. This financial arrangement is based upon the prompt payment of our bills and orderly, continuous progress of the project. Nelson Engineering reserves the right to stop work if invoices remain unpaid 60 days past the date of the invoice. Past due invoices will be charged finance charges in accordance with the terms set forth in the General Provisions to Supplement Letter of Agreement Between Engineer and Client attached as Exhibit A.

PERFORMANCE SCHEDULE

Work to be performed in the summer or fall of 2020. Drill rig scheduling may require one month or more lead time. Report delivery will be within one month of completing the field investigation. If there are protracted delays for reasons beyond our control, we will negotiate with you an equitable adjustment of the completion dates and of our compensation, taking into consideration the impact of such a delay including, but not limited to, reallocation of staff and changes in price indices and pay scales applicable to the period when services are in fact being rendered. Additional services, if requested, can be considered just cause for Nelson Engineering to renegotiate the date for completion of the services.

CLIENT RESPONSIBILITIES

As the Client, you agree to provide Nelson Engineering with all pertinent and available project information and to promptly inform Nelson Engineering of any changes in the work that pertain to our scope of services. Additional Client Responsibilities are set forth in the attached General Provisions.

ADDITIONAL SERVICES

Additional services will be performed after your approval on a time and materials basis or for an agreed upon lump sum fee. Please note that revisions requested to completed work will be considered additional services.

AGREEMENT

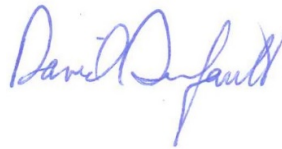
This proposal can serve as a Letter of Agreement for services. This proposal together with Exhibit A, General Conditions between Nelson Engineering and Client represent the understanding between you and Nelson Engineering with respect to the project and may only be modified in writing signed by both parties. If it satisfactorily sets forth your understanding of our agreement, we would appreciate your signing in the space provided below and returning one set of originals to us as soon as possible.

We appreciate the opportunity to submit this proposal and to be of service to you. Please call if you have any questions.

Sincerely,



Philip Gyr, PE
Geotechnical Engineer/Principal



Dave Dufault PE
President

Encl.

Proposal Accepted by:

(Printed Name)

(Signature)

(Date)

GENERAL PROVISIONS TO AGREEMENT BETWEEN NELSON ENGINEERING AND CLIENT

1. **Authorization to Proceed:** The signing of this Agreement by the Client named thereon (hereinafter referred to as CLIENT) and Nelson Engineering (hereinafter referred to as NE) will serve as written authorization for NE to perform the scope of services called for in this Agreement. However, charges to the project by NE may precede the date of the signing of this Agreement.
2. **Extent of Agreement:** These Provisions, together with the attached Agreement and any specifically listed Exhibits represents the entire and integrated Agreement between CLIENT and NE. This Agreement may be altered only by written instrument signed by both CLIENT and NE. Work beyond the scope of services or redoing of any part of the project through no fault of NE, shall constitute extra work and shall be paid for on a time-and-materials basis in addition to any other payment provided for in this Agreement. In the event NE is prevented from performing its scope of services in whole or in part under this Agreement through no fault of NE, or in the event CLIENT requests NE to temporarily suspend the rendering of its services, the fee of NE for extra services rendered as a result of such delay shall be those set forth in the Staff Charge Rates and Reimbursable Expenses of NE in effect at the time the services, as resumed, are rendered. Any fixed price amounts shall be renegotiated to take into consideration mobilization and demobilization and any changes applicable to the period when services, as resumed, are in fact being rendered.
3. **Payment:** In the event the compensation of NE is not elsewhere herein provided, NE shall be compensated for its service hereunder according to NE's Staff Charge Rates and Reimbursable Expenses in effect at the time the services are rendered. Invoices/statements will be issued monthly. Each billing shall be due and payable upon receipt. In the event CLIENT fails to make any payment due NE within sixty (60) days after NE's billing date, the unpaid amount due NE shall bear a late charge at the rate of 1-1/2 percent per month (18% Per Annum) from date of billing until paid and, in addition, NE may suspend or terminate its services under this Agreement until it has been paid in full all amounts due for its services and expenses. Any known disagreement, dispute, or dissatisfaction of NE services shall be resolved at the time they arise rather than waiting until the final payment. The progress billings, when paid, represent acceptances by CLIENT of the invoiced services performed by NE insofar as CLIENT has knowledge of the services provided.
4. **Disputes:** In the event that a dispute should arise relating to the performance of the services to be provided under this Agreement, and should that dispute result in litigation, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred, including statutory court costs and reasonable and necessary attorneys' fees. Any litigation resulting from a dispute covered by this Agreement shall be heard in a court of competent Jurisdiction in Teton County, Wyoming. NE shall carry on NE's work, maintain its progress, and fulfill its Agreement, in spite of the existence of, and during, any dispute and/or legal proceedings with respect to this Agreement, provided that payment for these services is provided by CLIENT to NE in accordance with this Agreement. All claims between the parties shall be deemed relinquished unless filed within one (1) year after substantial completion of the services.

5. **Warranty and Liability:** Services performed by NE within the limits prescribed by this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Unless otherwise expressly stated or agreed in writing between the parties, no other warranty or representation, either expressed or implied, is included or intended under this Agreement.

It is assumed that the work site is free of hazardous materials. When hazardous materials are known, assumed or suspected to exist at a site, NE is required to take appropriate precautions to protect the health and safety of its personnel, to comply with applicable laws and regulations, and to follow procedures that NE deems prudent to minimize physical risks to its employees and the public. By joining in this Agreement, CLIENT warrants that NE will be notified of any known or suspected occurrences of hazardous materials at the project site. CLIENT will notify NE of any known or suspected occurrences of hazardous materials at the project site.

By entering into this Agreement, CLIENT recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, or explorations are made by others, for the project underway. Data, interpretations and recommendations of NE are based solely on the information available. NE will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed. Where NE is provided (for the purposes of consultation or design) with data developed by others, NE will not be responsible for the accuracy of said data, only for the conclusions made in good faith of that data by NE. Should subsequent information indicate that such data provided to NE is incorrect, NE is not responsible for any design or consultation conclusions which were made based upon such incorrect information.

6. **Insurance:** NE represents and warrants that it and its staff are protected by workers compensation insurance and that NE has public liability and property damage insurance policies. Certificates for all such policies of insurance shall be provided to CLIENT, upon request in writing. Within the limits and conditions of such insurance, NE agrees to indemnify and save CLIENT harmless from and against any loss, damage, or liability arising from any negligent act or omission by NE in the performance of NE's professional services. NE shall not be responsible for any loss, damage, or liability arising from any act, omission, or fault of CLIENT, or other third parties.
7. **Limitation of Liability:** Notwithstanding any other provision of this Agreement, due to the relative risks and benefits involved with the Project and the disproportionate nature of the risks compared to the amount to be paid under this Agreement, CLIENT agrees to limit NE's liability, including the liability of NE's officers, employees, agents, subconsultants, and others for whom NE is legally liable, due to professional negligence and to any liability arising out of or relating to this Agreement, to a maximum of NE's engineering services fee. It is the express intent of this provision to limit the potential liability of NE to the fee for services. Under no circumstance shall either party be liable to the other for consequential, incidental or indirect damages, including, but not limited to, loss of use or loss of profit.

8. **Fiduciary Service:** CLIENT confirms that neither NE nor any of NE's subconsultants or subcontractors has offered any fiduciary service to the CLIENT and no fiduciary responsibility shall be owed to the CLIENT by the NE or any of NE's subconsultants or subcontractors as a consequence of NE's entering into this Agreement with the CLIENT.
9. **Construction Phase Service:** When NE acts as CLIENT's representative during any construction phase, unless otherwise agreed upon in writing, NE does not have the authority or responsibility to supervise construction or stop the construction work. NE is neither a guarantor of CLIENT's performance nor a surrogate surety for CLIENT. If the work is to be stopped for whatever reason, CLIENT must take that action based on full consideration of the legal consequences.
10. **Responsibility:** NE shall not be responsible for acts of any party or parties involved in the services covered by this Agreement other than its own. NE is not and shall not be responsible for CLIENT's or any of its subcontractor's safety precautions, means, methods, techniques, sequences, materials, workmanship, or procedures. NE makes no warranties, express or implied, regarding the professional advice or services furnished by others. Nothing contained in this Agreement shall create a contractual relationship with, a duty toward, or a cause of action in favor of a third party against either NE or CLIENT. This Agreement is not intended to confer a separate and distinct benefit upon any third party.
11. **Ownership and Maintenance of Documents:** All materials resulting from NE's efforts on this project, including documents, calculations, maps, photographs, drawings, computer printouts, notes, and any other pertinent data are instruments of NE's service, but unless otherwise specified in the scope of services shall be owned by CLIENT. In any event, NE shall have the right to retain copies of all said instruments of service.
- NE shall maintain for CLIENT all such materials and data in kind or on disc, for a period of not less than two years after completion of the project. CLIENT shall specify in advance and be charged for all arrangements for special or extended period maintenance of such materials by NE.
12. **Re-Use Prohibited:** All reports, design, and other materials resulting from NE's efforts on this project are not intended or represented to be suitable for reuse by CLIENT, or others on extensions or modifications of this project or any other project. Reuse of said reports, designs or other materials by CLIENT on such extensions, modifications or other project without written permission or adaptation by NE for the specific purpose intended shall be at the user's sole risk, without liability on NE's part, and CLIENT agrees to indemnify and hold harmless NE from all claims, damages, and expenses including attorney's fees arising out of such reuse. Any reuse or adaptation of the instruments of service occurring with NE's written permission shall entitle NE to further compensation in amounts to be agreed upon with CLIENT.
13. **Termination:** This Agreement may be terminated by either party by not less than ten (10) days written notice to the other party specifying a substantial failure to perform in accordance with the terms of this Agreement through no fault of the notifying party. Such

termination shall not be effective if that substantial failure is capable of and has been remedied before expiration of the time specified in the written notice. If this Agreement is terminated, NE shall be paid for services performed to the termination notice date plus reasonable termination expenses.

In the event of termination or suspension for more than three (3) months prior to completion of all designs or reports contemplated by this Agreement, NE may perform such analyses and prepare records as are necessary to complete appropriate files and may also prepare a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of NE in completing such analyses, records, and reports.

14. **Assignments and Subcontracts:** Unless identified in the scope of services, neither party to this Agreement shall assign, subcontract, or otherwise transfer its rights or obligations hereunder without prior written consent of the other party.
15. **Compliance with Laws:** Any provisions of this Agreement held in violation of any law or ordinance shall be deemed stricken, and all remaining provisions shall continue valid and binding upon the parties. CLIENT and NE shall attempt in good faith to replace any invalid or unenforceable provisions of this Agreement with provisions which are valid and enforceable and which come as close as possible to expressing the intention of the original provisions.
16. **Independent Contractor Status:** Nothing in this Agreement shall construe NE or any of its employees or agents to be CLIENT employees, agents or representatives. NE shall be an independent contractor and shall have responsibility for and control over the details and means for performing its services. NE shall be subject to the directions of CLIENT only with respect to the scope of services and the general results required.
17. **Confidentiality:** NE shall hold confidential all business or technical information obtained from CLIENT or its affiliates or generated in the performance of services under this Agreement. NE shall not disclose such information without CLIENT's consent except to the extent required for: 1) performance of services under this Agreement; 2) compliance with professional standards of conduct for preservation of the public safety, health, and welfare; 3) compliance with any court order or other governmental directive; and/or 4) protection of NE against claims or liabilities arising from performance or services under this Agreement. NE's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.

April 10, 2020

DD/19-262-01

Town of Jackson Planning and Public Works
Jackson, WY

ATTN: Tyler Sinclair & Brian Lenz
Re: Snow King Gondola CUP – Supplemental Information regarding Water Supplies

Dear Tyler and Brian:

This letter is to provide further information in regards to the water supply information originally submitted with the CUP for the Snow King Gondola and Zip Line Project.

The original submitted information included the following:

As part of the relocation of the snowmaking pump station, an 8 inch waterline loop is proposed to be installed in order to increase snow making capacity. Modeling results of the addition of this 8 inch loop to the Town's water system indicates that installation of the waterline loop can increase snow making capacity from the current 600 gallons per minute to up to 2400 gallons per minute. Modeling results indicate that snow making demands of 2400 gallons per minute at the new pump station location will result in a 20 psi delivery pressure at the pump house while also providing maximum day demands elsewhere in the zone at no less than 45 psi. The proposed waterline loop will extend along the east and south side of the Snow King Event Center, where it serves the pump station on the south side, and completes the loop on the west side of the events center and connects back to the 8 inch main near the current connection of the existing 6 inch service. All water use, including snow making and irrigation, on the proposed loop will be metered.

To supplement and provide greater understanding about Snow King's intent with the information submitted, please consider the following:

Snow King's operation relies heavily on snowmaking. Natural snowfall has historically been insufficient, particularly in early season, to enable the Resort to provide skiing services without supplemental snow via snow making. Early season skiing at Snow King is important for not only Snow King's business and is also critical to the Jackson Hole Ski Club and local ski programs, but it also provides additional benefit to other business in the community by attracting other skiers and ski teams that desire a location for early season training. That said, it is Snow King's desire to improve their snow making capacity by increasing water supply. More water means more snow (as long as weather is cold enough). And more water enables snow to be put down on the ground faster.

It should be understood that snow making at Snow King essentially occurs for approximately 6 weeks and typically occurs from mid-October to the end of December when temperatures are suitably cold for productive snow making. It should also be understood that this period of snow

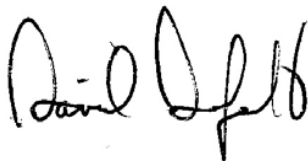
making is outside of the peak water demand season for the Town of Jackson (late spring, summer, and early fall, when locals are using water for irrigation and when the Town population is at its peak with tourists and second homeowners). Because snow making is occurring off the seasonal peak, and also often at night when domestic demands are also low, the Town's system's capacity is capable to provide Snow King with additional water flow for snow making beyond the 600 gpm currently supplied.

The addition of a new 8-inch water main, and potential loop around the ice rink, with the waterline is proposed under the CUP. It is a necessity to move the existing pump station in order to install the gondola as currently proposed. Installing a larger capacity service line while relocating the pump station is proposed in order to allow for more snow making capacity within the water service. The preliminary water modeling results, attached, can be further evaluated with Town Engineering and Water Department to better understand the capacity of the Town's system to provide additional supply. This further analysis should include not only calibration of the piping network's hydraulics, but also the demands within the zone that coincide with the time that snow making is occurring. Although the information within the CUP indicates that flows for snow making may be acceptable up to 2400 gpm, it is understood that the proposed new pump station, water supply piping, and metering will ultimately be designed, following CUP approval, to be within an acceptable supply range that the Town water distribution can accommodate while also, of course, meeting all other demands on the system including fire flows.

