

Special Town Council Workshop

June 15, 2020

1:00 PM

Town Council Chambers

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**

I. WEBEX LINK FOR PUBLIC PARTICIPATION

To join, click on the link or copy it to your browser:

<https://townofjacksonwy.webex.com/townofjacksonwy/onstage/g.php?MTID=e039831077dd7afd9d1e1280d78bbfc23>

If the link does not work, join at webex.com with Meeting ID **146 500 8060** Password: **toj**

II. CALL TO ORDER AND ROLL CALL

III. WORKSHOP ITEMS:

- A. Town Budget Discussion (Larry Pardee, 90 minutes)
Public comment on the budget will be taken during the Budget Hearing in the 6pm Council Meeting.
- B. Snow King Conditional Use Permits (CUPs) and Lease Agreement Overview (Tyler Sinclair, 45 Minutes)
- C. Kids Bike Park Update (Brian Schilling, 15 Minutes)
- D. Draft Release of Water & Sewer Systems Capacity Study (Johnny Ziem, 30 Minutes)

IV. PROPOSED ITEMS FOR FUTURE WORKSHOPS

- 7/20 Updates to Rate & Capacity Study, Identify Ordinance Changes
- 8/17 Review Proposed Ordinance Changes related to Rate & Capacity Study
- Future* Legal Review of JMC Title 5
- Future* Special Event Requirements (Non-Alcoholic options and Sustainability Efforts)
- Future* One Percent for Art
- Future* St. John's Hospital Memorandum of Understanding

V. ADJOURN

Adjourn to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii).

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.



TOWN OF JACKSON

WORKSHOP DOCUMENTATION

SUBMITTING DEPARTMENT: Community Development

PRESENTER: Tyler Sinclair

WORKSHOP DATE: June 15, 2020

SUBJECT: Snow King Mountain Conditional Use Permits (CUPs) and Lease Agreement Overview

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to provide Council an overview, allow Council to ask questions and for Council to identify any additional information and items for discussion on three Conditional Use Permit (CUP) requests from Snow King Mountain Resort as follows:

- **Item A – Gondola, Cougar Lift, 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. The Cougar lift is proposed to be relocated approximately 250' uphill from its current location.
- **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.

In addition, staff will provide Council an overview of the proposed Gondola and Cougar Lease Agreement between the Town and Snow King Mountain Resort.

There will be no public comment taken at the workshop and no action will be taken on any of these items.

DESIRED OUTCOME

For Council to gain a thorough understanding of the three CUP applications and proposed lease agreement including the interrelatedness of these requests. For the CUPs Council will be provided a presentation by staff and the applicant and be able to ask any questions they have and identify any additional information they require prior to completion of the Public Hearing including taking public comment and formal consideration of the CUPs at the July 6, 2020 Regular Town Council meeting. For the proposed Lease Agreement staff and the applicant will provide a presentation with Council being able to ask questions, identify any additional information they require and provide initial direction on the desired rental structure in the proposed lease agreement.

BACKGROUND/ALTERNATIVES

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 took effect upon the third and final reading of the associated ordinances on May 4, 2020. Among the changes to the Master Plan that are relevant to these applications 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 and Cougar Lift:** The proposed zip line and lift replacement are 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.

Conditional Use Permits

Staff has attached to this report a draft staff report for the July 6, 2020, Town Council public hearing on these items for review prior to the meeting. The report is draft as staff is still completing portions of their review based upon the applicant's submission and Planning Commission review of the application.

Gondola and Cougar Lease Agreement

The proposed lease agreement includes the placement of a Gondola base facility and associated improvements including but not limited to towers, a ticket booth and a staging plaza on town property commonly referred to as Phil Baux Park. In addition, the lease includes the use of the Town owned Mountain Tract Parcel for the location of ski facilities and improvements associated with the replacement of the Cougar Lift and Gondola. A separate Facility and Use agreement is also being drafted to cover activities/uses such as tubing that also occur in Phil Baux Park but do not include any permanent improvements. A map illustrating the Town parcels subject to the lease is included below:



Staff is working with the applicant on a draft lease agreement for future consideration by Council. Below staff has provided an overview of the key areas of the lease for Council's consideration and initial comment.

- **Article 1. DEFINITIONS**
 - This section includes specific definitions for all terms utilized throughout the lease including but not limited to allowed lease improvements, permitting and other items.
- **Article 2. APPLICABILITY OF PROVISIONS**
 - This section describes that if not stated otherwise, the provisions of this Lease apply as of the Execution Date and continue through Termination.
- **Article 3. LEASE OF THE PREMISIS; EASEMENTS; TERM; RENT.**
 - This section describes the specific area to be leased on the two Town parcels including specific exhibits outlining the extent to which the Town property can be utilized.
 - Lease Term. This section will include the term of the lease and options to extend. Due to the significant investment being made the applicant is interested in a long lease period.
 - This section describes what occurs when the lease expires, regarding the Removal and Restoration of improvements.

- o Rent. This section as initially proposed will set a monthly base rent. Staff is seeking Council feedback on the proposal to utilize base rent and possibly a supplemental rent. A supplemental rent could be a % of ticket sales from the Gondola.
- **Article 4. CONSTRUCTION.**
 - o This section includes a requirement that the tenant provide financial assurance prior to the execution of this Lease, that Tenant holds sufficient private funding and has secured sufficient third-party financing funds to complete construction.
 - o This section provides requirements for when construction shall commence, when it shall be complete by and what happens for failure to complete the project. This section has been largely addressed in the Master Plan but is proposed to be carried over here as well.
- **Article 5. OPERATION.**
 - o This section describes the operational limitations placed on the tenant by the lease consistent with the approved Master Plan and proposed Conditional Use Permits. Staff has provided the areas to be addressed here for Council to see how the Master Plan, CUPs and Lease will work together to incorporate the various restrictions and requirements related to the various obligations:
 - a. Use, Operation, Repair and Replacement.
 - b. Limits on Use of Leased Premises.
 - c. Continuous Ski Infrastructure Operation.
 - d. Storage.
 - e. Commercial Sales on Landlord Property.
 - f. Damages.
 - g. On- and Off-Site Impacts From Use of Premises.
 - h. Utilities at Tenant's Cost.
- **Article 6. INDEMNITY**
- **Article 7. INSURANCE**
- **Article 8. DEBT SECURITY; TRANSFER; ASSIGNMENT.**
- **Article 9. BOND; REMOVAL; RESTORATION.**
- **Article 10. ASSURANCES OF LANDLORD**
- **Article 11. TERMINATION; EVENT OF DEFAULTS; REMEDIES**
- **Article 12. MISCELLANEOUS**
- **Article 13. FORCE MAJEURE**

Specifically, at this time staff asks that Council provide discussion and input on Article 3, regarding the Rent Amount and Term of the lease. In thinking about and discussing this item staff offers the following areas for consideration:

- What is the correct balance (Rent Amount) between limiting the public use of the park by allowing private improvements with the public benefit of those private improvements to the Town?
- What is the preferred approach and balance between the use of Base Rent a fixed amount versus the use of Supplemental Rent a percent of Gross Revenue? How should the Rent Amount be determined?
- Should the tenant be credited for improvements made to the public park and/or the provision of public commonly used infrastructure provided by the tenant? For example, improvements to Phil Baux Park including removal of the existing parking and replacement with sod and irrigation as shown in the Conceptual Master Plan or the provision of a pick up and drop off area along Snow King Avenue.
- Should the cost to the Town to upkeep the park as a result of the increased usage be covered by the lease including but not limited to restroom cleaning, turf maintenance and repair, trash removal, etc.?

COMPREHENSIVE PLAN ALIGNMENT

Staff has provided the Sub-area descriptions and associated policy direction for the proposed location of these requests for Council consideration. The attached draft staff report for the CUP requests includes a staff review for consistency with the Comprehensive Plan.

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.

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.

Following are the Policy Objectives for District 2. Town Commercial Core.

Common Value 1: Ecosystem Stewardship

Common Value 2: Growth Management

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

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

4.2.c: Create vibrant walkable mixed use subareas

4.2.d: Create a Downtown Retail Shopping District

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

4.4.b: Enhance Jackson gateways

4.4.d: Enhance natural features in the built environment

Common Value 3: Quality of Life

5.2.d: Encourage deed-restricted rental units

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

6.2.c: Encourage local entrepreneurial opportunities

6.3.a: Ensure year-round economic viability

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

STAKEHOLDER ANALYSIS

Stakeholders to this application include all residents of the Town of Jackson specifically including the surrounding property owners, users of the Town parks/properties, tourists to the community, Town business owners, and others.

FISCAL IMPACT

Please see discussion of the proposed rental amount above.

STAFF IMPACT

The Town Attorney, Community Development Director, Parks and Recreation Director, Town Manager and other staff have spent considerable amounts of time over the past two months on these applications.

LEGAL ISSUES

On-going.

ATTACHMENTS

DRAFT, Staff Report for the requested Conditional Use Permits Dated July 6, 2020

RECOMMENDATION

None at this time.

SUGGESTED MOTION

None at this time.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: JUNE 11, 2020
MEETING DATE: JUNE 15, 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

REQUESTED ACTION

[STAFF NOTE: This item has been continued to the July 6, 2020, Town Council meeting to allow staff and the applicant additional time to prepare their comments and recommendations prior to formal review. Specifically, the Town Engineer is currently reviewing utility and water plans with comments forthcoming and Planning staff is finalizing a proposed Operational Plan. This draft report has been provided to provide an overview of the applications specifically as it relates to the Lease Agreement also being presented on the workshop agenda.]