Finally, it should be noted that Nelson Engineering and Snow King have evaluated other alternatives to provide additional snow making water supply. The alternatives evaluated include drilling a well at the base of Snow King, re-use of the Town thaw well in Karns Meadow and re-implementation of the previously installed dedicated snow making transmission pipeline from Karns to Snow King; and even the possibility of a new well for snow making supply in Leeks Canyon on the south side of Snow King. These evaluations concluded that Snow King is best served, at least at present, by asking the Town to provide additional water supply, potentially up to 2400 gpm. However, at this time, Snow King simply is asking for the CUP to be approved with concurrence by the Town that additional supplies can be provided, with the flow rate of the additional supply be determined and approved with Town Engineering and Water Department concurrence during the construction permit process.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Dufault". The signature is stylized with a large, looped "D" and a cursive "Dufault".

Dave Dufault, PE
Senior Project Manager

Encl.

cc. Ryan Stanley

Scenario	2020 Snow King
Max Month	Average August Flows
Flow Demand	800 gpm

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 0 items>	(N/A)	(N/A)	(N/A)
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,373.00	40.2
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,369.40	42.1
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,372.50	42.2
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,372.20	42.5
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,368.70	44.9
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,370.90	45.8
378	J-73	6,264.00	157: Central	<Collection: 0 items>	9.39	6,371.60	46.6
229	J-106	6,438.00	160: Pine	<Collection: 0 items>	5.73	6,548.90	48
386	J-64	6,261.00	157: Central	<Collection: 0 items>	12.25	6,372.00	48

Scenario	2020 Snow King (to new pump house 8" line)
Max Month	Average August Flows
Flow Demand	1500 gpm
Pump House Elevation	6280

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 1 item>	1,500.00	6,330.70	21.9
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,364.60	40.1
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,372.80	40.1
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,371.90	41.9
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,362.40	42.1
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,371.60	42.2
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,368.60	44.8
378	J-73	6,264.00	157: Central	<Collection: 0 items>	9.39	6,370.70	46.1
229	J-106	6,438.00	160: Pine	<Collection: 0 items>	5.73	6,546.00	46.7

Scenario	2020 Snow King (to new pump house 12" line)
Max Month	Average August Flows
Flow Demand	2500 gpm
Pump House Elevation	6280

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 1 item>	2,500.00	6,325.90	19.8
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,354.40	35.7
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,348.60	36.1
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,372.30	39.9
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,371.10	41.6
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,370.50	41.8
1227	J-381	6,238.00	<None>	<Collection: 0 items>	25.76	6,335.30	42.1
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,364.60	43.1

Scenario	2020 Snow King (to new pump house with extra 8" line)
Max Month	Average August Flows
Flow Demand	2500 gpm
Pump House Elevation	6280

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
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477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,344.00	34.2
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,356.50	36.6
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,372.40	40
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,371.10	41.6
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,370.60	41.8
476	J-164	6,245.00	157: Central	<Collection: 0 items>	0	6,344.00	42.8
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,365.20	43.3
229	J-106	6,438.00	160: Pine	<Collection: 0 items>	5.73	6,541.60	44.8

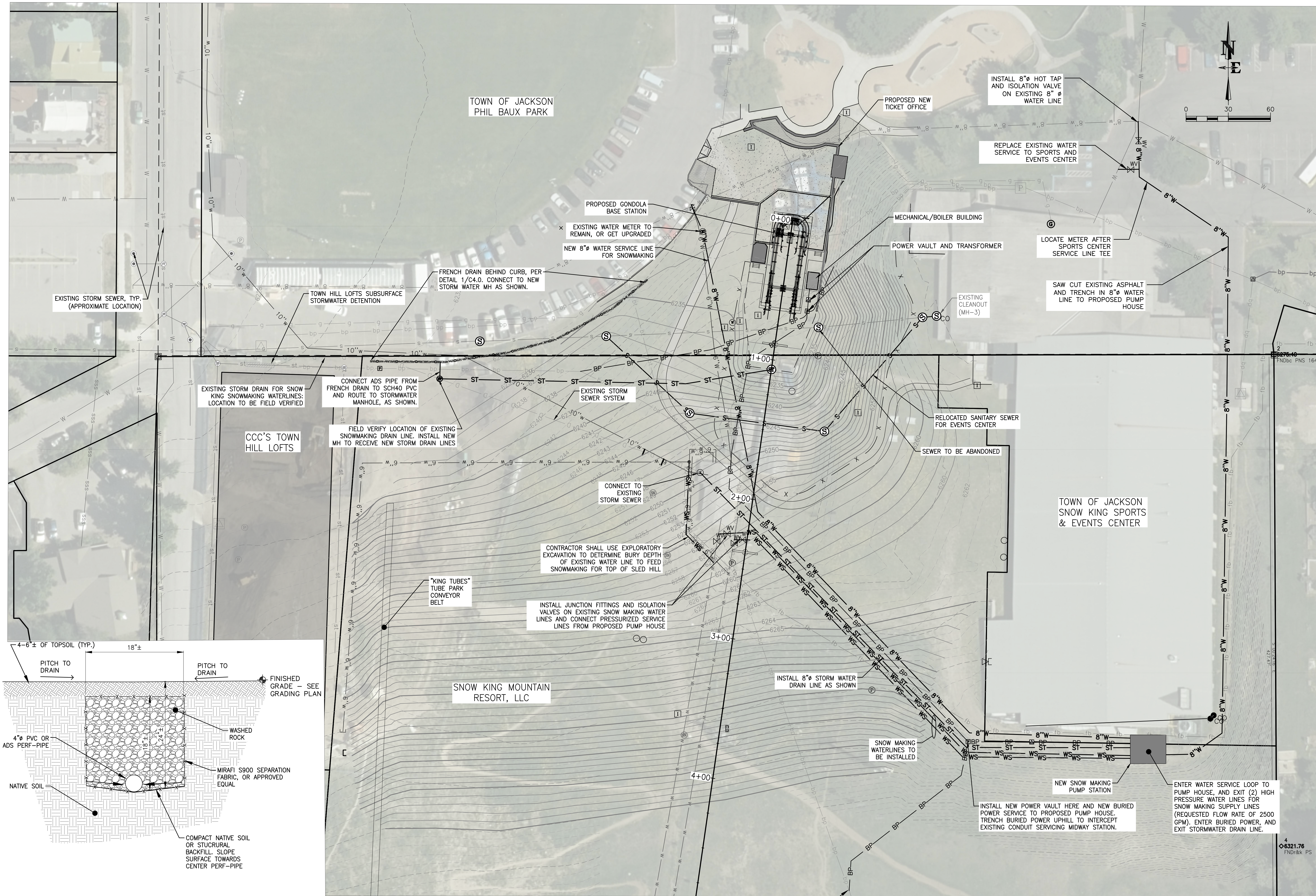
Key notes:

Pine Glades High Pressure System

P-140 Closed

P-151 Closed

S:\Projects\2019\262-01 Snow King Gondola Improvements\Drawings\CD\CD-Utility\Utility Plan Overview.dwg 3/31/2020 14:52:22 pm PLOTTED BY: bates DWG FORMAT: E20



DRAWING NO C4.0	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE UTILITY PLAN OVERVIEW	DATE	3/31/2020	REV.
			SURVEYED	NE	
JOB NO 19-262-01			ENGINEERED		
			DRAWN	NB	
			CHECKED	DD	
			APPROVED	DD	
			NELSON ENGINEERING		
			P.O. BOX 1599, JACKSON WYOMING (307) 733-2087		

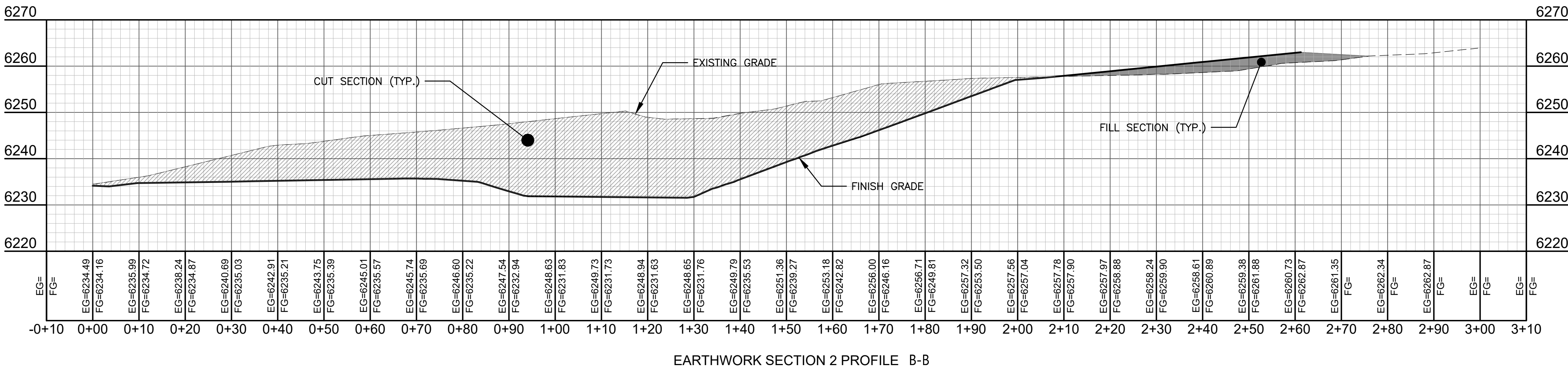
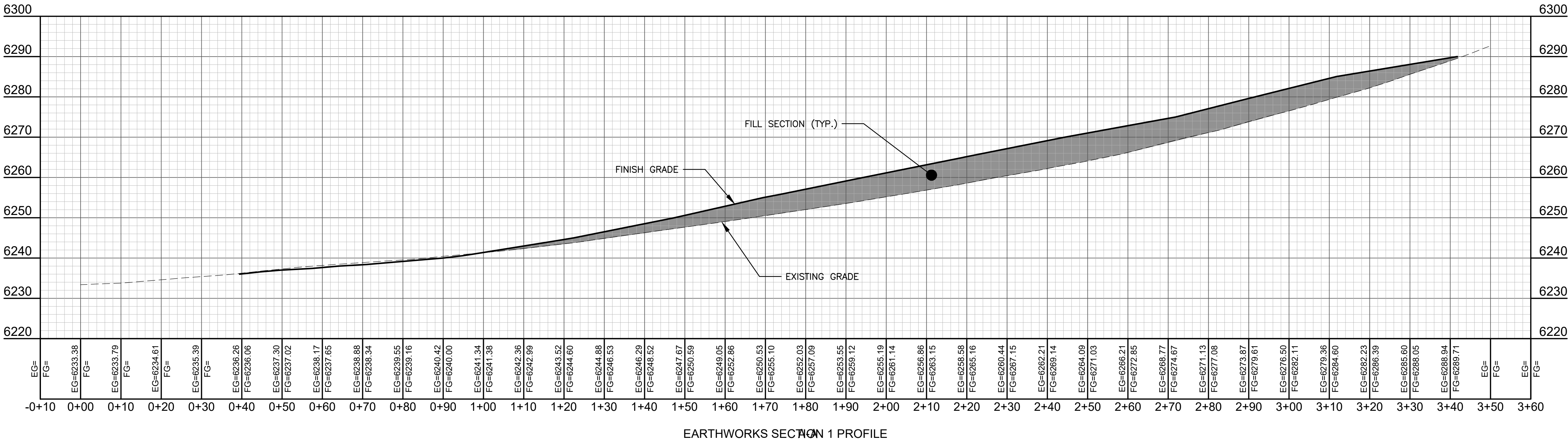
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DRAWING NO C6.0		JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE BASE STATION EARTHWORK OVERVIEW PLAN VIEW	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087							REV.	
				DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	3/31/2020	NE	

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

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GONDOLA BASE EARTHWORK SUMMARY:

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FILL: 8385 CY
NET: 773 CY (CUT)

DRAWING TITLE
BASE STATION EARTHWORK
SECTION VIEWS: 1 OF 2

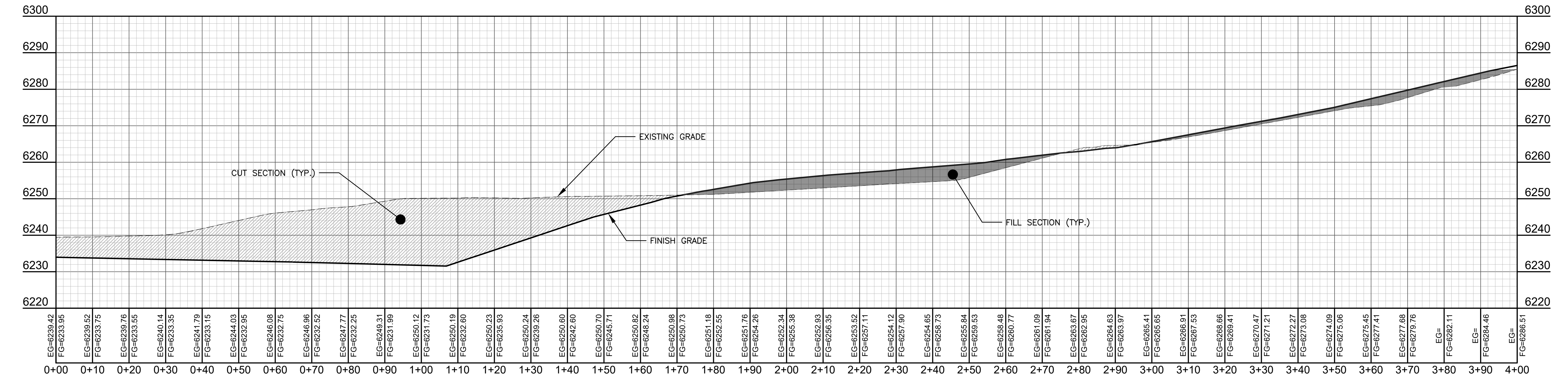
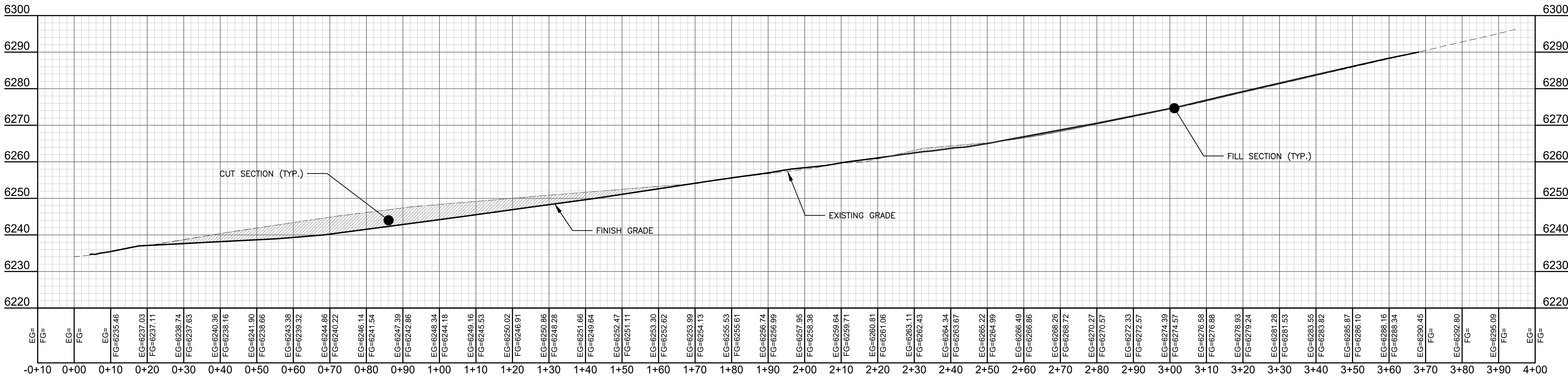
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SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS
JACKSON, WYOMING

DRAWING NO
C6.1
JOB NO
19-262-01

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	9/31/2020	REV.
SURVEYED	NE	
ENGINEERED		
DRAWN	NB	
CHECKED	DD	
APPROVED	DD	

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GONDOLA BASE EARTHWORK SUMMARY:

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FILL: 8385 CY
NET: 773 CY (CUT)

DRAWING NO		JOB TITLE		DRAWING TITLE	
C6.2		SNOW KING MOUNTAIN RESORT		BASE STATION EARTHWORK	
		2020 IMPROVEMENTS		SECTION VIEWS: 2 OF 2	
JOB NO		JACKSON, WYOMING			
19-262-01					
				DATE	
				3/31/2020	
				REV.	
				NE	
				ENGINEERED	
				NB	
				DD	
				CHECKED	
				APPROVED	
				DD	

NELSON
ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

March 26, 2020

PG/19-262

Ryan Stanley
Snow King Mountain Resort
Via email

**RE: Proposal/Letter Agreement for Geotechnical Investigation, New
 Gondola Base Station, Snow King Mountain**

Ryan:

As requested, this is a proposal for the performance of a geotechnical investigation for the proposed Gondola Base Station.

PROJECT DESCRIPTION

The proposed gondola base is located at the base of Snow King mountain. The existing Cougar lift base station will be removed and the Gondola base constructed in roughly the same location. Existing site topography consists of relatively steep manmade cut slopes to the east leading up to the events center and native undisturbed slopes of less than 20% to the south. Geologic mapping shows surficial deposits of wind-deposited loess at the base of the mountain and the project site. Wyoming Geologic Survey landslide mapping the multiple slump/multiple flow type landslide on the north face of Snow King is located about 200 feet upslope of the site.

Proposed grading will consist of a flat pad for the gondola base and excavated cuts forming a compression pit upslope to the south. Slopes of 3:1 form the pit on the south and blend into the existing steeper cuts to the east. Our project experience in the area and geologic mapping inform our expectation of subsurface profiles consisting of loess overlying stony colluvium. Stability of the local and global slopes is anticipated to be satisfactory based on site geometry and anticipated soil profiles.

SCOPE OF SERVICES

Our proposed services are as follows:

1. **Underground Utility Locates:** Nelson Engineering will call One Call of Wyoming to notify external utility companies of the proposed test pit excavations. External utilities typically include the Town of Jackson, Lower Valley Energy, gas, and telecommunications.
1. **Subsurface Investigation:** The investigation will consist of drilling three borings. Borings will be located from south to north as follows: within the base footprint, near the upper extent of the proposed compression pit, upslope of the pit grading south of the Summit base station. Boring depth will be determined by preliminary slope

stability analysis failure surfaces. Borings will be advanced with a truck mounted drill rig using hollow and or solid flight augers. Minor grading performed by Snow King may be required to provide truck drill rig access. Split spoon drive samples will be collected at designated intervals throughout the drilling process. Shelby tube and California samplers will be utilized to collect relatively undisturbed samples in softer soils. Drilling and sampling will be supervised by a professional geologist or geotechnical engineer. Drilling conditions, groundwater conditions, and samples will be carefully logged; selected samples will be laboratory tested as deemed necessary to determine engineer design parameters. A flush-mount monitoring well will be installed in a boring.

2. **Geotechnical Report:** The final work product will be a geotechnical report conforming to the International Building Code 2018 containing descriptions of general subsurface conditions including soil types and groundwater conditions, geotechnical foundation recommendations, assessments and general earthwork recommendations. **Static and seismic global slope stability analysis will be performed to verify local slope stability in the Snow King Base area.**

FEE AND PAYMENT TERMS

Nelson Engineering will perform the proposed scope of services described in above for a lump sum fee of **\$14,900**. You will receive monthly billings for work in progress based upon estimated progress. This financial arrangement is based upon the prompt payment of our bills and orderly, continuous progress of the project. Nelson Engineering reserves the right to stop work if invoices remain unpaid 60 days past the date of the invoice. Past due invoices will be charged finance charges in accordance with the terms set forth in the General Provisions to Supplement Letter of Agreement Between Engineer and Client attached as Exhibit A.

PERFORMANCE SCHEDULE

Work to be performed in the summer or fall of 2020. Drill rig scheduling may require one month or more lead time. Report delivery will be within one month of completing the field investigation. If there are protracted delays for reasons beyond our control, we will negotiate with you an equitable adjustment of the completion dates and of our compensation, taking into consideration the impact of such a delay including, but not limited to, reallocation of staff and changes in price indices and pay scales applicable to the period when services are in fact being rendered. Additional services, if requested, can be considered just cause for Nelson Engineering to renegotiate the date for completion of the services.

CLIENT RESPONSIBILITIES

As the Client, you agree to provide Nelson Engineering with all pertinent and available project information and to promptly inform Nelson Engineering of any changes in the work that pertain to our scope of services. Additional Client Responsibilities are set forth in the attached General Provisions.

ADDITIONAL SERVICES

Additional services will be performed after your approval on a time and materials basis or for an agreed upon lump sum fee. Please note that revisions requested to completed work will be considered additional services.

AGREEMENT

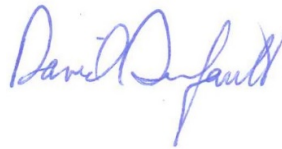
This proposal can serve as a Letter of Agreement for services. This proposal together with Exhibit A, General Conditions between Nelson Engineering and Client represent the understanding between you and Nelson Engineering with respect to the project and may only be modified in writing signed by both parties. If it satisfactorily sets forth your understanding of our agreement, we would appreciate your signing in the space provided below and returning one set of originals to us as soon as possible.

We appreciate the opportunity to submit this proposal and to be of service to you. Please call if you have any questions.

Sincerely,



Philip Gyr, PE
Geotechnical Engineer/Principal



Dave Dufault PE
President

Encl.

Proposal Accepted by:

(Printed Name)

(Signature)

(Date)

GENERAL PROVISIONS TO AGREEMENT BETWEEN NELSON ENGINEERING AND CLIENT

1. **Authorization to Proceed:** The signing of this Agreement by the Client named thereon (hereinafter referred to as CLIENT) and Nelson Engineering (hereinafter referred to as NE) will serve as written authorization for NE to perform the scope of services called for in this Agreement. However, charges to the project by NE may precede the date of the signing of this Agreement.
2. **Extent of Agreement:** These Provisions, together with the attached Agreement and any specifically listed Exhibits represents the entire and integrated Agreement between CLIENT and NE. This Agreement may be altered only by written instrument signed by both CLIENT and NE. Work beyond the scope of services or redoing of any part of the project through no fault of NE, shall constitute extra work and shall be paid for on a time-and-materials basis in addition to any other payment provided for in this Agreement. In the event NE is prevented from performing its scope of services in whole or in part under this Agreement through no fault of NE, or in the event CLIENT requests NE to temporarily suspend the rendering of its services, the fee of NE for extra services rendered as a result of such delay shall be those set forth in the Staff Charge Rates and Reimbursable Expenses of NE in effect at the time the services, as resumed, are rendered. Any fixed price amounts shall be renegotiated to take into consideration mobilization and demobilization and any changes applicable to the period when services, as resumed, are in fact being rendered.
3. **Payment:** In the event the compensation of NE is not elsewhere herein provided, NE shall be compensated for its service hereunder according to NE's Staff Charge Rates and Reimbursable Expenses in effect at the time the services are rendered. Invoices/statements will be issued monthly. Each billing shall be due and payable upon receipt. In the event CLIENT fails to make any payment due NE within sixty (60) days after NE's billing date, the unpaid amount due NE shall bear a late charge at the rate of 1-1/2 percent per month (18% Per Annum) from date of billing until paid and, in addition, NE may suspend or terminate its services under this Agreement until it has been paid in full all amounts due for its services and expenses. Any known disagreement, dispute, or dissatisfaction of NE services shall be resolved at the time they arise rather than waiting until the final payment. The progress billings, when paid, represent acceptances by CLIENT of the invoiced services performed by NE insofar as CLIENT has knowledge of the services provided.
4. **Disputes:** In the event that a dispute should arise relating to the performance of the services to be provided under this Agreement, and should that dispute result in litigation, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred, including statutory court costs and reasonable and necessary attorneys' fees. Any litigation resulting from a dispute covered by this Agreement shall be heard in a court of competent Jurisdiction in Teton County, Wyoming. NE shall carry on NE's work, maintain its progress, and fulfill its Agreement, in spite of the existence of, and during, any dispute and/or legal proceedings with respect to this Agreement, provided that payment for these services is provided by CLIENT to NE in accordance with this Agreement. All claims between the parties shall be deemed relinquished unless filed within one (1) year after substantial completion of the services.

5. **Warranty and Liability:** Services performed by NE within the limits prescribed by this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Unless otherwise expressly stated or agreed in writing between the parties, no other warranty or representation, either expressed or implied, is included or intended under this Agreement.

It is assumed that the work site is free of hazardous materials. When hazardous materials are known, assumed or suspected to exist at a site, NE is required to take appropriate precautions to protect the health and safety of its personnel, to comply with applicable laws and regulations, and to follow procedures that NE deems prudent to minimize physical risks to its employees and the public. By joining in this Agreement, CLIENT warrants that NE will be notified of any known or suspected occurrences of hazardous materials at the project site. CLIENT will notify NE of any known or suspected occurrences of hazardous materials at the project site.

By entering into this Agreement, CLIENT recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, or explorations are made by others, for the project underway. Data, interpretations and recommendations of NE are based solely on the information available. NE will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed. Where NE is provided (for the purposes of consultation or design) with data developed by others, NE will not be responsible for the accuracy of said data, only for the conclusions made in good faith of that data by NE. Should subsequent information indicate that such data provided to NE is incorrect, NE is not responsible for any design or consultation conclusions which were made based upon such incorrect information.

6. **Insurance:** NE represents and warrants that it and its staff are protected by workers compensation insurance and that NE has public liability and property damage insurance policies. Certificates for all such policies of insurance shall be provided to CLIENT, upon request in writing. Within the limits and conditions of such insurance, NE agrees to indemnify and save CLIENT harmless from and against any loss, damage, or liability arising from any negligent act or omission by NE in the performance of NE's professional services. NE shall not be responsible for any loss, damage, or liability arising from any act, omission, or fault of CLIENT, or other third parties.
7. **Limitation of Liability:** Notwithstanding any other provision of this Agreement, due to the relative risks and benefits involved with the Project and the disproportionate nature of the risks compared to the amount to be paid under this Agreement, CLIENT agrees to limit NE's liability, including the liability of NE's officers, employees, agents, subconsultants, and others for whom NE is legally liable, due to professional negligence and to any liability arising out of or relating to this Agreement, to a maximum of NE's engineering services fee. It is the express intent of this provision to limit the potential liability of NE to the fee for services. Under no circumstance shall either party be liable to the other for consequential, incidental or indirect damages, including, but not limited to, loss of use or loss of profit.

8. **Fiduciary Service:** CLIENT confirms that neither NE nor any of NE's subconsultants or subcontractors has offered any fiduciary service to the CLIENT and no fiduciary responsibility shall be owed to the CLIENT by the NE or any of NE's subconsultants or subcontractors as a consequence of NE's entering into this Agreement with the CLIENT.
9. **Construction Phase Service:** When NE acts as CLIENT's representative during any construction phase, unless otherwise agreed upon in writing, NE does not have the authority or responsibility to supervise construction or stop the construction work. NE is neither a guarantor of CLIENT's performance nor a surrogate surety for CLIENT. If the work is to be stopped for whatever reason, CLIENT must take that action based on full consideration of the legal consequences.
10. **Responsibility:** NE shall not be responsible for acts of any party or parties involved in the services covered by this Agreement other than its own. NE is not and shall not be responsible for CLIENT's or any of its subcontractor's safety precautions, means, methods, techniques, sequences, materials, workmanship, or procedures. NE makes no warranties, express or implied, regarding the professional advice or services furnished by others. Nothing contained in this Agreement shall create a contractual relationship with, a duty toward, or a cause of action in favor of a third party against either NE or CLIENT. This Agreement is not intended to confer a separate and distinct benefit upon any third party.
11. **Ownership and Maintenance of Documents:** All materials resulting from NE's efforts on this project, including documents, calculations, maps, photographs, drawings, computer printouts, notes, and any other pertinent data are instruments of NE's service, but unless otherwise specified in the scope of services shall be owned by CLIENT. In any event, NE shall have the right to retain copies of all said instruments of service.
- NE shall maintain for CLIENT all such materials and data in kind or on disc, for a period of not less than two years after completion of the project. CLIENT shall specify in advance and be charged for all arrangements for special or extended period maintenance of such materials by NE.
12. **Re-Use Prohibited:** All reports, design, and other materials resulting from NE's efforts on this project are not intended or represented to be suitable for reuse by CLIENT, or others on extensions or modifications of this project or any other project. Reuse of said reports, designs or other materials by CLIENT on such extensions, modifications or other project without written permission or adaptation by NE for the specific purpose intended shall be at the user's sole risk, without liability on NE's part, and CLIENT agrees to indemnify and hold harmless NE from all claims, damages, and expenses including attorney's fees arising out of such reuse. Any reuse or adaptation of the instruments of service occurring with NE's written permission shall entitle NE to further compensation in amounts to be agreed upon with CLIENT.
13. **Termination:** This Agreement may be terminated by either party by not less than ten (10) days written notice to the other party specifying a substantial failure to perform in accordance with the terms of this Agreement through no fault of the notifying party. Such

termination shall not be effective if that substantial failure is capable of and has been remedied before expiration of the time specified in the written notice. If this Agreement is terminated, NE shall be paid for services performed to the termination notice date plus reasonable termination expenses.

In the event of termination or suspension for more than three (3) months prior to completion of all designs or reports contemplated by this Agreement, NE may perform such analyses and prepare records as are necessary to complete appropriate files and may also prepare a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of NE in completing such analyses, records, and reports.

14. **Assignments and Subcontracts:** Unless identified in the scope of services, neither party to this Agreement shall assign, subcontract, or otherwise transfer its rights or obligations hereunder without prior written consent of the other party.
15. **Compliance with Laws:** Any provisions of this Agreement held in violation of any law or ordinance shall be deemed stricken, and all remaining provisions shall continue valid and binding upon the parties. CLIENT and NE shall attempt in good faith to replace any invalid or unenforceable provisions of this Agreement with provisions which are valid and enforceable and which come as close as possible to expressing the intention of the original provisions.
16. **Independent Contractor Status:** Nothing in this Agreement shall construe NE or any of its employees or agents to be CLIENT employees, agents or representatives. NE shall be an independent contractor and shall have responsibility for and control over the details and means for performing its services. NE shall be subject to the directions of CLIENT only with respect to the scope of services and the general results required.
17. **Confidentiality:** NE shall hold confidential all business or technical information obtained from CLIENT or its affiliates or generated in the performance of services under this Agreement. NE shall not disclose such information without CLIENT's consent except to the extent required for: 1) performance of services under this Agreement; 2) compliance with professional standards of conduct for preservation of the public safety, health, and welfare; 3) compliance with any court order or other governmental directive; and/or 4) protection of NE against claims or liabilities arising from performance or services under this Agreement. NE's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.