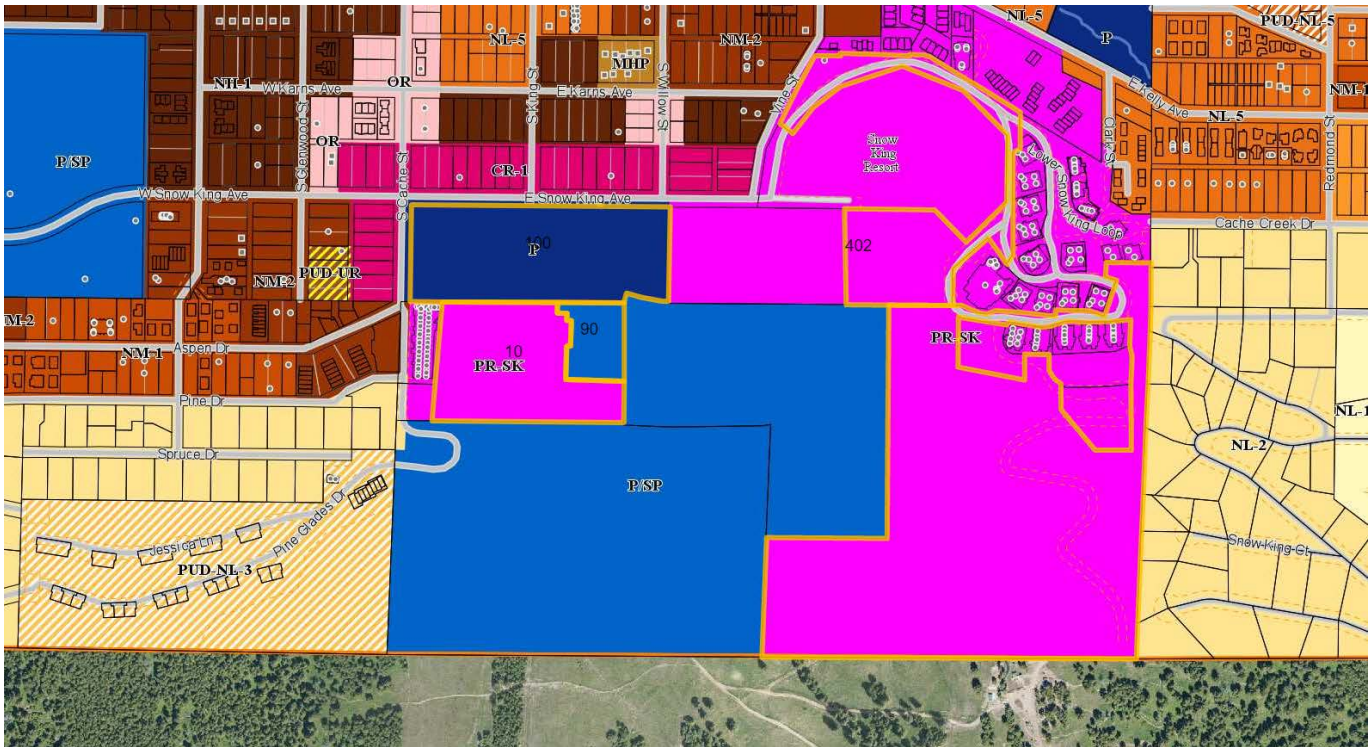
The applicant is requesting approval of three (3) Conditional Use Permits (CUP):

- **Item A – Gondola, Cougar Lift, 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. The Cougar lift is proposed to be relocated approximately 250' uphill from its current location.
- **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)



BACKGROUND

Item A – Gondola, Cougar Lift, 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, Boulderling 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 took effect upon the third and final reading of the associated ordinances on May 4, 2020. 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, Cougar Lift, 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 lift, an aging facility nearing the end of its functional lifespan, and relocate the Cougar lift approximately 250 feet uphill to service primarily night skiing and ski racing. 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.

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, this section of proposed zip line measures approximately 1,550’ from the takeoff station to the landing station. The applicant has plans for additional zip line connections on Forest Service land accessed via the proposed gondola.

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, COUGAR LIFT, 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.

Relocated Cougar Lift

As part of this request, the applicant has proposed retaining the Cougar lift on the ski hill, approximately 250 feet uphill from its present location. Staff does not see any significant impact as a result of the relocation of the Cougar lift as it relates to parking, circulation, housing, congestion, etc. According to the applicant,

"It has become clear that the preferred outcome for race training as part of this proposal is to relocate the base of the Cougar lift approximately 250 feet up the hill. Snow King Mountain and the Jackson Hole Ski and Snowboard club are working together to make this change associated with the installation of the gondola... While this outcome has changed the project design and cost substantially, Snow King Mountain is willing to support this relocation of the Cougar lift as a positive solution for both the Ski and Snowboard Club as well as the community. The relocation of the Cougar lift has a number of benefits including the elimination of the 40ft tower number 4, preservation of access to the mid-mountain, and easy access for race training immediately outside the Lodge Room and Ski and Snowboard Club offices. The primary downside of this option is simply the additional cost, as it would have limited impact to a future building expansion to the west of the ice rink, and it retains a relatively wide-open space at the base of the mountain. The relocation of the Cougar lift would be undertaken at the same time as the installation of a new gondola."

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 one existing lift with the gondola and relocating the Cougar lift which, in staff's opinion, will not increase parking demand substantially. 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

In the most recent supplemental information letter dated May 22, 2020, the applicant has provided a draft Operational Plan which addresses hours of operation for activities at Snow King. Per the applicant, the dates listed below are approximate and intended to accommodate starting longer hours on a Saturday and ending longer hours on a Sunday. In addition, the applicant is requesting that up to 5 days of one additional hour either later or earlier to accommodate special groups, gatherings, or events be allowed as part of this operating plan, and has proposed to shut down for pre-planned events at the Aspen Hill Cemetery for a similar number of days and time (please see the discussion of Aspen Hill Cemetery under Item B). Staff suggests a condition of approval that any extra days and hours be provided in a report to the Town annually for review. Snow King has proposed the following hours of operation:

Summer Hours of Operation:

Lifts and Activities: (Mountain Coaster, Rafferty Zip-line, Alpine Slide, Miniature Golf, Maze, Bungee Trampoline, Summit Gondola and Rafferty Lift)

May 15 to June 14:	10:00am – 5:00pm
June 15 to August 15:	10:00am – 9:00pm
August 16 – October 16:	10:00am – 5:00pm

Winter Hours of Operation:

November 1 – December 10:	9:00am – 6:30pm
December 11 – April 15:	9:00am – 9:00pm

Staff notes that the applicant has requested that 5 additional days for one additional hour either later or earlier to accommodate special groups, gatherings, or events be allowed as part of this operating plan, however the applicant does not include a proposed restaurant or observatory as uses for which this 5 day exception to the above hours of operation would apply. Rather, the applicant is requesting that once the summit restaurant and/or observatory are complete the gondola would be allowed to operate without restriction until 10:00pm. After 10:00pm the applicant proposes that the summit facilities would use blackout curtains and shielded red lights for gondola loading until 1:00 am to serve stargazing gatherings at the summit and events at the restaurant. Mr. Samuel Singer, the founder and director of Wyoming Stargazing provided comment at the June 3, 2020, Planning Commission meeting stating that stargazing cannot even begin until 10:00pm in the summertime months and events typically last until 1:00 am. Wyoming Stargazing aims to provide stargazing events every clear night during the summertime and therefore having a defined 1:00am operating hour is a necessary component of an observatory on the summit, according to Wyoming Stargazing.

Staff is generally comfortable with the hours as presented, although discussion by the Town Council of the use of the gondola after 10:00pm is encouraged. Staff notes that there is significant public comment in regards to a proposed observatory at the summit with the request that the gondola be allowed to operate for stargazing events until 1:00 am. The Planning Commission was reluctant to define hours for proposed future uses at this time, suggesting that when the applicant submits materials to develop a proposed restaurant or observatory at the summit the preferable option would be for the applicant to amend their Conditional Use Permit to expand hours of operation. The Community Development Director, however, suggests that it is appropriate for the Town to address hours of operation for all proposed uses now as part of any approval so that the applicant has assurances that significant investments in improvements at the resort will be allowed to operate within mutually agreed upon days/hours of operation.

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. The applicant has proposed a Snow King Mountain Code of Conduct and Design Considerations as part of the draft Operational Plan to help minimize noise. According to the applicant, this code of conduct will incorporate environmental awareness, encourage limiting noise, and generally seek to incorporate existing community best practices for guests as an educational strategy to limit the impact of their visit. The applicant states that the gondola will be designed with a top drive (motor and drive system located at summit of the mountain) so that noise at the base area terminal will be minimized.

The LDRs limit noise to 65 dBA at any zone boundary or site boundary line. As an example, a measure of 60 dB is similar to normal conversation, a lawn mower is about 90 dB, and a loud rock concert is about 120 dB. Staff suggests discussion by Town Council of gatherings/special events and noise/music at the base of the gondola facility/plaza area during the defined hours of operation with a potential condition of approval to limit impacts if need be.

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.

The applicant has clarified that keeping the Cougar lift on the ski hill will add an estimated additional 8-16 additional lights at 3-4 locations. The applicant states that a range of additional lights for Cougar is proposed at this time because there is likely some redundant locations with the lift staying that will not be necessary elsewhere. Ultimately, the applicant states that they are trying to improve the visibility on the snow and Cougar remaining helps that situation substantially by retaining lighting locations more in the middle of the run.

Wildlife Impacts

The location of the proposals are not within the Natural Resource Overlay or Scenic Resource Overlay. 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. Please see the applicant’s excerpts from the Draft EIS document attached to the supplemental letter dated May 22, 2020.

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. However, given that the Cougar lift is now proposed to remain, the applicant should address whether any new full time year round employees will be created as a result of 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 or Building Permit submittal for the proposed gondola item. The applicant has provided the additional materials requested in the Town Engineer's comments. Additional comments from the Town Engineer are forthcoming for the Next Town Council meeting regarding proposed water and utility usage associated with the snow making pump house.

Proposed Improvements to Phil Baux Park

The Parks and Recreation Board have submitted two memos following the May 6th, 2020, Planning Commission meeting which are attached to this report for review. Some of the positions expressed within these memos may be at odds with the direction that the Parks and Recreation Department, Town Staff, and Town Council gave to the applicant in the past in regards to things like the preferred location of the gondola and ticketing booth in Phil Baux Park, and the provision of parking in general.

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, 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 attached to this report in the departmental reviews. 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.

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 and on the following page.