April 29, 2020

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

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

RE: Gondola CUP Additional Information

Dear Tyler,

I am writing to provide additional information to accompany the submission of the Snow King Gondola Conditional Use Permit as requested by the planning department.

If all approvals are received in the coming year, we anticipate construction to commence on the proposed gondola project in the spring of 2021.

We would like to provide some additional information on the proposed lighting changes for night skiing. Currently, nearly all of the lights on the lower portion of the mountain on the Summit lift side are located on the lift towers of the Summit and Cougar lifts. The current lighting on in this area is below standards for night skiing in the industry due to the relatively few magnetic induction lights that are relatively far apart.

In 2014, Snow King Mountain worked with the Jackson Hole Ski and Snowboard Club and Energy Conservation works to replace the old metal halide lights on this side of the mountain with magnetic induction lights. These "snow bright" magnetic induction lights are 40% more energy efficient and produce 60% less light pollution, substantially reducing the impacts on night lighting on residents and wildlife. The system allows for lower light intensity without sacrificing human visual perception. The diffuse, soft light reduces reflection and wasted light while maximizing the light needed by skiers and riders. The output system allows light to be directed at the snow at such an angle that is transmitted laterally. This technology replaces intense blotches of light with uniform slope illumination. As a result, glare is reduced for the neighboring community and the visual experience for users is enhanced.

While this project was completed and all the lights in this area were replaced, the ultimate goal of achieving a first-class night lighting system for ski race training was not achieved due to budget limitations. Budget considerations forced the project to concentrate on simply replacing existing lights and not executing the lighting plan that was designed to achieve the ultimate objective of an ideal race training lighting system.



Due to the elimination of a substantial number of lift towers associated with this project, we have proposed to add a number of fixed light poles on the mountain as suggested in the original lighting plan for the ski club project in 2014. Upgrading the light to the proposed plan entails adding an additional 13-20 free standing light poles on the mountain depending on the ability to place lights on trees in certain locations and approximately 30 additional lights beyond the existing number of lights in this area. Each of these lights is 300 watts. Trees will be used wherever possible in order to minimize additional obstacles on the mountain; however, in order to create a quality night skiing experience, the consistent spacing of lights is essential and as such additional poles are required. Night lighting is proposed to be upgraded on the upper portion of the mountain on USFS land as well.

We would like to further explain why no additional year-round employees will be generated by this development as discussed in the application. We typically employ two lift operations and maintenance managers, one supervisor, and five maintenance individuals for the operation of our 3 ski lifts and two magic carpets. This team is qualified to maintain and operate the proposed gondola in addition to providing training to the gondola operators. The proposed gondola project involves eliminating both the Cougar lift and Summit lift and replacing them with a detachable gondola. Both a gondola and lift require the same number of seasonal lift operators, and therefore we expect to have a reduction in the number of seasonal employees associated with this project. We do not anticipate any change with respect to year-round employees for the maintenance of the gondola as the team is well qualified to handle this workload. When this analysis is entered into the employee housing calculation formula no additional employee housing is required.

With this letter are revised maps for the CUP that include a slight shift in alignment of the zip-line on the east side of the mountain, the addition of a conceptual surface lift on the west side of the mountain, additional grading maps, and 3D renderings of the gondola base and grading plan. The zip-line alignment was made to land the zip-line on the east side of the existing walkway at the request of the Snow King Hotel. The surface lift shown on the west side of the mountain is to address concerns related to the loss of the Cougar lift. 3D Maps and additional grading plans are provided at the request of Town planning staff.

Finally, I would like to provide some additional information related to activity operations on the Rafferty side of the mountain. Snow King Mountain as a business is able to operate on a year-round basis due to the summer attractions on this side of the hill that operate generally between Memorial Day and Labor Day. During these three months we attempt to generate sufficient income to fund winter operations and maintain year-round staff. With our new master plan amendment, we have now guaranteed to operate in the winter months approximately 49 hours a week during the season. This commitment makes it even more critical that during the summer months we have the flexibility to accommodate guests throughout the majority of the day and into the evening. It is important that all activities be able to operate during the same timeframe in order to offer guests the ability to take advantage of the entire range of activities we offer and provide them the best experience possible.



Our “Big King” pass has been our most successful product over the past few years, offering unlimited access to all activities throughout the day and giving guests the ability to come early and leave early, play later in the evening, or spend the entire day at Snow King. In the past we have operated from 9:00am – 9pm during the peak season in order to take advantage of long summer days; however, this past summer we operated from 10:00am – 9:00pm during the peak time in order to better accommodate concerns related to quiet time at the neighboring cemetery. Moving forward, we are requesting the ability to operate all activities from 10:00am – 9:00pm and have up to 5 days during the peak of the summer to extend until 10:00pm for special events or groups on days that may correspond with summer concert series or events of that nature.

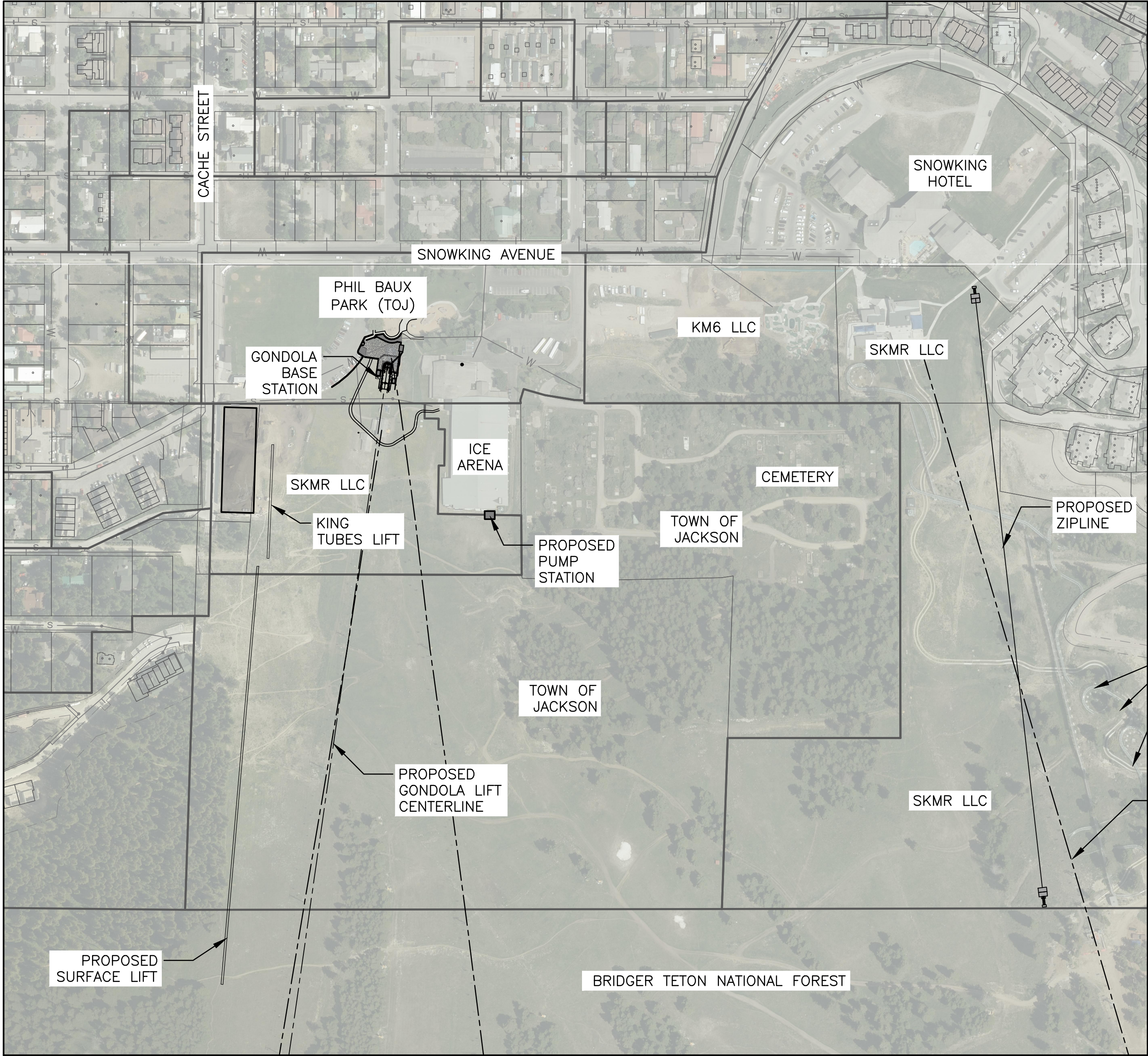
We are seeking the flexibility to operate within this range of time to give the community assurance that we will not operate outside that time. Furthermore, we do not anticipate operating during that period of time for the entire summer. We generally ramp up and down the hours of operation based on guest demand so that during the early summer and fall we generally close earlier and during the peak period of the summer from mid-June to mid-August we operate with longer hours.

Sincerely,

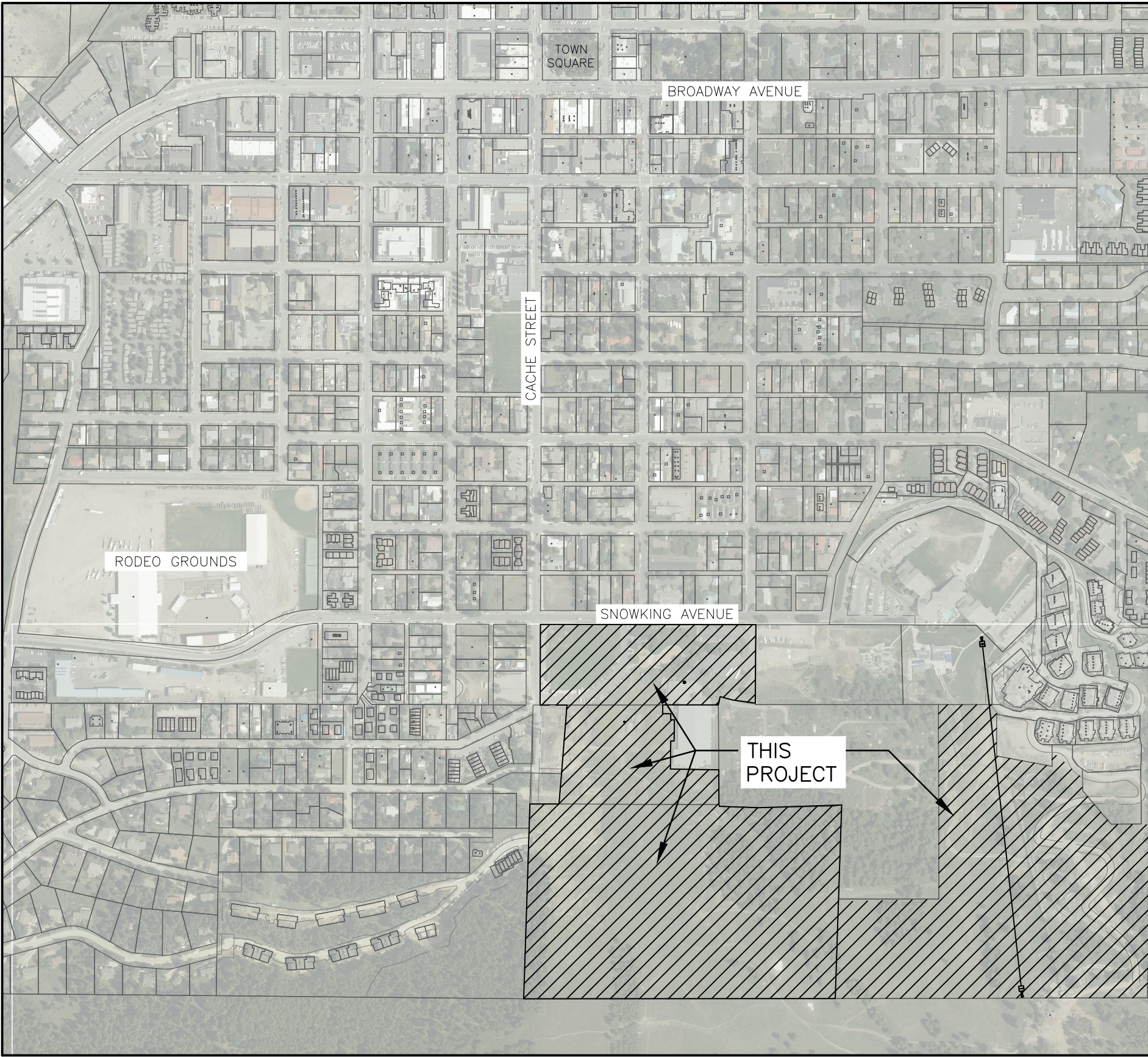
Ryan Stanley

SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS PROJECT
TOJ CONDITIONAL USE PERMIT DRAWINGS

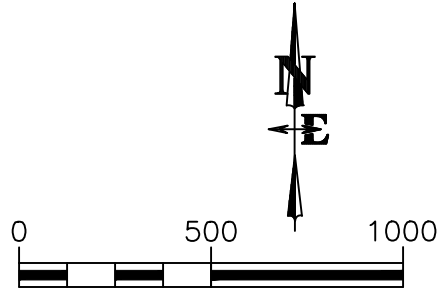
JACKSON, WYOMING



PROJECT AREA
SNOWKING, JACKON, WYOMING



VICINITY MAP
SNOWKING MOUNTAIN RESORT
PART OF SECTION 34
T414N R116W
JACKSON, WYOMING



PROJECT CONTACTS

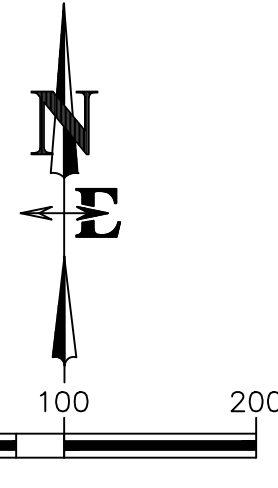
OWNER:
SNOW KING MOUNTAIN RESORT
RYAN STANLEY
GENERAL MANAGER
PH: 307-201-5004
EMAIL: ryan@snowkingmountain.com

CIVIL ENGINEER & PROJECT MANAGER:
DAVE DUFALT, PE
NELSON ENGINEERING
430 SOUTH CACHE STREET
JACKSON, WY 83001
PH: 307-733-2087
EMAIL: ddufault@nelsonengineering.net

DRAWING INDEX	
DWG NO.	DRAWING TITLE
C0.1	TITLE SHEET
C1.0	EXISTING SITE PLAN
C1.1	BASE STATION EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
C2.1	GONDOLA BASE STATION SITE PLAN
C3.0	NIGHT SKIING LIGHTING PLAN
C4.0	UTILITY PLAN OVERVIEW
C5.0	ZIP LINE SITE PLAN
C6.0	GRADING CROSS SECTION PLAN VIEW
C6.1	GRADING CROSS SECTIONS
C6.2	GRADING CROSS SECTIONS
EXHIBIT A	CUT/FILL DEPTH ANALYSIS
EXHIBITS B-D	RENDERED VIEWS OF GONDOLA BASE

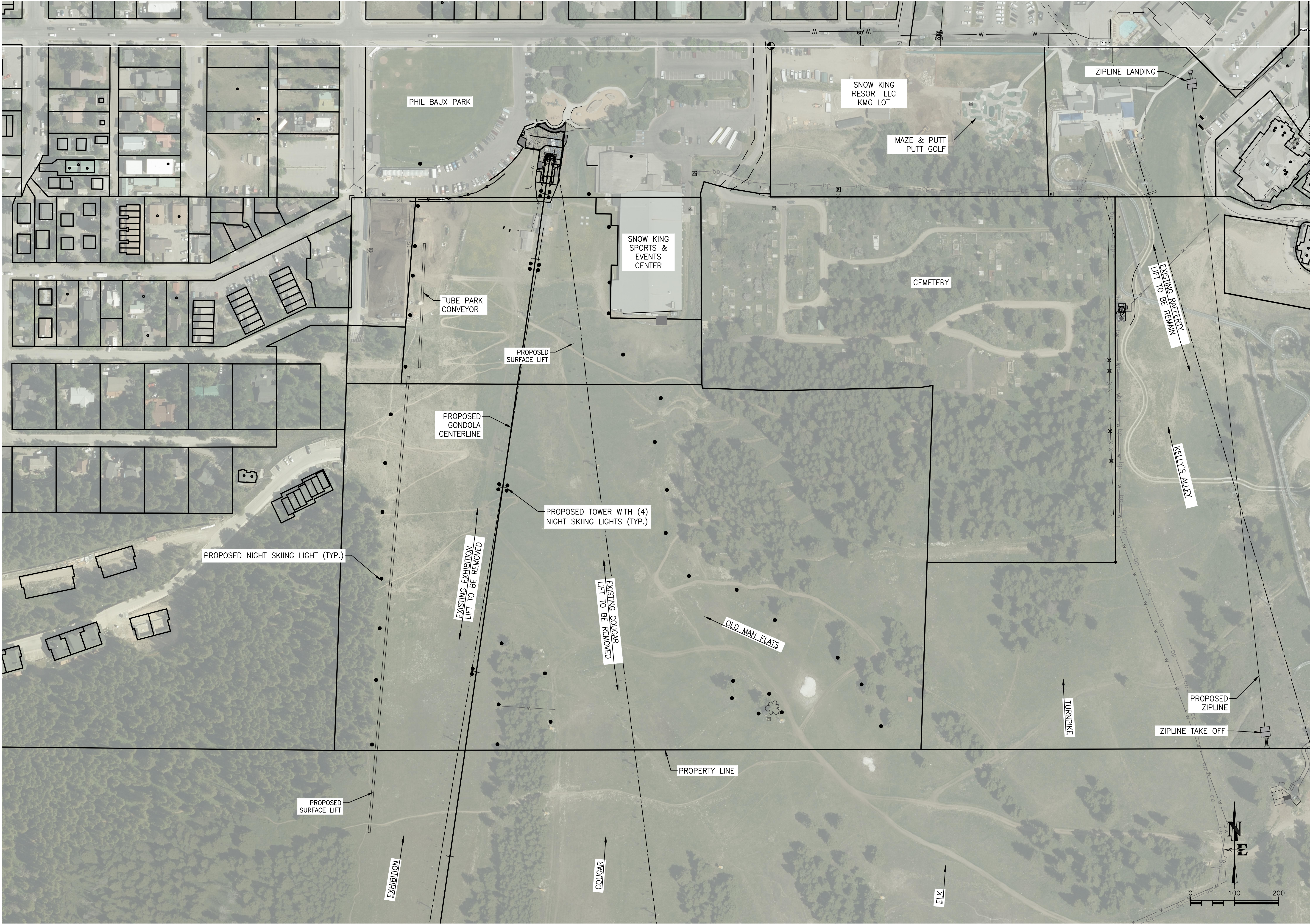
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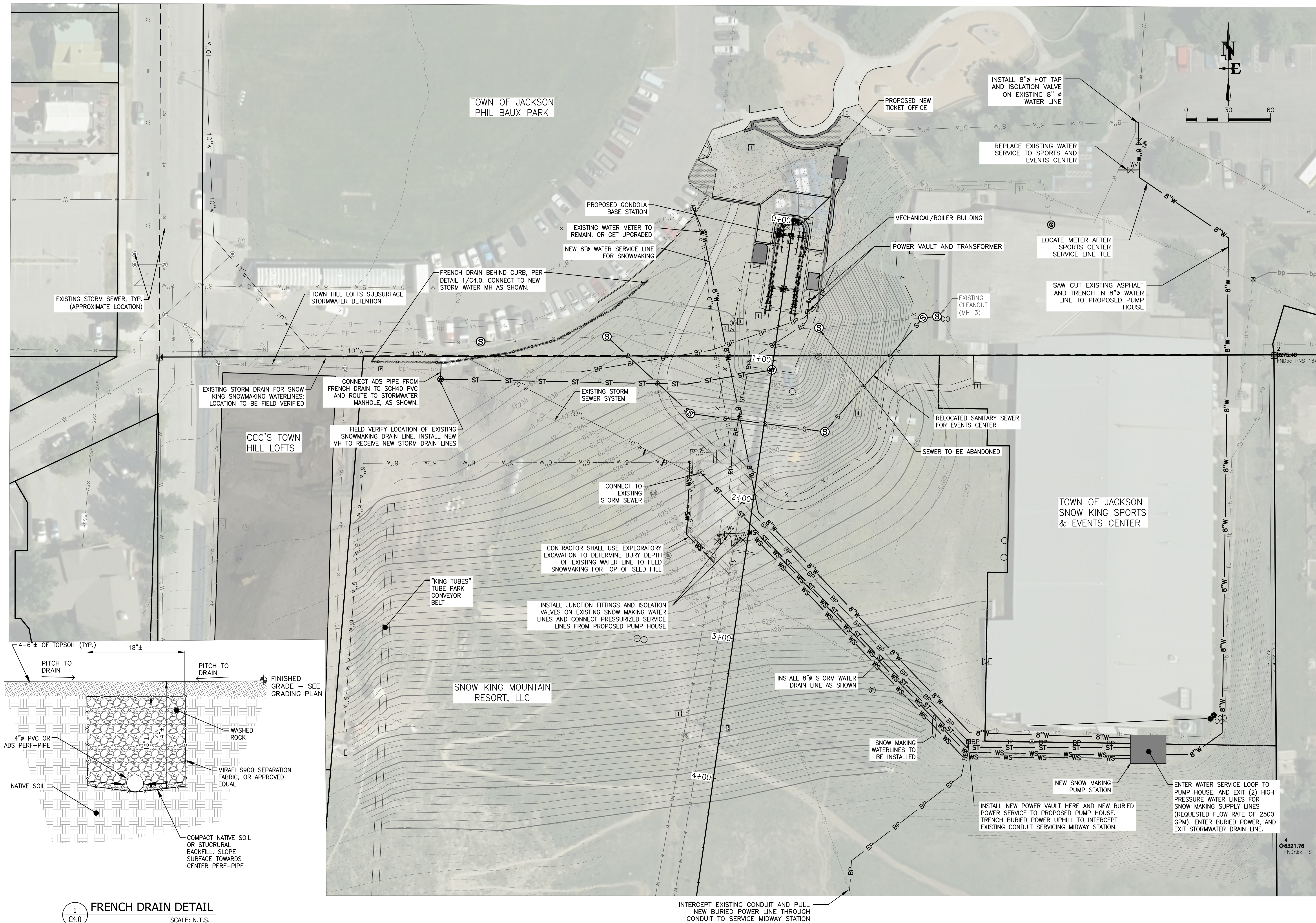
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JOB NO 19-262-01						SURVEYED NE		ENGINEERED				
						DRAWN NB						
						CHECKED DD						
						APPROVED DD						

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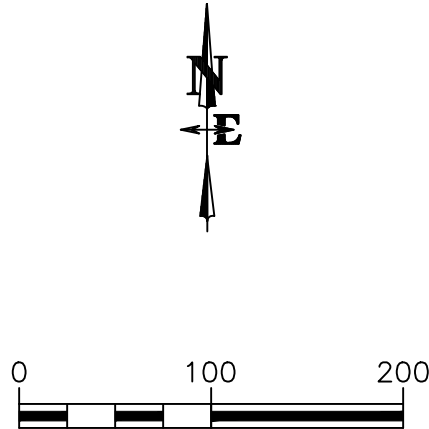
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	JOB NO 19-262-01				SURVEYED NE	ENGINEERED NE	DRAWN NB	CHECKED DD
							APPROVED DD	

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



DRAWING NO C4.0	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE UTILITY PLAN OVERVIEW	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	3/31/2020	REV.
	JOB NO 19-262-01			SURVEYED	NE	
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				APPROVED	DD	

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	JOB NO 19-282-01				SURVEYED NE	ENGINEERED NE	DRAWN NB	CHECKED DD

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

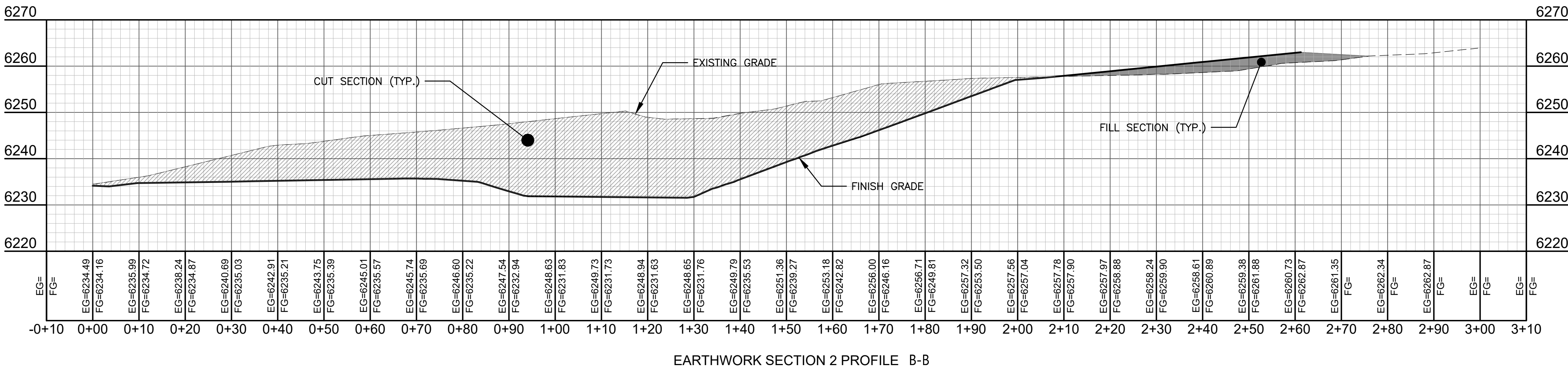
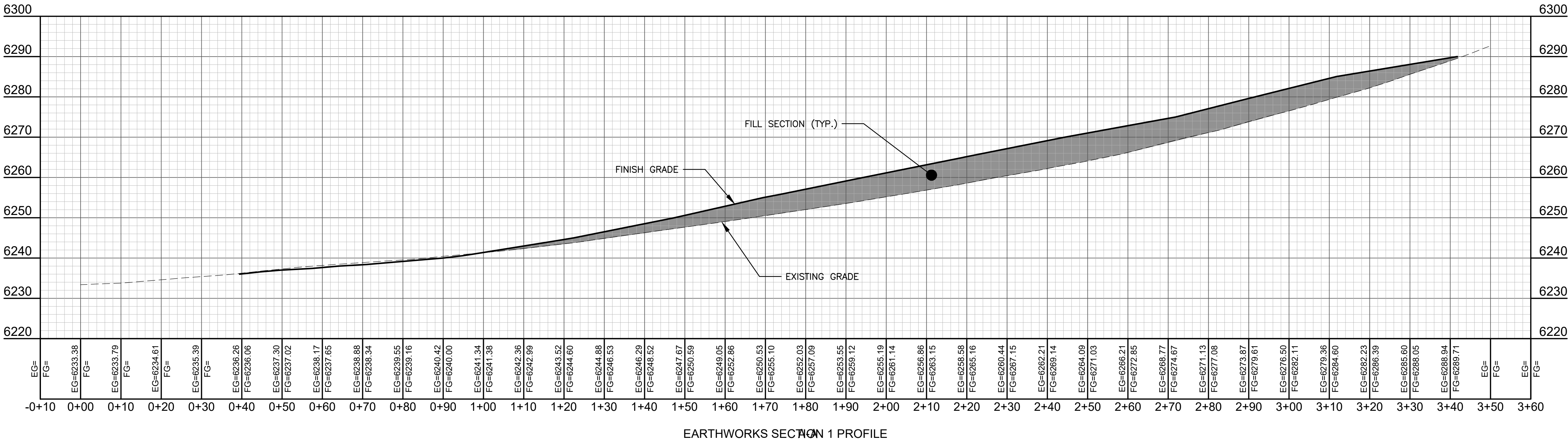
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DRAWING NO C6.0		JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE BASE STATION EARTHWORK OVERVIEW PLAN VIEW	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087							REV.
				DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED		
JOB NO 19-262-01											

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

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NET: 773 CY (CUT)

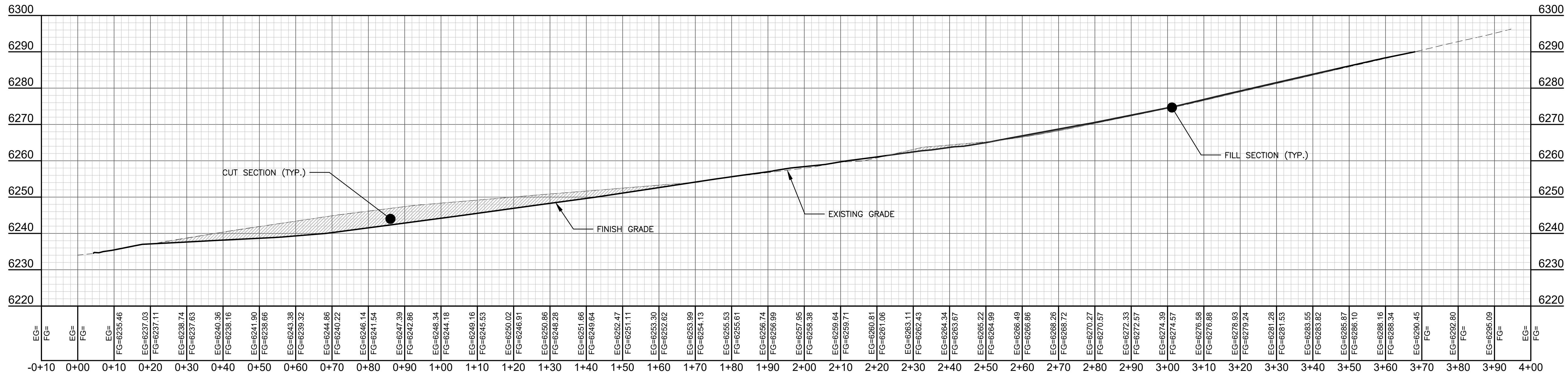
DRAWING TITLE
BASE STATION EARTHWORK
SECTION VIEWS: 1 OF 2

JOB TITLE
SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS
JACKSON, WYOMING