Comments from the Parks and Recreation Director indicate that additional consideration of bathroom improvements and the possible relocation of the public restroom closer to the gondola facility will be needed in the future. The Parks and Recreation Director suggests that the operational costs associated with upkeep of a public restroom should be shared between the town and Snow King Mountain Resort and other leaseholders in Phil Baux Park. The Parks and Recreation Director estimates that operational costs for the bathroom are roughly \$10,000 - \$15,000 dollars a year, and that this cost should be considered in the lease agreements.



Phase 1 – Landscaping of Phil Baux Park



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 has added 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, which shall be finalized and approved by Planning Staff prior to appearing before the Town Council. *Planning staff is currently working with the applicant on finalizing the operational plan prior to the Town Council hearing on July 6, 2020.* Components of an operational plan 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.

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 the proposed landscaping.

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 to monitor parking at Snow King were required for Item P19-201: Snow King Resort District (SKRMA) Master Plan Amendment which 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.*

Staff will continue to monitor the Transportation Demand Management report as it becomes available and will work with the applicant on the required shared parking agreement between Sub-Area #2 and the Town's Phil Baux Park property.

Hours of Operation

Please see the discussion above under **Item A – Gondola, Cougar Lift, and Lighting** regarding the applicant's proposed Hours of Operation and Operational Plan.

Aspen Hill Cemetery

Staff reached out to Mr. Al Zuckerman, Cemetery Sexton of Aspen Hill Cemetery for comment on how existing and proposed recreational activities at Snow King affect cemetery services and operations. Mr. Zuckerman's response is included in the attachments of this staff report. In general, Mr. Zuckerman provided the following information and commentary:

- On average 3 internments are held each month May through October. During the winter the cemetery averages 1-3 internments during the months of November through April
- A typical service lasts 30-45 minutes but a few last an hour
- Graveside services are typically held between the hours of 10am and 4pm
- The cemetery needs a minimum of 3 days advanced notice prior to a service
- The current recreation/ amusement uses nearby can be very disturbing, distracting, and seemingly disrespectful for some families, while it does not appear to bother other families. The noise generated by the mini-golf, alpine slide, and coaster is currently most audible primarily for the east half of the cemetery.

Mr. Zuckerman goes on to state,

“As you are aware, the amusement features are very close to the east cemetery fence line with cemetery plots being very close, as well. There have been times in the past when I had asked Ryan Stanley to shut down those features for the duration of the graveside service. This was especially the case when services were in close proximity to the east boundary of the cemetery. I would first ask the family if the features and accompanying noise were going to be an intrusion. If they said yes I would let Ryan know ahead of time when the service would take place and its duration. He was sympathetic to the situation and, in those instances, would comply and shut down. Oftentimes though, a family didn’t have an issue with the noise and I would not contact him.

I am aware that shutting down the amusement features during peak times is costly and disruptive for Snow King. However, I think having an operational plan and formal agreement with Snow King to curtail or mitigate noise is very appropriate. Perhaps the ops plan could contain language that might create some flexibility, giving the family the discretion, on a case by case basis but still giving it the teeth to have Snow King comply at the family’s and the Town’s request.”

Noise

According to the LDRs, Sec. 6.4.3 Noise the maximum permitted sound level in is 65 dBA (weighted decibel scale) along any zone boundary or site boundary line. 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. According to the applicant’s supplemental information letter dated May 22, 2020, the following will help to reduce noise for the zip line operation:

- Tree planting along eastern border of Snow King Mountain private property to screen visual and noise impacts associated with the Rafferty Center
- Zip-line trolley and catchment system designed to reduce noise
- Coated cable to reduce noise
- Mature trees planted around zip-line towers

Staff has added a condition of approval requiring that the cables for a zip-line be coated to limit noise from trolleys travelling down the cable.

Lighting

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

Wildlife Impacts

The proposal is not located in the Natural Resource Overlay or Scenic Resource Overlay. 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 for the proposed pump station item. Upgrades to the snow making facilities requires further review of more detailed water demand and use information including the following:

- Existing snow making areas and corresponding volumes of water used and in what timeframe. Identify the supply zone.
- Proposed snow making areas and proposed volumes of water needed and in what time frame. Identify the supply zone.
- Hydraulic analysis of the existing supply system including hydrant flow testing and calibration of the model.
- 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.
- 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.
- 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.
- If approved, additional controls or line upgrades may be required to maintain adequate service to the town.

The Town Engineer has required that 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. *The Town Engineer is in the process of reviewing the additional materials provided by the applicant, with comments expected for the following Town Council meeting.*

STAFF FINDINGS

Item A – Gondola, Cougar Lift, 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 relevant excerpts from the 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.

PLANNING COMMISSION

The applicant appeared before the Planning Commission on May 6, 2020, and June 3, 2020, where the Planning Commission recommended approval of all three items unanimously. At the May 6, 2020, meeting the Planning Commission focused on the cumulative impacts of the recreation operations on the east side of Snow King Mountain Resort, and the impact of noise and hours of operation from a proposed zip line and gondola. The Planning Commission requested a draft Operational Plan for their next meeting to address all of the existing and proposed recreational activities at Snow King Mountain Resort.

At the June 6, 2020, meeting the Planning Commission further discussed the draft operational plan and hours of operation. Commissioner Petri expressed reservations about the gondola being allowed to operate until 1:00 am on a regular basis for daily events. The Planning Commission did not define hours of operation beyond 9:00 pm, instead they propose that the applicant could amend their Conditional Use Permit(s) in the future if/when new uses are operational.

The Planning Commission discussed the cumulative impact of adding a zip line to existing recreation uses and questioned whether any additional zip lines on Forest Service property could be limited. The Commission is concerned about the cumulative impact of multiple zip lines including this one on private property but also additional zip lines on Forest Service property. The Commission expressed reservation at the ability to limit this one zip line but not the ability to limit zip lines on Forest Service property. The Commission decided against adding a condition that would limit Snow King to solely the zip line in question in this report. The

Community Development Director told the Commission that the matter would be brought to Council's attention but that the Commission had the option of denying the zip line item as well if they could not make the findings. Ultimately, the Planning Commission recommended approval of the zip line item with a condition of approval requiring the applicant to formalize an agreement with the Aspen Hill Cemetery representatives prior to Town Council approval. Staff suggests that this condition be incorporated into a finalized operational plan.

PUBLIC COMMENT

Staff has compiled all public comment letters to date on these items and attached them to this report. There has been extensive public comment related to the future of Snow King over the past many years. 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 Supplemental Information Letter May 22, 2020
Applicant Supplemental Information Letter May 1, 2020
Applicant Supplemental Information Letter April 29, 2020
Applicant Submittal
Impacts of Snow King Operations on Cemetery May 8, 2020
Conceptual Redevelopment Plan for Phil Baux Park
Parks & Rec Comments on Phil Baux Park Improvements October 23, 2019
Parks & Rec Board Memo May 29, 2020
Parks & Rec Board Memo May 19, 2020
Departmental Reviews
Public Comment

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Item A: The Community Development Director and Planning Commission 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 June 11, 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. 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 Snow King Resort area based upon the feedback provided by the Planning Commission, prior to the applicant appearing before Town Council. 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.

5. All extra days and hours that exceed the established hours of operation for the gondola shall be provided to the Town annually for review by the Planning Department.
6. 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 and Planning Commission 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 June 11, 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 Snow King Resort area based upon the feedback provided by the Planning Commission, prior to the applicant appearing before Town Council. 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.
2. All extra days and hours that exceed the established hours of operation for outdoor recreation activities shall be provided to the Town annually for review by the Planning Department.
3. The cables for a zip-line shall be coated to limit noise from trolleys travelling down the cable.
4. The applicant shall formalize an agreement regarding noise, hours of operation, events, etc. with Aspen Hill Cemetery representatives prior to Town Council approval.

Item C: The Community Development Director and Planning Commission 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 June 11, 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

I move to **continue** the items to the next scheduled Town Council meeting on July 6, 2020.



May 22, 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 for Planning Commission

Dear Tyler,

This letter seeks to provide additional information in response to questions raised at the May 6th planning commission meeting with respect to a draft operating plan, excerpts from the Snow King Draft Environmental Impact Statement (EIS), locations of proposed zip-lines on USFS Land, further information on the Cougar lift, and additional engineering information.

Attached with this letter is a draft operating plan that incorporates elements discussed at the planning commission meeting and included in the Conditional Use Permit application submission. This draft operating plan incorporates a number of noise and visual mitigation elements that were discussed with the planning commission including limits on operating hours to accommodate the cemetery, design considerations for the zip-line to have trolleys with coated wheels to minimize noise when travelling on the cable, a catchment system for the zip-line that minimizes noise, visual screening of activities on the eastern boundary of the resort, location of the drive terminal of the new gondola at the top of the mountain to minimize noise at the base area, a guest code of conduct, and design considerations for a new building at the top of the mountain that will minimize visual impacts from operations at night to serve the proposed observatory.

A summary of environmental impacts associated with each alternative in the Snow King Draft EIS is attached in addition to a map that shows the proposed projects associated with this EIS, including zip-lines. This summary provides a quick view of the in-depth environmental analysis found in the complete Draft EIS document which is available online at the Bridger Teton National Forest website.

It has become clear that the preferred outcome for race training as part of this proposal is to relocate the base of the Cougar lift approximately 250 feet up the hill. Snow King Mountain and the Jackson Hole Ski and Snowboard club are working together to make this change associated with the installation of the gondola.

The 2018 Resort District Master Plan review which initially included a proposal to relocate the gondola at street level in the existing parking lot of Phil Baux Park would have been the most cost-effective design for the resort to preserve the Cougar lift, minimize grading expenses at the base of the mountain, while maintaining the maximum



amount of green open space at the base of the mountain. However, this location for the gondola was ultimately not approved as part of the Town review process. The next best location for the gondola was approved as part of the 2020 Resort District Master Plan proposal where the Cougar lift currently sits. As this change was detrimental to the operations of the Ski and Snowboard Club, a surface lift on the west side of the resort was considered as an alternative alongside relocation of the Cougar lift. Ultimately, preservation of the Cougar lift was deemed the best option by the Ski and Snowboard Club.

While this outcome has changed the project design and cost substantially, Snow King Mountain is willing to support this relocation of the Cougar lift as a positive solution for both the Ski and Snowboard Club as well as the community. The relocation of the Cougar lift has a number of benefits including the elimination of the 40ft tower number 4, preservation of access to the mid-mountain, and easy access for race training immediately outside the Lodge Room and Ski and Snowboard Club offices. The primary downside of this option is simply the additional cost, as it would have limited impact to a future building expansion to the west of the ice rink, and it retains a relatively wide-open space at the base of the mountain. The relocation of the Cougar lift would be undertaken at the same time as the installation of a new gondola.

To address comments from the Town Engineer, attached with this letter is a map showing the full length of the gondola and proposed new access road. Please recognize that the USFS has not made a determination on the final road alignment shown on this map. Also attached is a heatmap showing grading limits and the magnitude of cuts and fills. 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 the building or grading permits for the Gondola. Prior to presenting to Town Council for approval, a map will be provided showing all the easements and agreements for the impacted properties and references to their relevant documents and a visual impact analysis that shows the entire length of the gondola will be provided.

Sincerely,

Ryan Stanley

Snow King Mountain Resort - Town of Jackson Operating Plan

As designated in the Teton County Comprehensive Plan, Snow King Resorts location within the Town Commercial Core Zone sits within the “economic hub of Teton County.” The future goal of the Comprehensive Plan for this zone is to “create a vibrant pedestrian-oriented mixed-use district with a variety of non-residential uses. A key component of achieving this goal will be to have visitors and residents visit the area more often and stay longer by increasing the availability of lodging and residential units and creating a vibrant Retail Shopping District.” Specifically, with respect to Snow King Resort, the Comprehensive 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.” Furthermore, the Comprehensive Plan states that “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.”

The 2020 Snow King Resort District Master Plan is an extension of the vision set forth in the Teton County Comprehensive Plan with a variety of lodging, commercial, residential, and recreational uses that will create a vibrant resort district and economic hub for Teton County. Snow King Resort recognizes that for these diverse uses to coexist in harmony and in close proximity, a broad set of guidelines must be established to ensure the impacts of one use do not substantially impact other uses. Furthermore, the Resort recognizes that certain uses may have impacts beyond the Resort District and Commercial Core Zone of the Comprehensive Plan. As such, Snow King Mountain Resort seeks to establish a clear operating plan with the Town of Jackson that seeks to strike a balance between recreational activities that may have impacts outside the Resort District, the goal of creating a vibrant economic and activity hub in the heart of Teton County, and the residential neighborhoods outside the Commercial Core Zone.

The following operating plan focuses primarily on the hours of operation for the various activities at Snow King Mountain in order to limit the impacts of these activities on the neighboring community. In addition to these limited hours of operation, which in the past have not existed, Snow King Mountain Resort seeks to establish a code of conduct for resort guests that will help to encourage respectful behavior, and to incorporate design elements into new facilities that will minimize outside impacts on the community. It must be noted that these limitations may have a negative impact on the economic success of Snow King Mountain in the future, and in some cases come at a very high cost to the business. Furthermore, in the 2020 Snow King Resort Master Plan, Snow King Mountain was required to operate a minimum number of hours during the winter months to guarantee the community access to skiing. Snow King Mountain seeks to do its part as a good neighbor while both achieving the vision of the Teton County Comprehensive Plan as a vibrant successful economic driver, while minimizing impacts on surrounding neighborhoods.

Hours of Operation

Generally, for Snow King Mountain to succeed with its business offerings, all activities need to be available to guests at the same time so that guests can experience the full range of activities as part of their visit, regardless of the time they choose to visit. Therefore, it can be expected that all activities may be open during the hours of operation listed below during both summer and winter.

Summer Hours of Operation:

Lifts and Activities:

(Mountain Coaster, Rafferty Zip-line, Alpine Slide, Miniature Golf, Maze, Bungee Trampoline, Summit Gondola and Rafferty Lift)

May 15 to June 14:	10:00am – 5:00pm
June 15 to August 15:	10:00am – 9:00pm
August 16 – October 16:	10:00am – 5:00pm

In the past, summer activities at Snow King have operated from 9:00am to after 9:00pm. The restricted operating hours above have been adopted in recent years to provide a quiet time in the morning for the neighboring Aspen Hill Cemetery. The hours of operation listed above will ensure a quiet time in the morning for cemetery visitors and burials into the future.

The dates listed above are approximate and intended to accommodate starting longer hours on a Saturday and ending longer hours on a Sunday.

Up to 5 days of one additional hour either later or earlier to accommodate special groups, gatherings, or events are requested as part of this operating plan. Snow King has proposed to shut down for pre-planned events at the Aspen Hill Cemetery for a similar number of days and time.

The Kings Grill will operate standard restaurant hours of operation during the summer months and close no later than 10:00pm for gatherings in the space.

At the time a new facility at the summit of the mountain is constructed, or at the time of completion of the proposed observatory at the summit, it is proposed that the gondola would operate without restriction until 10:00pm. After 10:00pm, the summit facilities would use blackout curtains or other means of blocking light to prevent light pollution from any buildings. Fully shielded red outdoor lights would be used for pedestrian safety to load and unload the gondola after 10:00pm to service the proposed observatory and restaurant at the summit. This situation would be used to mitigate both stargazing and any events or gatherings at a new restaurant facility. The gondola would operate as needed until 1:00am to serve stargazing gatherings at the summit and events at the restaurant. Ultimately, design elements of the building combined with operating plans to minimize light pollution would seek to create a

situation whereby any events or gatherings at night would be minimally visible from the Town below.

Winter Hours of Operation:

Lifts and Activities:

(Rafferty Lift, Cougar Lift, Magic Carpets, Summit Gondola, Tubing, Mountain Coaster)

November 1 – December 10: 9:00am – 6:30pm

December 11 – April 15: 9:00am – 9:00pm

Prior to the construction of a new gondola it is anticipated that night skiing lights would be turned off no later than 8:00pm following ski patrol sweep of the mountain. Following the construction of new facilities, night skiing hours may be extended with lights to be turned off no later than 10:00pm following ski patrol sweep of the mountain. Historically, night lighting has been in operation for night skiing until after 9:00pm. Typically, lights are left on for one hour following close to allow for the ski patrol to sweep the mountain in a safe lighted environment, and to have the opportunity to react in the event of an injured or lost skier.

At the time a new gathering facility at the summit of the mountain is constructed, or at the time of completion of the proposed observatory at the summit, it is proposed that the gondola would operate until 10:00pm to serve the restaurant. After 10:00pm, the summit facilities would use blackout curtains or other means of blocking light to prevent light pollution from any buildings. Fully shielded red outdoor lights would be used for pedestrian safety to load and unload the gondola after 10:00pm to service the proposed observatory at the summit. The gondola would operate as needed until 1:00am to serve stargazing gatherings at the summit observatory. In winter time it is not anticipated that stargazing will take place past 11:00pm at night; however, in the spring and fall months stargazing events would likely go later in the evening. With light mitigation measures in place this activity should have minimal impact upon dark skies or the visibility of activity at the top of the mountain.

During the winter months it is anticipated that snowmaking may occur starting as early as late October and lasting as late as January. With increased water capacity associated with the gondola improvement project it is anticipated that snowmaking will get done faster than in the past, minimizing the duration of impacts associated with this activity.

Snow King Mountain Code of Conduct

As part of this operating plan Snow King Mountain intends to develop a new code of conduct for visitors to convey an understanding of their place within the community and impacts associated with their visit. This code of conduct will incorporate environmental awareness, encourage limiting noise, and generally seek to incorporate existing community best practices for guests as an educational strategy to limit the impact of their visit. This code

of conduct will be incorporated into marketing materials, signage, and into advance communication with guests at the time of online activity booking. While it cannot be expected this tactic will eliminate spontaneous screams of joy from guests on certain activities, we hope it will provide guests a better understanding of their environment, the concerns of the community, and potentially reduce excessive noise associated with people having fun outdoors.

Design Considerations

A wide variety of design considerations will be incorporated into all future activities and facilities that seek to minimize visual and noise impact within and outside the resort district. Some of the design elements discussed with proposed projects to date are listed below; however, as new opportunities arise for mitigation as part of any new construction, they will be added to this list.

- Tree Planting along the eastern property border of Snow King Mountain private property to screen visual impacts and noise associated with activities in the Rafferty Center.
- Zip-lines will be designed to minimize noise through the purchase of trolleys designed to minimize noise travelling down the cable and through the purchase of a catchment system at the base that minimizes noise as riders come to a stop. A variety of trolley systems exist that make substantial noise and Snow King will work with the manufacturer to purchase the quietest possible version. Most large zip-lines use spring catchment systems that make substantial noise upon impact to stop riders coming into the platform. Snow King has worked with the manufacturer to obtain a catchment system that eliminates the spring system and uses a quiet mechanism for slowing and stopping riders.
- If possible, coated cable will be procured to additionally limit noise from trolleys travelling down the cable.
- Mature trees will be planted around the top and bottom stations of the zip-line to minimize visual impacts associated with the activity and help blend it into the natural environment.
- The gondola will be designed with a top drive (motor and drive system located at summit of the mountain) so that noise at the base area terminal will be minimized.
- Snowmaking water capacity will be increased so that snowmaking operations can be completed faster minimizing impacts associated with this critical component of winter operations.

Together the aforementioned hours of operation, code of conduct, and facility design considerations seek to balance the goal of creating a vibrant mixed-use resort district, as directed in the Teton County Comprehensive Plan, with the desire to minimize environmental impacts associated with the resort district. It is anticipated that this operating plan will be amended over time to reflect the changing nature of Snow King Resort and the community within Jackson Hole.