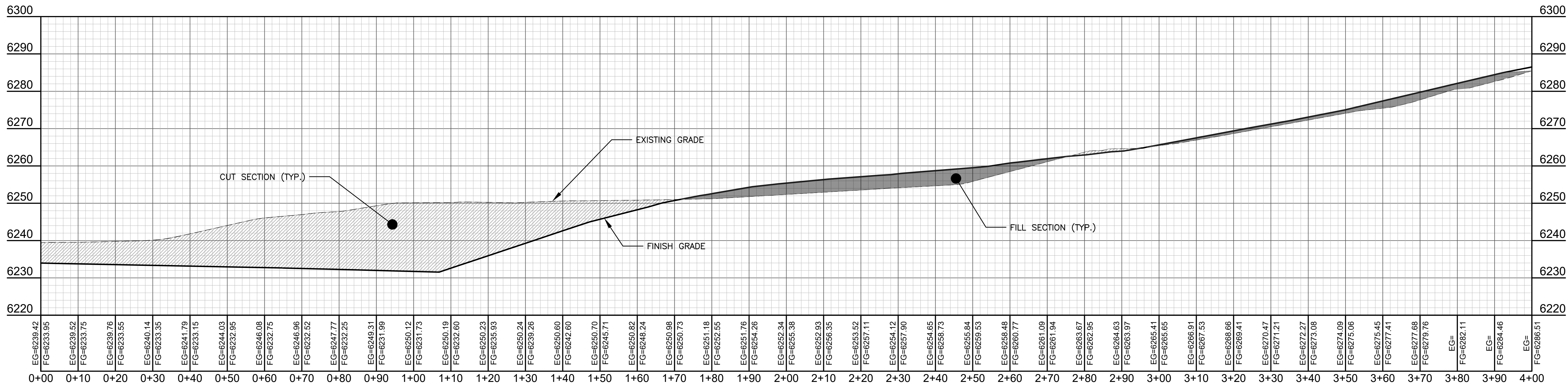
DRAWING NO
C6.1
JOB NO
19-262-01

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	9/31/2020	REV.
SURVEYED	NE	
ENGINEERED		
DRAWN	NB	
CHECKED	DD	
APPROVED	DD	



EARTHWORK SECTION 3 PROFILE C-C



GONDOLA CENTERLINE PROFILE D-D

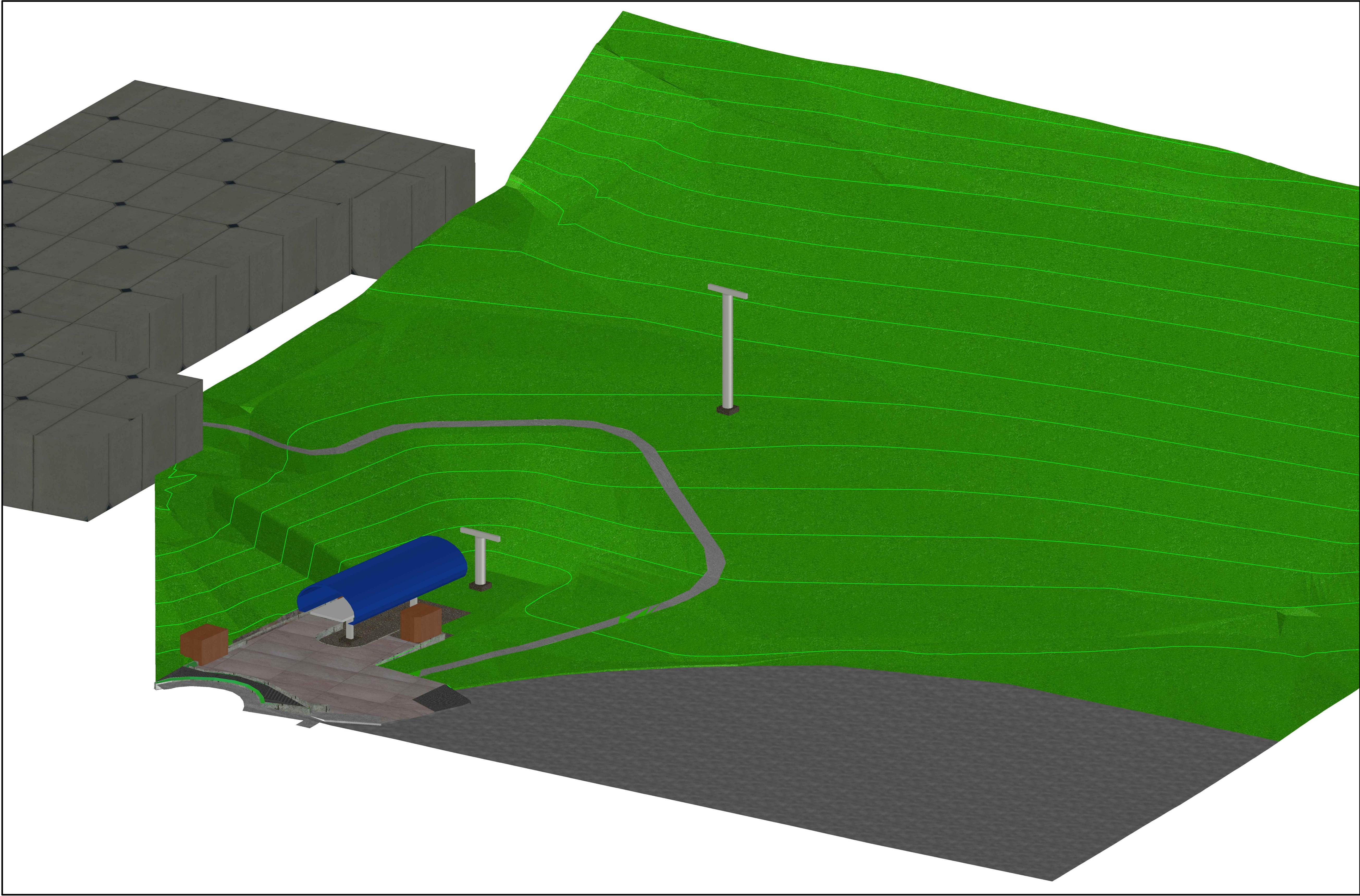
GONDOLA BASE EARTHWORK SUMMARY:

CUT:	9158 CY
FILL:	8385 CY
NET:	773 CY (CUT)

DRAWING NO C6.2	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE BASE STATION EARTHWORK SECTION VIEWS: 2 OF 2
JOB NO 19-282-01		

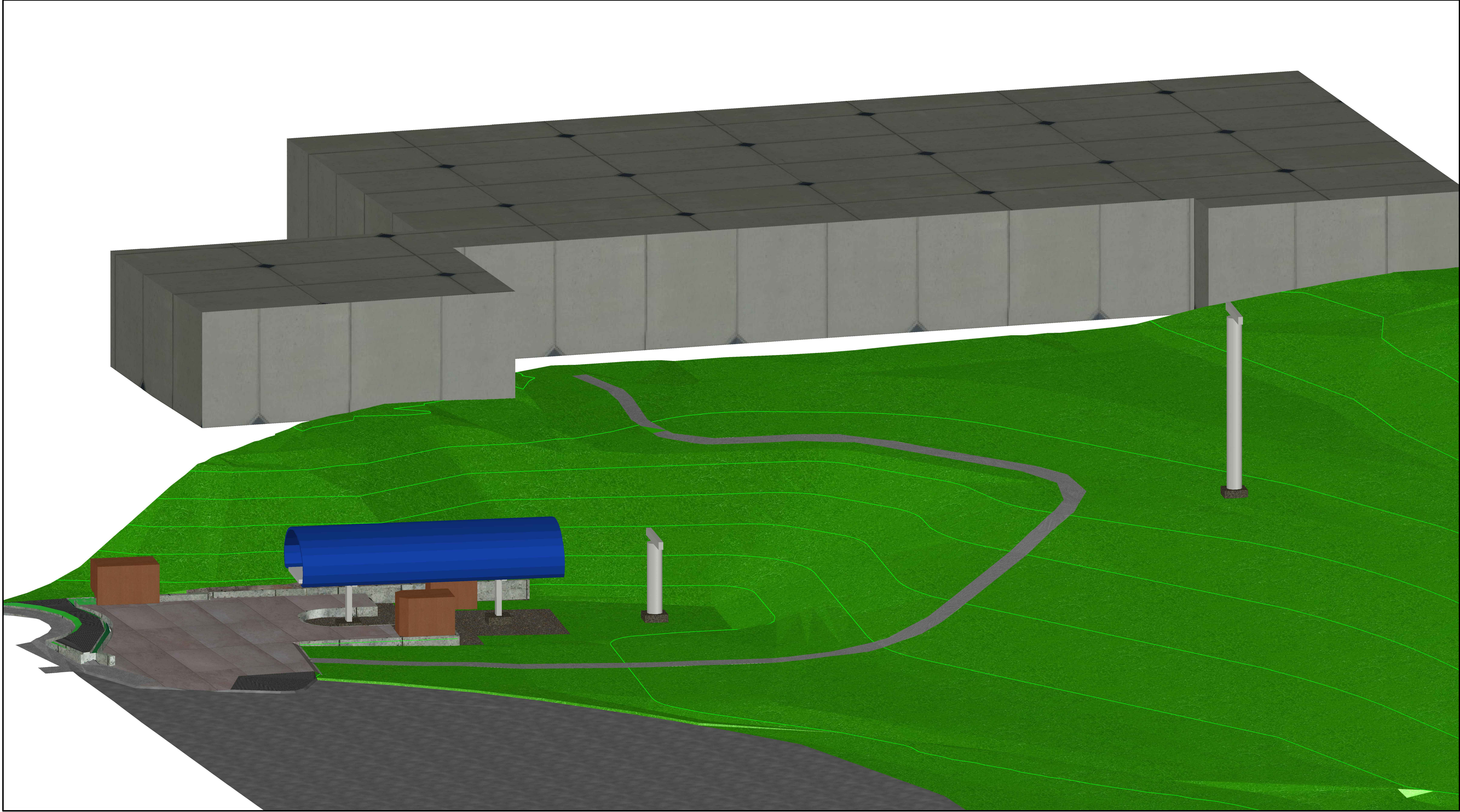
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	3/31/2020	REV.
SURVEYED	NE	
ENGINEERED		
DRAWN	NB	
CHECKED	DD	
APPROVED	DD	



DRAWING NO EXHIBIT B	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING		DRAWING TITLE CONDOLA BASE STATION SE VIEW		DATE 4/28/2020		REV.	
	JOB NO 19-262-01							
					SURVEYED	ENGINEERED	NE	
					DRAWN	DRAWN	NB	
					CHECKED	CHECKED	DD	
					APPROVED	APPROVED	DD	

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



DRAWING NO
EXHIBIT C

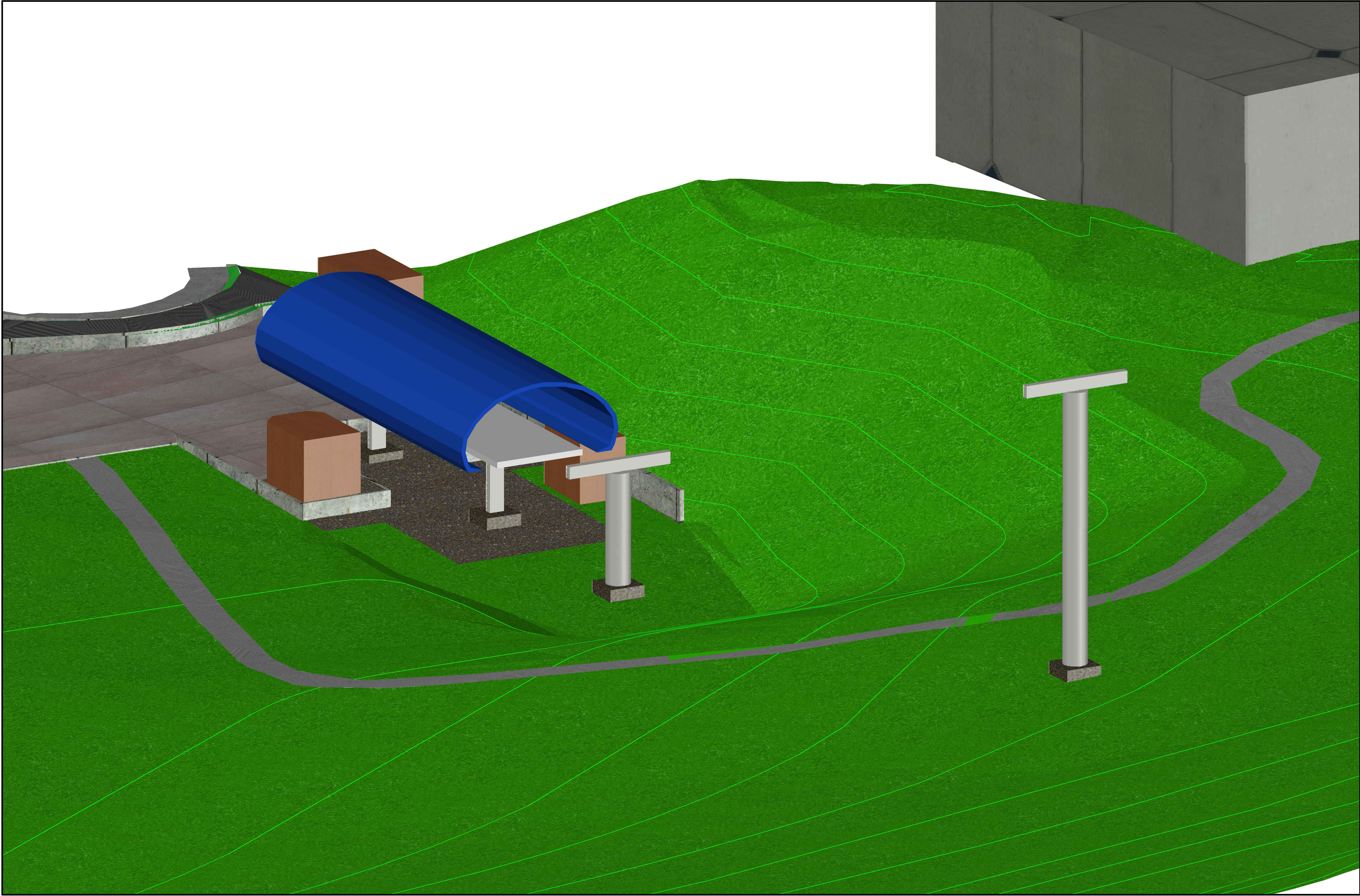
JOB NO
19-262-01

JOB TITLE
SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS
JACKSON, WYOMING

DRAWING TITLE
GONDOLA BASE STATION EAST VIEW

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	4/28/2020	REV.
SURVEYED	NE	
ENGINEERED		
DRAWN	NB	
CHECKED	DD	
APPROVED	DD	



DRAWING NO EXHIBIT D	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE CONDOLA BASE STATION NORTHEAST VIEW	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	4/28/2020	REV.
				SURVEYED		NE
ENGINEERED						
DRAWN		NB				
CHECKED		DD				
JOB NO 19-262-01				APPROVED		DD

April 10, 2020

DD/19-262-01

Town of Jackson Planning and Public Works
Jackson, WY

ATTN: Tyler Sinclair & Brian Lenz
Re: Snow King Gondola CUP – Supplemental Information regarding Water Supplies

Dear Tyler and Brian:

This letter is to provide further information in regards to the water supply information originally submitted with the CUP for the Snow King Gondola and Zip Line Project.