Table S-1. Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
Climate Change and Snow Quality				
<u>Issue 1</u> : How would climate change affect snow quantity and the viability of the proposed infrastructure and uses?	No change in snowmaking or summer recreation opportunities. Winter recreational use and the long-term viability of Snow King would remain vulnerable to the effects of climate change.	Snowmaking system coverage would increase by nearly 60%, and additional summer recreational opportunities would be provided. These changes would effectively offset the impact of reduced snowfall due to climate change on Snow King's winter recreational use and long-term viability.	Same as Alternative 2.	This alternative would be somewhat less effective in offsetting the impact of reduced snowfall on Snow King's winter recreational use and long-term viability. Snowmaking coverage would increase by less. The front-side mountain bike system would be shorter, and the back-side mountain bike zone would be eliminated.
Air Quality				
<u>Issue 1</u> : How would construction and use of the proposed infrastructure affect protected airsheds around the project area?	No notable change in Snow King's impact on visibility or particulate concentrations in Teton National Park or other area Class I airsheds.	A temporary increase in emissions and dust would occur during construction due to grading and excavation. Glading would increase by 32.7 acres, with associated slash burning. With the design criteria identified through this analysis in place, Alternative 2 is unlikely to have a discernible effect on visibility or particulate concentrations in Grand Teton National Park or other Class I airsheds in the area.	Same as Alternative 2 but with 154.2 acres of additional thinning and associated slash burning. However: there is a wide margin between current visibility and particulate ratings; slash burning is a minor contributor of particulates; burning would comply with Wyoming Air Quality Division Smoke Management Program requirements; and burning would take place in late fall, when air quality is good. Based on these considerations, slash	Grading and excavation would decrease by 11.1 acres relative to Alternative 3, and glading would increase by 3.8 acres. These minor changes would not alter the conclusion drawn under Alternative 3.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
			burning could be increased substantially without causing a poor visibility rating in the Park or exceeding Wyoming or national particulate standards in Class I airsheds.	
<u>Issue 2:</u> How would the proposed increase in snowmaking system coverage affect the “snowmaking cloud” that impacts the neighborhood around the base area?	No change from current snowmaking practices. The frequency and duration of snow cloud formation would remain unchanged.	Some increase in the frequency and duration of snowmaking cloud formation would result from increased water use. However, most of the increase in snowmaking coverage would be at higher elevations where wind would dissipate the cloud or on the back side where the cloud would not affect Jackson.	Same as Alternative 2.	Same as Alternatives 2 and 3. Minor changes in the location of snowmaking system additions would not alter the conclusion draw under Alternative 2.
Water, Soils, and Watershed				
<u>Issue 1:</u> How would the proposed increase in snowmaking and clearing of ski runs affect surface runoff, and groundwater recharge?	No change from current conditions in terms of snowmaking or run clearing. Surface runoff currently does not leave the ski area boundary but infiltrates to groundwater.	Snowmaking system coverage would increase by over 160% and cleared ski terrain would increase by nearly 90%. Snowmaking system coverage would not necessarily correspond to a proportional increase in water. Any change in snowmelt runoff, infiltration, and groundwater recharge would remain within the current range of variability in volumes and rates.	Same as Alternative 2.	Slightly less snowmaking system coverage would be added (11.4 acres less than Alternatives 2 and 3), and minor changes in run clearing would occur. These changes would not alter the conclusion drawn under Alternative 2.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
<u>Issue 2</u> : How would the ground disturbance associated with construction and use of the proposed infrastructure affect soil erosion and slope stability?	No change from current infrastructure. Erosion would continue at existing rates, and conditions that influence soil erosion and slope stability would remain unchanged.	Temporary erosion and stability impacts could occur during and immediately following construction within the 144.5-acre disturbance area. Of the 31 separate project elements, 13 would have a high erosion/sedimentation risk rating before BMPs were applied, and 13 would have a moderate risk rating. With BMPs in place, risk ratings for all project elements would fall to low, and no measurable long-term change in erosion, sediment transport, or slope stability would result.	Disturbance area would increase by up to 154 acres, due primarily to forest stand thinning. Of 32 project elements, up to 15 would have high risk ratings before BMPs were applied, and up to 14 would have moderate ratings. These changes would not alter the conclusion drawn under Alternative 2.	Disturbance acreage would decrease by 5.9 acres relative to Alternative 3, but there would be no change in project element risk ratings. These changes would not alter the conclusion drawn under Alternative 2.
<u>Issue 3</u> : How would construction and use of the proposed infrastructure affect impaired water bodies in the area?	No change from current water quality conditions in Cache Creek or Flat Creek would occur.	Construction activities would result in disturbance and short-term opportunities for erosion and surface runoff. Due to the distance between proposed disturbance and creek channels, the BMPs that would be in place, and the naturally high filtration rates, no long-term or short-term impacts on water quality in Cache Creek or Flat Creek would occur.	Same as Alternative 2. Alteration of disturbance acreage would not affect the conclusion drawn under Alternative 2. See Issue 2 above.	Same as Alternatives 2 and 3. Alteration of disturbance acreage would not affect the conclusion drawn under Alternative 2. See Issue 2 above.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
Vegetation				
<u>Issue 1</u> : How would construction and use of the proposed infrastructure affect the introduction and spread of noxious weeds?	No change from current noxious weed conditions. Seventeen noxious weed species have been reported within or adjacent to the ski area boundary. The ski area would continue to treat existing and new weed infestations, consistent with the terms of their vegetation management plan.	This alternative would result in 80.4 acres of glading and clearing, with limited potential to increase weed introduction or spread, and 64.1 acres of grading and excavation, with higher potential to create conditions favorable to weeds due to high levels of soil disturbance and equipment operation. Recreational use during the spring, summer, and fall months would increase, potentially expanding this vector for the spread of weeds. Implementation of the integrated weed management program identified as a design criterion in this analysis should preclude any substantial increase in weed introduction and spread.	Glading and clearing acreage would increase by up to 154.6 acres due mostly to stand thinning, and grading and excavation would decrease by up to 0.6 acre. Increased efforts to obliterate unnecessary roads and trails would help concentrate increased recreational use on established routes. These changes would not alter the conclusion drawn under Alternative 2.	Gladed and cleared acreage would increase by 4.2 acres relative to Alternative 3, but grading and excavation would decrease by 10.1 acres, reducing the risk of spreading noxious weeds compared to Alternative 3. Decreasing the extent of front-side bike trails and eliminating the back-side mountain bike zone would substantially reduce the potential for weed introduction and spread through recreational use. Overall, relative to Alternatives 2 and 3, this alternative would have the least potential for the introduction and spread of noxious weeds.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
Wildlife				
<u>Issue 1</u> : How would construction and use of the proposed infrastructure affect special-status wildlife species?	Since there would be no change from current habitat and disturbance conditions under this alternative, there would be no change in Snow King's effect on threatened and endangered species, Forest Service sensitive species, migratory birds, or specialized habitats.	Alternative 2: - Has the potential to negatively impact Canada lynx habitat but is consistent with the <i>Northern Rockies Lynx Management Direction</i> and its amendment to the Forest Plan. - Would have no impact on the grizzly bear, wolverine, bald eagle and peregrine falcon. - May impact individuals but is not likely to result in a measurable impact on bighorn sheep population numbers. - May impact individuals but is not likely to cause a trend toward federal listing or loss of viability for: fisher, spotted bat, Townsend's western big-eared bat, boreal owl, flammulated owl, great grey owl, northern goshawk, and three-toed woodpecker. - May impact migratory birds but not substantially given design criteria and the large amount of alternative habitat available.	Relative to Alternative 2: - Disturbance of lynx habitat would increase but the determination would remain the same. - The amount of forested habitat impacted would increase, but the determinations for the fisher, boreal owl, flammulated owl, great grey owl, and northern goshawk would remain the same. - Impacts on bighorn sheep, spotted bat, Townsend's western big-eared bat, bald eagle, peregrine falcon, three-toed woodpecker, and migratory birds would be the same.	Relative to Alternative 3: - Disturbance of lynx habitat would increase slightly, but the determination would remain the same. - The amount of forested habitat impacted would increase, but the determinations for the Fisher, boreal owl, flammulated owl, great grey owl, and northern goshawk would remain the same. - Impacts on migratory birds would be the same.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
<u>Issue 2</u> : How would construction and use of the proposed infrastructure affect elk or mule deer winter use?	No change from current elk or mule deer winter habitat conditions would occur, as there would be no back-side development.	No designated winter or parturition range for elk or mule deer would be directly affected, with exception of the lightly used northeast corner of the permit area on the front side. Localized displacement of elk and mule deer in and around the project area due to disturbance from expanded recreation would occur but would not result in a measurable impact on population numbers due to the abundant surrounding habitat, relatively low levels of habitat loss, and low level of current use in both the ski area permit boundary and its zone of visual influence.	Shifting the southern boundary of the western boundary adjustment up to the ridgeline above Leeks Canyon would provide minor benefit to wintering, but the conclusion drawn for Alternative 2 would remain the same.	The changes in infrastructural development and use under this alternative would not alter the effects on winter elk and deer use described under Alternative 2.
Cultural				
<u>Issue 1</u> : How would construction and use of the proposed infrastructure affect Snow King's historic landscape?	The remaining resources contributing to the eligibility of Snow King's historic landscape would be unaffected.	Fourteen of the 15 remaining contributing resources would be adversely affected: the 12 historic ski runs by modification and/or alteration of their visual signature through construction of intermingled new runs, and the Panorama House and unloading platform/observation deck by removal. The CCC Summit Shelter would not be affected. Consultation under Section 106 of the Historic Preservation Act will result in mitigation	Impacts on contributing resources would be the same, but Snow King would develop an interpretive program focusing on the history of the ski area to offset these effects.	Most of the proposed new ski runs in and adjacent to the historic landscape would be eliminated to protect the visual integrity of the 12 historic ski runs. Impacts on the other contributing resources would be the same as under Alternative 3.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
		measures to address these impacts.		
<u>Issue 2</u> : How would construction and use of the proposed infrastructure affect Traditional Cultural Places or other Native American tribal resources?	No change from current effects on Native American concerns would occur.	Tribal consultation identified no Native American concerns, and no significant Native American sites have been identified within the project area. As a result, no impacts on this resource are anticipated under this alternative. Design criteria would protect any undiscovered heritage resources or sites encountered during construction.	Same as Alternative 2.	Same as Alternatives 2 and 3.
Land Use				
<u>Issue 1</u> : How would construction and use of the proposed infrastructure affect grazing?	No back-side development would occur, so impact on the Leeks Canyon grazing allotment would not change and utilization rates would be unchanged.	A minor reduction in forage availability and some disturbance or displacement of livestock would occur within the ski area boundary. Beyond the ski area boundary, mountain bike traffic down Leeks Canyon Road could increase, potentially disturbing and displacing horses in lower portion of the canyon. However, additional use would be limited due to steepness of road and the private property boundary near the bottom. The allotment is of sufficient size to ensure adequate amounts of forage for the number of livestock involved, even if some	Mountain bikers would be restricted to the dedicated downhill mountain bike trail system, precluding any new impact on livestock in lower Leeks Canyon. Otherwise, impacts would be the same as under Alternative 2. Compared to Alternative 2, reduced potential effects on utilization rates outside the ski area would occur.	The back-side mountain bike zone would not be developed, reducing impact on forage production and precluding any new mountain bike use in lower Leeks Canyon. Utilization levels within the allotment would be essentially the same as Alternative 1.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
		displacement of animals occurred. Increased levels of utilization could occur in some areas of the allotment, but annual standards would be met.		
Noise				
<u>Issue 1</u> : How would construction and use of the proposed infrastructure affect noise levels around the ski area?	No change from current noise levels would occur. Avalanche explosive use may temporarily exceed the Town of Jackson's 65 dBA property-line noise limit (used as a threshold in this analysis though the ordinance does not apply to National Forest System land).	A short-term increase in equipment noise during construction and a long-term increase in noise due to increased avalanche control explosives, mechanical noise from the zip line trolley, and zip line rider noise would occur. All new snowmaking would be higher on the mountain than current activities and would generally not lead to increased noise. Helicopter staging on private land during gondola construction, if authorized by the Town of Jackson, may temporarily exceed 65 dBA.	Moving the bottom zip line terminal to the Rafferty mid-station would reduce noise at Phil Baux Park. Otherwise, noise impacts would be similar to Alternative 2.	The addition of run 15 would result in an increase in temporary construction noise, including chainsaw operations, and long-term noise due to snowmaking within 200 feet of homes adjacent to the ski area. Both noise sources would be substantially reduced by distance and vegetation screening. It is unlikely the Town of Jackson noise standard would be exceeded by these activities. Otherwise, noise impacts would be the same as outlined under Alternative 3.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
Recreation				
<u>Issue 1:</u> How would the proposed ski terrain development affect Snow King's terrain mix?	The current terrain mix would be unchanged, limiting Snow King's ability to meet the needs of the broader skier market and bring new skiers into the sport.	An additional 117.8 acres of new ski terrain, including 39.8 acres of beginner, novice, and low intermediate and 20.8 acres of intermediate terrain. Terrain mix would remain heavily skewed toward advanced and expert terrain, but would be substantially closer to the skier market profile and provide a better progression in terrain for lower skier ability levels.	Same as Alternative 2.	The shift from clearing to glading runs 4, 5, and 7 in the eastern boundary adjustment area would reduce low intermediate terrain, a limiting factor at Snow King, by 3.8 acres. Otherwise the effects would closely match Alternatives 2 and 3.
<u>Issue 2:</u> How would the proposed summit access road/novice skiway affect existing ski runs?	Current ski run conditions would not change because no new ski runs or skiways would be constructed. Upper mountain runs would cross skiways nine times.	The number of skiway crossings would increase to 15, reflecting the new summit access road/novice skiway and construction of new front-side runs. However, skiway crossings are a common and manageable issue at ski areas. The impact on skier flow would vary by run.	Obliteration of more existing skiways would eliminate six crossings of existing runs and bring the net number of crossings to five. That would be a notable improvement in skier flow over existing runs.	Same as Alternative 3 for existing runs. Impacts on new trails would also be the same except that run 3 would not be constructed, reducing crossings by one, and run 2 may merge onto run 4, creating a new crossing of the summit access road/novice skiway.
<u>Issue 3:</u> How would the proposed downhill mountain bike trails and zone affect the existing Cache Creek/Game Creek trail system and its users?	No change from current use beyond the 1–3% annual increase associated with population growth in Jackson.	Lift-served mountain bike access to the summit is projected to result in a small increase in the number of trail system users but a major shift in use patterns. Higher-elevation, more distant trails would be much more accessible to mountain bikers, resulting in roughly two to four times more use on trails such as	A combination of rider information, trail design, enforcement, and changes to allowed use of existing trails that would be employed under this alternative to restrict lift-served bike use to the dedicated downhill trail system and mountain bike zone. This should	This alternative would eliminate the proposed bike zone on the back side, restrict the front-side downhill mountain bike trail system to a smaller area, and would not change the allowed use of existing Cache Creek/Game Creek trails.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
		Skyline, Ferrin's, Wilson Canyon, and Josie's Ridge. This could increase user conflicts, trail damage, and resource impacts. Traffic on currently heavily used lower trail segments would be correspondingly reduced, decreasing crowding and trail damage. These effects may remain consistent with the Roaded Natural Recreational Opportunity Spectrum classification, but they could degrade the recreational opportunity provided by the Cache Creek/Game Creek trail system.	preclude notable adverse effects on the Cache Creek/Game Creek trail system and its users.	Overall, this alternative is projected to be slightly more effective in protecting the Cache Creek/Game Creek trail system and users than Alternative 3, but it would also provide substantially less opportunity for downhill mountain biking at Snow King.
<u>Issue 4</u> : How would the proposed Summit gondola and zip line affect users of Phil Baux Park?	Recreational opportunities for park users would remain unaltered.	Construction of the gondola and zip line bottom terminals would result in the loss of the Phil Baux Park parking lot and a change in the recreational opportunities it currently provides. Open green space available for recreational activities would increase.	No new infrastructure would be sited in Phil Baux Park. The gondola bottom terminal would be located nearby but far enough away to maintain the park's current recreational opportunities. The parking lot would remain intact.	Effects would be the same as outlined under Alternative 3.

Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
Safety				
<u>Issue 1</u> : How would the proposed mountain bike trails and mountain bike zone affect the safety of other summer visitors?	The safety of other summer visitors would not change because there would be no development of additional mountain bike trails under this alternative.	Use of trails within the Snow King boundary would increase, with most of this increase occurring on the new downhill mountain bike trails. A combination of design criteria requiring adequate sight lines around intersections, signage warning users of both trails that they were approaching an intersection, features designed to slow riders on the downhill trails, and bridges or underpasses where necessary would preclude any substantial change in safety risk.	Same as Alternative 2.	The number of trail crossings would be reduced relative to Alternatives 2 and 3, reducing impacts marginally. Otherwise, changes in visitor safety would be similar.

S:\Proj\2019\262-01_Snow King Summit Corridor Improvements\N Drawings\CON\EXHIBIT - GROUNDLINE BASE PLAN - Apr 28 2020 12:38:44 pm PLOTTED BY: green DWG: EXHIBIT_230



CUT/FILLS TABLE			
Number	Minimum Elevation	Maximum Elevation	Color
1	-18.762	-15.000	
2	-15.000	-10.000	
3	-10.000	-5.000	
4	-5.000	0.000	
5	0.000	5.000	
6	5.000	7.541	

DRAWING NO EXHIBIT A	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE BASE STATION EARTHWORK OVERVIEW PLAN VIEW	DATE 4/28/2020	REV.
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JOB NO 19-262-01			ENGINEERED	
			DRAWN	NB
			CHECKED	DD
			APPROVED	DD

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



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



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.

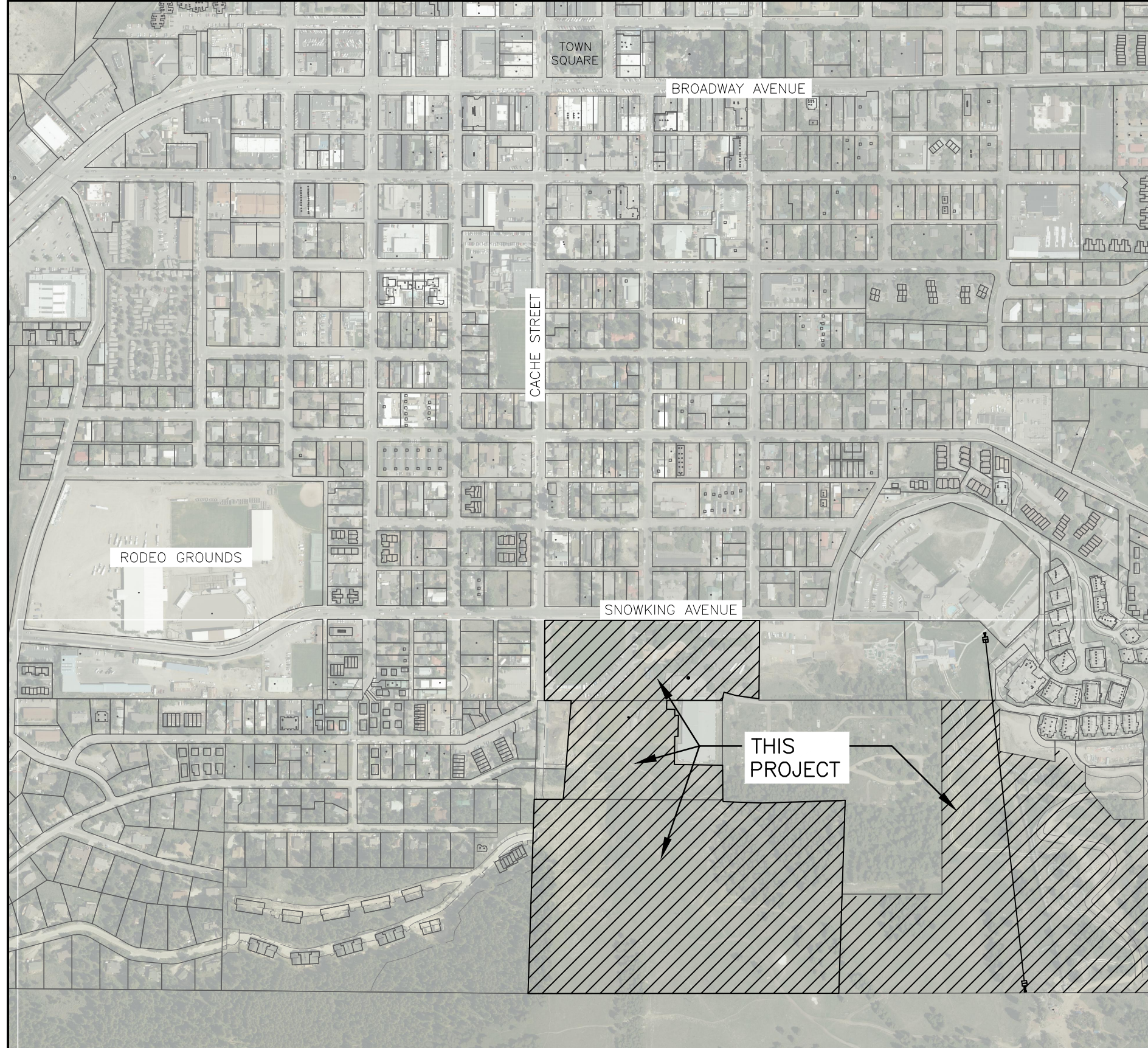
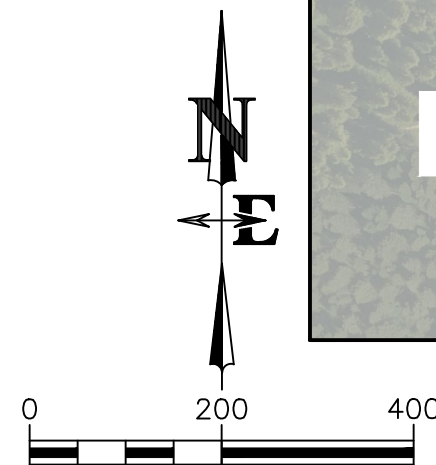
Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Stanley".