The original submitted information included the following:

As part of the relocation of the snowmaking pump station, an 8 inch waterline loop is proposed to be installed in order to increase snow making capacity. Modeling results of the addition of this 8 inch loop to the Town's water system indicates that installation of the waterline loop can increase snow making capacity from the current 600 gallons per minute to up to 2400 gallons per minute. Modeling results indicate that snow making demands of 2400 gallons per minute at the new pump station location will result in a 20 psi delivery pressure at the pump house while also providing maximum day demands elsewhere in the zone at no less than 45 psi. The proposed waterline loop will extend along the east and south side of the Snow King Event Center, where it serves the pump station on the south side, and completes the loop on the west side of the events center and connects back to the 8 inch main near the current connection of the existing 6 inch service. All water use, including snow making and irrigation, on the proposed loop will be metered.

To supplement and provide greater understanding about Snow King's intent with the information submitted, please consider the following:

Snow King's operation relies heavily on snowmaking. Natural snowfall has historically been insufficient, particularly in early season, to enable the Resort to provide skiing services without supplemental snow via snow making. Early season skiing at Snow King is important for not only Snow King's business and is also critical to the Jackson Hole Ski Club and local ski programs, but it also provides additional benefit to other business in the community by attracting other skiers and ski teams that desire a location for early season training. That said, it is Snow King's desire to improve their snow making capacity by increasing water supply. More water means more snow (as long as weather is cold enough). And more water enables snow to be put down on the ground faster.

It should be understood that snow making at Snow King essentially occurs for approximately 6 weeks and typically occurs from mid-October to the end of December when temperatures are suitably cold for productive snow making. It should also be understood that this period of snow

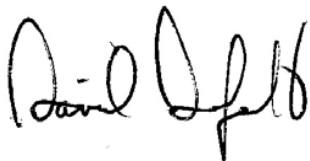
making is outside of the peak water demand season for the Town of Jackson (late spring, summer, and early fall, when locals are using water for irrigation and when the Town population is at its peak with tourists and second homeowners). Because snow making is occurring off the seasonal peak, and also often at night when domestic demands are also low, the Town's system's capacity is capable to provide Snow King with additional water flow for snow making beyond the 600 gpm currently supplied.

The addition of a new 8-inch water main, and potential loop around the ice rink, with the waterline is proposed under the CUP. It is a necessity to move the existing pump station in order to install the gondola as currently proposed. Installing a larger capacity service line while relocating the pump station is proposed in order to allow for more snow making capacity within the water service. The preliminary water modeling results, attached, can be further evaluated with Town Engineering and Water Department to better understand the capacity of the Town's system to provide additional supply. This further analysis should include not only calibration of the piping network's hydraulics, but also the demands within the zone that coincide with the time that snow making is occurring. Although the information within the CUP indicates that flows for snow making may be acceptable up to 2400 gpm, it is understood that the proposed new pump station, water supply piping, and metering will ultimately be designed, following CUP approval, to be within an acceptable supply range that the Town water distribution can accommodate while also, of course, meeting all other demands on the system including fire flows.

Finally, it should be noted that Nelson Engineering and Snow King have evaluated other alternatives to provide additional snow making water supply. The alternatives evaluated include drilling a well at the base of Snow King, re-use of the Town thaw well in Karns Meadow and re-implementation of the previously installed dedicated snow making transmission pipeline from Karns to Snow King; and even the possibility of a new well for snow making supply in Leeks Canyon on the south side of Snow King. These evaluations concluded that Snow King is best served, at least at present, by asking the Town to provide additional water supply, potentially up to 2400 gpm. However, at this time, Snow King simply is asking for the CUP to be approved with concurrence by the Town that additional supplies can be provided, with the flow rate of the additional supply be determined and approved with Town Engineering and Water Department concurrence during the construction permit process.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Dufault". The signature is stylized with a large initial "D" and a cursive "Dufault".

Dave Dufault, PE
Senior Project Manager

Encl.

cc. Ryan Stanley

Scenario	2020 Snow King
Max Month	Average August Flows
Flow Demand	800 gpm

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 0 items>	(N/A)	(N/A)	(N/A)
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,373.00	40.2
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,369.40	42.1
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,372.50	42.2
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,372.20	42.5
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,368.70	44.9
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,370.90	45.8
378	J-73	6,264.00	157: Central	<Collection: 0 items>	9.39	6,371.60	46.6
229	J-106	6,438.00	160: Pine	<Collection: 0 items>	5.73	6,548.90	48
386	J-64	6,261.00	157: Central	<Collection: 0 items>	12.25	6,372.00	48

Scenario	2020 Snow King (to new pump house 8" line)
Max Month	Average August Flows
Flow Demand	1500 gpm
Pump House Elevation	6280

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 1 item>	1,500.00	6,330.70	21.9
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,364.60	40.1
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,372.80	40.1
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,371.90	41.9
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,362.40	42.1
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,371.60	42.2
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,368.60	44.8
378	J-73	6,264.00	157: Central	<Collection: 0 items>	9.39	6,370.70	46.1
229	J-106	6,438.00	160: Pine	<Collection: 0 items>	5.73	6,546.00	46.7

Scenario	2020 Snow King (to new pump house 12" line)
Max Month	Average August Flows
Flow Demand	2500 gpm
Pump House Elevation	6280

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 1 item>	2,500.00	6,325.90	19.8
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,354.40	35.7
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,348.60	36.1
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,372.30	39.9
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,371.10	41.6
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,370.50	41.8
1227	J-381	6,238.00	<None>	<Collection: 0 items>	25.76	6,335.30	42.1
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,364.60	43.1

Scenario	2020 Snow King (to new pump house with extra 8" line)
Max Month	Average August Flows
Flow Demand	2500 gpm
Pump House Elevation	6280

ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 1 item>	2,500.00	6,325.80	19.8
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,344.00	34.2
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,356.50	36.6
385	J-65	6,280.00	157: Central	<Collection: 0 items>	0.6	6,372.40	40
384	J-66	6,275.00	157: Central	<Collection: 0 items>	6.23	6,371.10	41.6
383	J-67	6,274.00	157: Central	<Collection: 0 items>	8.22	6,370.60	41.8
476	J-164	6,245.00	157: Central	<Collection: 0 items>	0	6,344.00	42.8
353	J-102	6,265.00	157: Central	<Collection: 0 items>	4.73	6,365.20	43.3
229	J-106	6,438.00	160: Pine	<Collection: 0 items>	5.73	6,541.60	44.8

Key notes:

Pine Glades High Pressure System

P-140 Closed

P-151 Closed



May 1, 2020

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

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

RE: Gondola & Zip-Line CUP Additional Information

Dear Tyler,

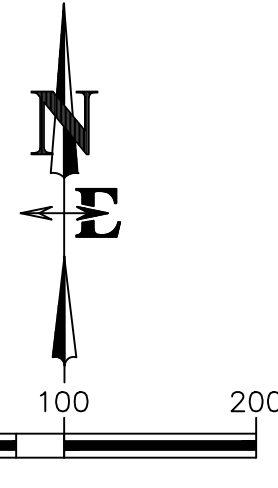
Attached is one additional map for the planning commission review next week. This map shows a conceptual relocation of the Cougar Lift. We have ongoing discussions with the ski club about the need for an alternative to the gondola for race training and would like have this additional information available for discussion at the meeting next week.

On Thursday April 30th, the SKRMA board officially voted to approve submission of the Gondola and Zip-Line conditional use permit.

Sincerely,

Ryan Stanley

S:\P\2019\202-01_Snow King Summit Corridor Improvements\A Drawings\CD\USDA\UTILITY.dwg PROPOSED SITE PLAN ALTERNATIVE - May 08, 2020 11:46:28 am PLOTTED BY green DWG (DWG) 233



DRAWING NO C2.0B	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING		DRAWING TITLE PROPOSED SITE PLAN ALTERNATIVE WITH COUGAR LIFT BASE RELOCATION		DATE 3/31/2020		REV 4/28/2020	
	JOB NO 19-282-01				SURVEYED NE	ENGINEERED NE	DRAWN NB	CHECKED DD

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



Snow King Master Plan Comments- Teton County/Jackson Recreation Department

October 23, 2019

Recreational Amenities within Phil Baux Park:

As understood by reviewing the master plan application, the primary impact of infrastructure to Phil Baux Park is the lift/ticketing area. As presented, the existing Cougar lift appears to be replaced with a new lift within the same footprint. P&R sees no physical impact of this structure with both current and proposed plans for the public facility. We do however have concern with the scale and location of the adjacent plaza and ticketing building. The plaza area is designed and oriented based upon existing conditions. It must be understood that future public development of the Town's park may alter the circulation and access as illustrated in the master plan. Additionally, P&R has concern with the location and orientation of the ticket building. The current building is immediately adjacent to the playground and may pose safety and circulation conflict. The building is also oriented towards the mountain, creating a service or back door elevation to the park. We would suggest the building be incorporated within the existing hillside to the south and orient in a manner that is complimentary to the park. The plaza area should be designed to direct the pedestrian flow towards the lift/ticket area, and provide physical barriers that deter overflow in, or access through the playground and climbing boulders. Such barriers should be aesthetically designed to enhance the site character and sense of place and shall comply with current CPTED (Crime Prevention Through Environmental Design Standards).

The plan also illustrates a structure and public art as a gateway to the ticket/plaza area. P&R recommends wayfinding signage within the appropriate scale and character of the park, but not advertising or commercial branding within the park. Public art within the park shall be reviewed and approved by the Parks and Recreation Dept. prior to contract execution and installation.

Parking:

The plan as presented envisions the utilization of the existing parking in Phil Baux Park to support the plaza/lift area. It remains the intension of P&R to dramatically re-develop and modify this existing parking facility. P&R requests that it be made clear to the applicant that such alterations and modifications to parking are at the discretion of the department and Town, and approval of the plan will not memorialize or entitle parking location or rights. The department continues to recommend that adequate parking, inclusive of tour bus drop off and staging shall be made on Snow King Property, and not on Town property or public rights of way.

Use of Public Property and Assets:

P&R recommends as part of the review and approval of the proposed master plan, new leases and agreements be executed. These documents shall include, but not limited to, all physical improvements on public property, access to and through the public property to such physical improvements and

utilizing of public property for program uses (ie. Tube hill, parking, ski base, etc.) We strongly feel these agreements need to be in place prior to development and use to ensure appropriate financial consideration and park oversight is provided for the public.

Mountain Sports Complex:

The information provided in the master plan application does not provide enough detail to fully understand the use and intent of the proposal. The proximity and connection to TOJ infrastructure should require a higher level of review and understanding by the town to ensure public resources and infrastructure are compatible. In addition, we recommend the submittal of an operational, access, and management plan prior to approval of use.

Town of Jackson
Project Plan Review History
PLANNING

Project Number P19-242	Applied 2/10/2020	STOL
Project Name CUP - Snow King Gondola	Approved	
Type CUP	Closed	
Subtype OUTDOOR RECREATION	Expired	
Status STAFF REVIEW	Status	

Applicant Ryan Stanley	Owner TOWN OF JACKSON, WYOMING
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Site Address 100 E SNOW KING AVENUE	City JACKSON	State WY	Zip 83001
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Subdivision MEADOWLAND	Parcel No 22411634247001	General Plan
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Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes					
Building Kelly Sluder (10/23/2019 9:25 AM KS) All construction will be required to meet the Town of Jackson's current building code and the proper permits shall be obtained prior to construction.	APPROVED W/COND	10/21/2019	11/11/2019	10/23/2019	
Building Kelly Sluder (2/13/2020 9:13 AM KS) All construction will be required to meet the Town of Jackson's current building code and the proper permits shall be obtained prior to construction.	APPROVED W/COND	2/10/2020	3/2/2020	2/13/2020	
Fire Kathy Clay (3/2/2020 3:20 PM CLAY) Will require electrical review	APPROVED W/COND	2/10/2020	3/9/2020	3/2/2020	see notes
Joint Housing Dept Stacy Stoker (3/12/2020 10:45 AM SAS) The applicant has indicated that no new employees will be generated because they are merely replacing existing infrastructure. In my experience, a chairlift is very different than a gondola when it comes to employee generation. While a chairlift normally needs one to two employees at the top and at the bottom, a gondola needs about six at each landing station. The Housing Department suggests that an independent calculation be done to calculate employee generation to determine if there is a housing requirement.	APPROVED W/COND	2/10/2020	3/13/2020	3/12/2020	see notes
Legal Lea Colasuonno		2/10/2020	3/13/2020		
Parks and Rec Steve Ashworth		2/10/2020	3/13/2020		
Pathways Brian Schilling	APPROVED W/COND	2/10/2020	3/13/2020	4/28/2020	

Type of Review	Status	Dates		Remarks
		Sent	Due	
Contact Notes P19-242 – 100 E. Snow King Ave. – Snow King Gondola CUP Comments from Teton County/TOJ Pathways Department Status: approved with conditions • Connectivity - o Connectivity for bicyclists, pedestrians, and other non-motorized forms of mobility should take a high priority for a resort property. This is applicable to both internal connectivity with the resort area itself as well as external connectivity to surrounding streets, public parks, transit access, trailheads, and downtown. - o This application seems to focus on just the area around the gondola base and does not extend improvements beyond the immediate sidewalks or into the parking lot. Recognizing this, staff recommends that future planning efforts need to further consider and prioritize safe and convenient pedestrian and bicycle connections extending through the parking lot and out onto Snow King Ave. Please see the comments provided in the Resort Master Plan Amendment application P19-201 for further details. (And also for comments on parking, travel demand management, and overall circulation). • Bike Parking - o Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a high demand for bicycle parking. Staff recommends that at least 10 bike parking spaces be provided (8 U-racks) for short-term bike parking needs. Staff does not envision a significant need for long-term bike parking with this proposed development. - o Short-term parking (for visitors or guests parking for a few hours or less): the recommended style for short-term bike parking is one or more “single inverted-U” racks. “Wave,” “ribbon,” and “toaster” style racks shall not be used. The best location for a rack area is immediately adjacent to the destination it serves. Bike parking should be hardscaped and should not obstruct pedestrian flow. - o The bike parking should be constructed on a concrete pad. A grass surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. - o Rack type and storage locations should be shown on site plans. - o Staff supports including the bike parking towards the landscape surfacing requirement so that switching from grass to hardscape for the bike parking does not detract from the applicant’s landscape requirements. Conversion of a car parking spot to bike parking would also be supported. - o Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation. • Connection to the USFS hike/bike trails - o The proposed connections to the hike/bike trails look fine. - o Revegetation and reseeding efforts should be monitored closely. There have been issues with proper revegetation in the base area in the past. • Base Area/Phil Baux Park - o Comments excerpted from the Resort Master Plan Amendment application P19-201. Again, recognizing that the proposed development does not extend beyond the immediate area around the gondola base, some of these are for future development and redesign of the Phil Baux base area. - o The Phil Baux Park/base area has the potential to be a hub for community events and a high-quality public space. When redesigning the base area, while it will be important to provide multi-modal connectivity and ADA access, it is also critical to do so without sacrificing the public experience (especially for pedestrians) and the overall quality of the public space. - o When it comes time to design the details for vehicular access to destinations such as the base area, Phil Baux Park, gondola access, the events center, etc., extra care must be used to ensure that these areas are not degraded by making them essentially into vehicle dropoff zones where a continuous stream of idling cars makes the whole area inhospitable for all other users. These spaces should be prioritized for the people actually using them, not for the convenience of the car drivers trying to access them. • Thank you for the opportunity to comment on this project. I would be happy to coordinate with the applicant on any of the comments provided, and I look forward to any opportunity to assist the applicant in incorporating improvements for bicyclists and pedestrians into future plans.				
Planning Tyler Sinclair		2/10/2020	3/13/2020	
Police Todd Smith		2/10/2020	3/13/2020	