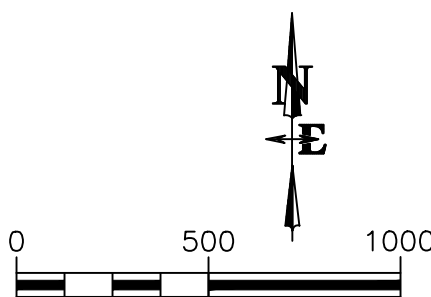
Ryan Stanley

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

JACKSON, WYOMING



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

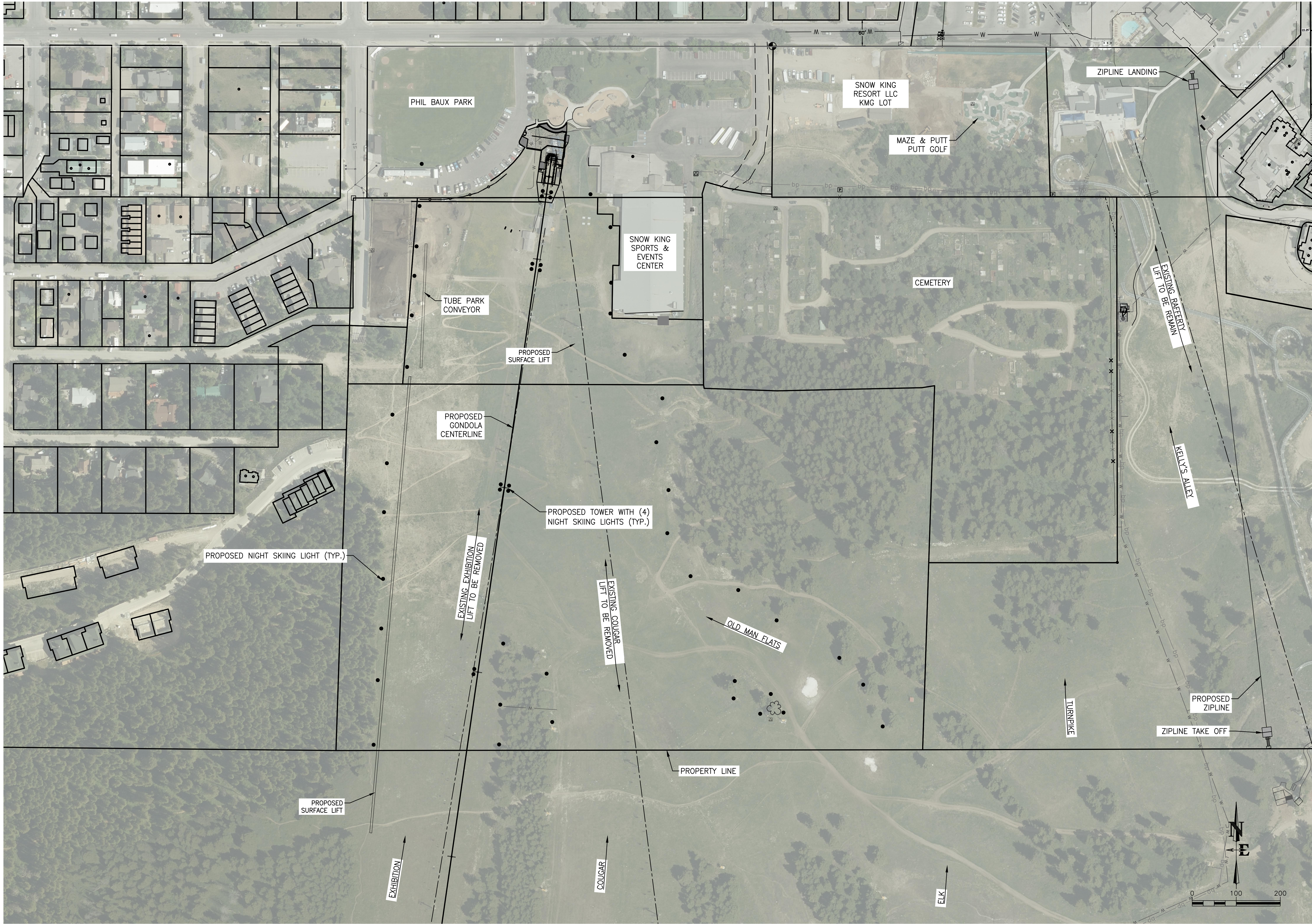


OWNER: SNOW KING MOUNTAIN RESORT
 RYAN STANLEY
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 PH: 307-201-5004
 EMAIL: ryan@snowkingmountain.com

CIVIL ENGINEER & PROJECT MANAGER:
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JACKSON, WY 83001
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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 SKING 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