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Todd Smith	NO COMMENT	10/21/2019	11/11/2019	10/29/2019	
Public Works Brian Lenz	APPROVED W/COND	2/10/2020	4/30/2020	4/30/2020	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(4/30/2020 8:28 AM BTL)					
CONDITIONAL USE PERMIT– APPROVED w CONDTITIONS					

P20-242

ADDRESS: 10 E Snow King Avenue

OWNER: Snow King Mountain Resort / Town of Jackson

APPLICANT: Snow King Mountain Resort, c/o Ryan Stanley

4/30/2020

Brian Lenz, 733-3079

DATE OF SUBMITTAL: February 26, 2019

DATE OF MATERIALS:

REVISION NO.:

The engineering division has reviewed your application for a CONDITIONAL USE PERMIT submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL:

1. The proposed Gondola shall be sited to minimize grading disturbance.
2. Prior to presenting to Town Council for approval,
3. Prior to presenting to the Town Council for approval:
 - a. Provide a map showing the full length of the gondola.
 - b. Provide a visual impact analysis for the base area, including the full length of the gondola.
 - c. Provide a “heatmap” showing grading limits and magnitude of cuts and fills.
 - d. Provide a map showing all the easements and agreements for the impacted properties and references to their relevant documents. Provide a compilation of all the referenced documents.
 - e. Provide a statement that where documented access is not provided to or around the event center or gondola, easements granting the Town access, including for vehicles and equipment, will be provided in conjunction with building or grading permits for the Gondola.
4. Prior to Town Council Approval of the CUP, the proposed water system demand modeling and supply requirements must be approved by Town Public Works. Upgrades to the snow making facilities requires further review of more detailed water demand and use information including the following:
 - a. Existing snow making areas and corresponding volumes of water used and in what timeframe. Identify the supply zone.
 - b. Proposed snow making areas and proposed volumes of water needed and in what time frame. Identify the supply zone.
 - c. Hydraulic analysis of the existing supply system including hydrant flow testing and calibration of the model.
 - d. Hydraulic analysis for the system with upgrades to 10- or 12-inch pipe back to the Kelly Avenue Supply Line, or other relevant supply line.
 - e. Hydraulic analysis that considers higher demands throughout the system (specifically high points in the system) and fire demands on the system during snow making operations.
 - f. Provide a map showing velocities in pipes, pressures and demands at analyzed nodes. Identify the supply zone for the all of the snow making systems on the mountain.
 - g. If approved, additional controls or line upgrades may be required to maintain adequate service to the town.
5. As part of Building and/or Grading Permit applications for the Gondola, Gondola Site, or Booster Pump Station, a complete geotechnical report commensurate with the degree of influence and hazard, including slope stability evaluations and/or analysis shall be provided and accepted.
6. The final location of the proposed snow making booster pump station shall be coordinated with the Town Public Works and maintain access around the building. Specifically, the Town requires vehicular and equipment access to the ice rink cooling equipment area on the southeast corner.
7. Provide access to the ski lodge and event center on the east side of the Gondola, via stairs or ramps.
8. Prior to any improvements being made to the existing parking lot or park facilities, the sewer main connecting to South Cache Stree must be replaced and possibly relocated in coordination with the Town.
9. Prior to any improvements being made to the existing parking lot or park facilities. water, sewer, and other utilities required for any future public restrooms on the east end of Phil Baux Park should be coordinated and constructed to the extent possible in coordination with the Town.
10. LDRs 5.4.1 Bond for Required Improvements. Prior to the issuance of any building permit pursuant to this Section, the applicant shall post a performance bond for all restorative andmitigative treatments pursuant to Sec. 8.2.11

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Project Comments: The current application is for a proposed gondola at the base of Snow King essentially located in Phil Baux Park. The project should be considered with the future of the park in mind and all of the year-round users of the park. The following comments address the foreseen issues, challenges, and possibilities for the proposed gondola and surrounding area. 1. If the location of the booster pump station is located on Town property, the Town should provide access and utility easements to the station. Public works recommends the applicant consider a location on their property for the booster pump station, perhaps bunker style into the hillside. 2. There are no public restrooms located on the east side of the park and new facilities should be included or planned for prior to installing permanent improvements. 3. Plans for the park area must provide for vehicular and equipment access to the gondola and the event center facilities from the west. 4. Conflicts with expansion to the ski lodge or events center should be considered. 5. Pedestrian access from any parking to the gondola and event center in both winter and summer should be provided. Consideration for crossing the tubing park must be made. Plowed or covered access in the winter is recommended. 6. Space for pick up and drop off of equipment, kids, disabled, etc. should be provided such that travel lanes on the roads are not impeded. 7. Accessible parking and access for the gondola and park facilities should be provided. 8. Consideration for the ski club's access and storage needs. 9. Consideration for bike access to the mountain through the park that avoids conflicts with park users and pedestrians. Some of those mountain bikers like to ride fast regardless. 10. Consideration for managing and facilitating large events, e.g. hill climb, summer concerts, people's market, hockey games/tournaments, etc. 11. Consideration for integration with a possible future parking garage to the east. 12. Consideration for informational signs and kiosk locations. 13. Consideration for parking and access to the One Town Hill property.					

START	NO COMMENT	2/10/2020	3/13/2020	3/11/2020
Darren Brugmann				
Brendan –				

I do not see this Transit Stop relocation from present location as problematic. In fact, I support this location over the current.

I assume the cost to move, establish the new location is responsibility of others than START/TOJ.

Darren.
(4/30/20)

(3/11/2020 2:21 PM STOL)
No Comments from START at this time.

Darren.

From: [Larry Catt](#)
To: [Town Council](#); [Pete Muldoon](#); patricekangas@gmail.com; dnavratil@bresnan.net; jtlaroe7@gmail.com; [Larry Catt](#)
Subject: Snow King Amendment and Legacy Properties
Date: Friday, April 24, 2020 8:07:38 AM

Dear Mayor Muldoon and Town Council,

April 24, 2020

Let me introduce myself, my name is Larry Catt and I have been president of the Clarks Knoll HOA for over 9 years. I have always been a loyal supporter of Snow King and have written multiple letters in their support. My relationship with Snow King goes back to the late 70's when Manuel "kicked" myself and my friends out of Snow King for rock climbing the fireplace.

Currently, I am concerned about the relationship that the Legacy Properties have with Snow King and the requirements that are being placed upon us.

Since I know that you are familiar with the 1% payment of gross rents to SKRMA. I would like to make this brief. As representative of the individual owners of the Clarks Knoll Townhomes.

1. We have no problem with the 1% payment of gross short-term rents to SKRMA and are happy to pay that to SKRMA under the assumption that the Townhome developments will benefit from how the monies are spent, including upgrades to Snow King Loop and landscaping that will improve the esthetics driving into the Townhomes.
2. We have no interest in being a member of SKRMA
3. We would like to have this money allocated to maintenance, easements, and/or improvements (for example street lights on Snow King Loop) and proper landscaping
4. We do not want to be making payments in perpetuity but would like to have a time or dollar limitation. I anticipate that the Clarks Knoll will roughly gross 1M per year in gross short-term rent equating to 10K to SKRMA per year. I would like the TOJ to consider a limitation of 50K or 5 years to fulfill our requirement to SKRMA

Not sure if the TOJ has any influence regarding the earlier fee's assessed to us for the road repairs on Snow King Loop but we would like our 1% to go toward that payment. We feel strongly that our traffic did not create the damage to Snow King Loop and we are not responsible for paying for the repairs.

Furthermore, please amend the following paragraph in the current Snow King amendment

I.H.2. Statement Regarding Sub-Area #6.

~~To be clear, Sub-Area #6 is located within and is governed by this Master Plan. the PRD. Sub-Area #6 is approximately 4.85 acres. and can accommodate a maximum of 252 guests. These 252 guests reduce the maximum lodging capacity (i.e. APOs) remaining in Sub-Areas #1-5 to 2,208~~

~~(2,460 APOs — 252 = 2,208 APOs). Owners of property within Sub-Area #6 are permitted to short-term rent their units. The ability to short-term rent comes from this Master Plan. Any owner that chooses to short-term rent their property within Sub-Area #6 shall be required to pay to SKRMA 1% on the gross revenue generated from all short-term rentals. Any Assessment for The Legacy Properties shall be allocated to maintenance, easements and/or improvements as described in our underlying Property titles (and/or) allocated to the TOJ for a Mountain Fund. This 1% fee (the SKRMA Fee, as defined and described in Chapter 11) is explained in more detail in Chapter 11. This 1% fee applies to all short-term rentals in the Master Plan.~~

In short, the Clarks Knoll Townhomes would like to pay our 1%, be independent from SKRMA, and be our own separate resort district along with the other Legacy Properties.

I appreciate all your efforts and time relative to these issues.

Professionally yours,



Larry Catt, Clarks Knoll HOA President

From: [Rich Anderson](#)
To: [Tiffany Stolte](#)
Subject: Re: Item P19-242 Conditional Use Permit — Gondola, Zipline, Snow Making 10, 330, 400, 402 E. Snow King Avenue
Date: Tuesday, April 28, 2020 1:55:32 PM

April 28, 2020

Dear Town of Jackson planning commissioners:

My wife, teenaged son and I live at 550 Clark Street in the Flat Iron Townhomes, adjacent and/or proximate to the lots under review. We have lived at this location since 2003 and have witnessed a tremendous amount of growth in this part of East Jackson in that time, including the development of the Love Ridge condominiums, some of which are directly behind our townhome.

During their construction, heavy machinery often operated closely enough to shake out entire household, from 8 a.m. to 5 or 6 p.m. or even later. We submitted comments on that project, mostly voicing concerns about noise and other disruptions right outside our back door. I believe the developers made mostly earnest efforts to hold up its commitments to minimize such disturbances, but naturally there were plenty of days when construction activity was difficult to tolerate or, indeed, chased us from our home. With very few exceptions, we did not bother to speak up or complain, as we figured that such activity was part of the price of living in a neighborhood where high density makes housing affordable.

Once Love Ridge was finished, the guests began to come, in winter and in summer. While the majority of the families/groups that stayed in these condos came and went without us even noticing, there were, again naturally, one or two or three nights each season when guests would party late into the night on the condos' outdoor decks, play loud music, drunkenly arrive or depart, etc., sometimes as late as 2 a.m. When this happened, we would first attempt to contact someone at Snow King to remind their guests that they were staying on the edge of a residential neighborhood; other times we had to call the police, who would generally quite quickly come by to quiet the party down. Again, such is life in a resort town; we accepted the occasional nuisance, appreciated the speedy response on the part of Snow King and JPD, and sucked it up.

When Snow King Mountain a few years ago proposed the Alpine Coaster, the Tree Tops Adventure Course and a large increase in activity at the base of the Rafferty Lift, we again offered comment, again expressing concerns about the noise, and again were assured there would be limits on hours and efforts made to keep noise and other disruptions to a minimum. We once again believe Snow King Mountain takes steps to meet those promises, but nevertheless, the quiet of our days — mornings, afternoons, winters, summers — are often broken by shouting and screaming and laughing ... all the sounds of our tourism life-blood enjoying itself. It's great to know people are coming here and enjoying themselves, but the activity based out of the Rafferty Lift area has, as we predicted and as we have once again accepted, resulted in further, incremental noise and disruption to us and our neighborhood.

Now, Snow King Mountain is moving forward with its latest plans. A gondola will be a welcome replacement for the old summit lift, and expanded snowmaking will no doubt be a great boon to all of us who get out winter thrills on The King. But the zipline seems like just one more straw, one more of the 1,000 cuts, one more increment of disruption that, no matter what commitments the owners make and no matter how hard they work to meet those commitments, is bound to insinuate itself into our backyard, our home, our neighborhood.

Any one of the above incremental disturbances might have been easily bearable (though I would

hazard to say that not everyone would bear any of them with the good cheer and neighborliness with which we have), and the promises and efforts to mitigate these disturbances are appreciated and have played in a role in our forbearance. But we now ask not only on our behalf or the behalf of our neighborhood, but on behalf all of Jackson and Teton County and the Greater Yellowstone that our planners and elected officials give long and serious consideration to not only the impacts of this proposal (specifically the zipline), but also its place in the long string of proposals and changes and intensifications of uses this part of Jackson has witnessed over the past 20 or so years. One zipline might not seem like a huge change to the neighborhood; but one zipline, an Alpine Coaster, a new high-speed quad chairlift, additional short-term guests and intermittent heavy construction add up to changes that are huge and substantial and disruptive.

We at 550 Clark Street therefore ask the Town of Jackson Planning Commission to deny recommending the zipline portion of this request.

With good will,

Richard Anderson
307 699 4801

From: [Dede O'Mara](#)
To: [Tiffany Stolte](#)
Subject: No Zip Line!
Date: Friday, May 01, 2020 4:40:08 PM

I'm writing in regards to your upcoming meeting to discuss Snow King and its request for a permit to build a Zip Line. Having spent time at the top of Vail in the summer, they have some similar attractions to ones we have here, both at the Village and at Snow King. They have a gravity coaster, ropes courses and Treetop Adventure type activities. They also have a zip line. I found the zip line to be the most offensive and disruptive activity on the mountain. It is very, very loud. With all of the other activities, the sounds you hear are peoples voices... mostly screaming or laughing. The zip line, on the other hand, sounds like an industrial behemoth. The sound travels far and it is an urban/factory type of sound. It is also a huge, unsightly beast. Unlike Snow King's Treetop Adventure course, which is hidden in the forest, this is an exposed, space-hogging mess. Snow King has many many activities to market to summer tourists at this point. Please do not destroy the character of our Town Hill with one additional attraction (among many existing attractions) that will have a truly outsized impact on every other user on the mountain with its noise and imposing size.

Thank you for your time and your service to our community,
Deirdre O'Mara
PO Box 1810
Jackson, WY 83001