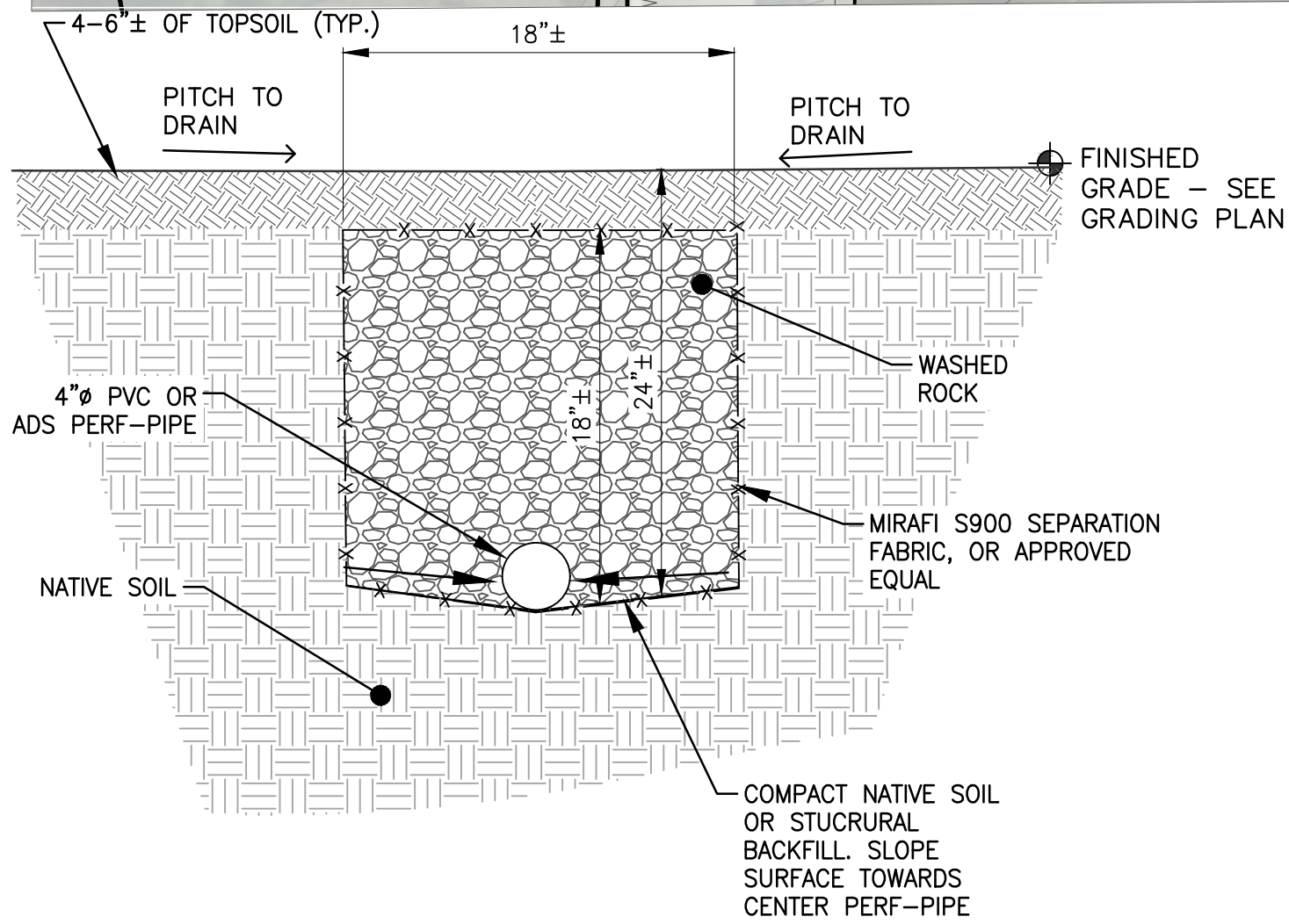
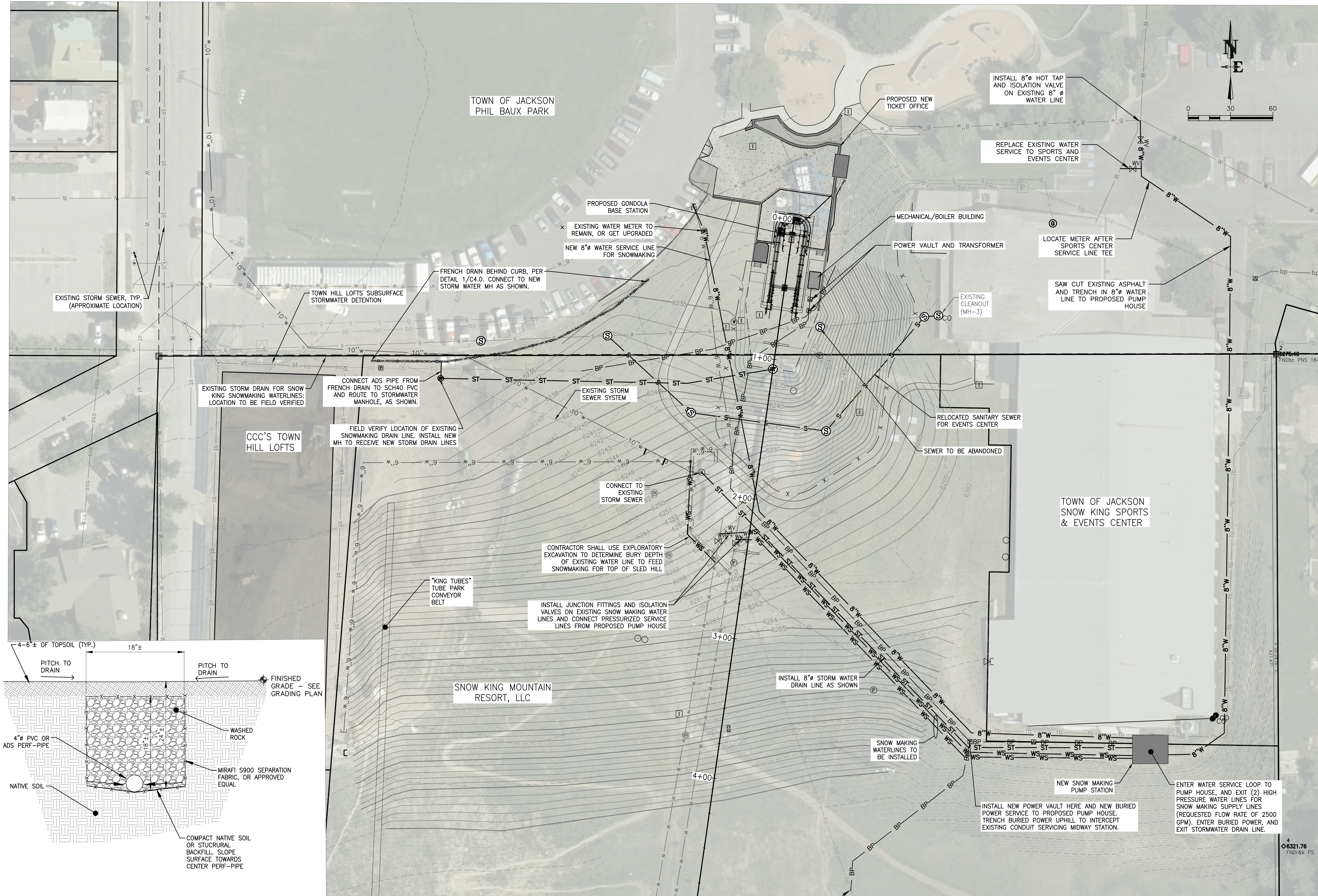
DRAWING NO C0.1	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE COVER SHEET	 P.O. BOX 1599, JACKSON WYOMING (307) 793-2087					REV. 4/28/2020
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	JOB NO 19-262-01				SURVEYED NE	ENGINEERED NB	CHECKED DD	APPROVED DD

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

S:\Projects\2019\262-01 Snow King Gondola Improvements\N Drawings\CONCRETE\UTILITY PLAN OVERVIEW.dwg Mar 31 2020 04:52:22 pm PLotted by: hntes DWG FORMAT: 230



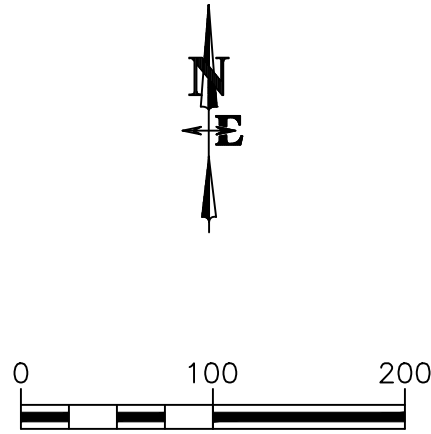
1
C4.0

FRENCH DRAIN DETAIL

SCALE: N.T.S.

DRAWING NO	C4.0	JOB TITLE	SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE					UTILITY PLAN OVERVIEW					REV.				
														DATE	3/31/2020	NE	ENGINEERED	DD
														SURVEYED		NE	DRAWN	DD
														CHECKED		NB	APPROVED	DD
														APPROVED		DD		DD

S:\Proj\2019\262-01 Snow King Summit Gondola Improvements\A Drawings\CON\262-01 SNOW KING Zipline DIVERSIFIED.dwg Apr 28 2020 12:06:15 pm PLOTTED BY: green DWG: 1/20/2020 2:33



DRAWING NO C5.0	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE ZIPLINE SITE PLAN	DATE 3/31/2020	REV 4/28/2020
JOB NO 19-262-01			SURVEYED NE	
			ENGINEERED	
			DRAWN NB	
			CHECKED DD	
			APPROVED	

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

S:\Projects\2019\262-01 Snow King Summit Corridor Improvements\4 Drawings\CONCRETE-UTILITY.dwg C:\FHQ\B\K & BASE PLAN -- Apr 31 2020 09:52:32 pm PLOTTED BY: bates DWG: F00001 E20

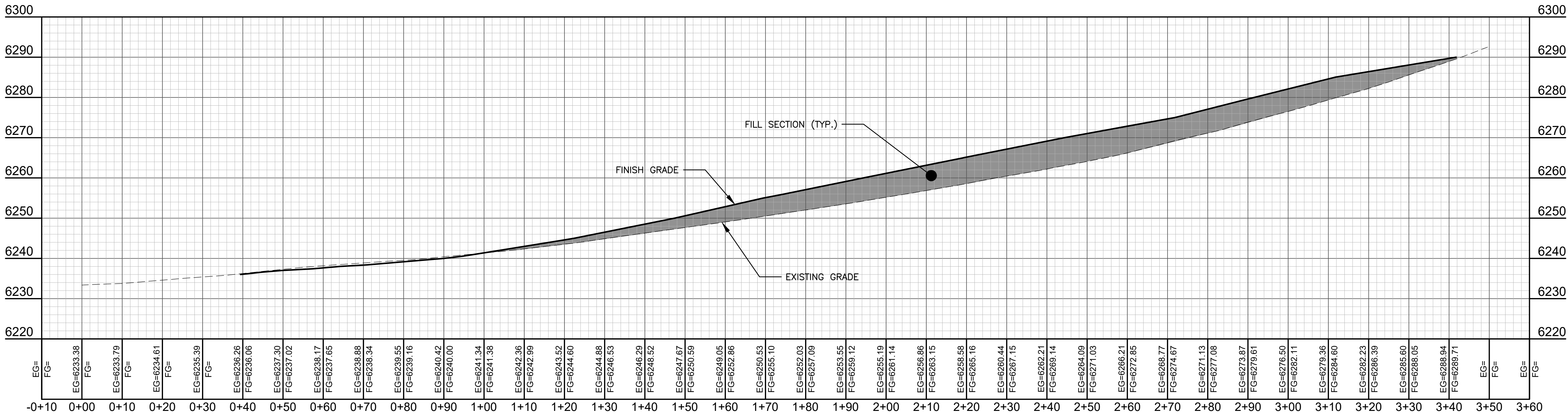


INTERCEPT EXISTING CONDUIT AND PULL
NEW BURIED POWER LINE THROUGH
CONDUIT TO SERVICE MIDWAY STATION

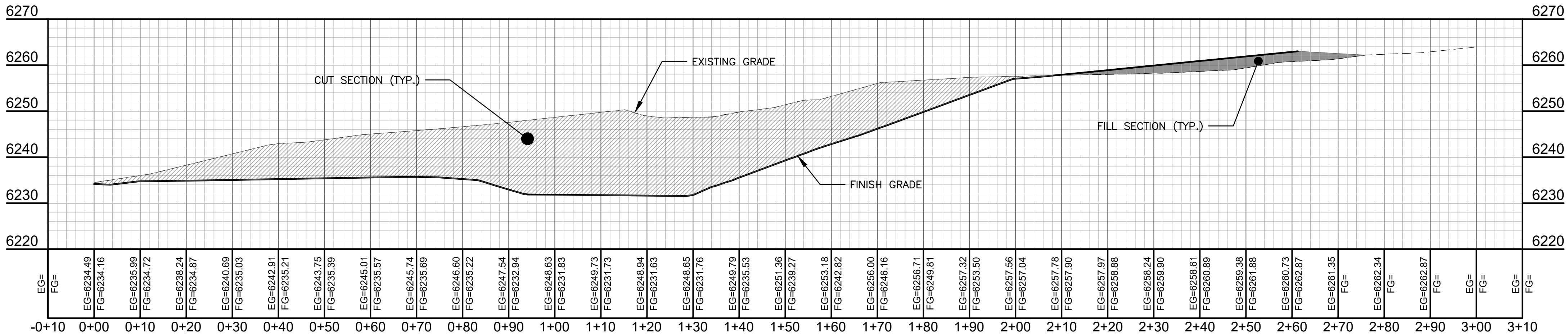
DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
			DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
C6.0	SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS	BASE STATION EARTHWORK OVERVIEW PLAN VIEW	3/31/2020	NE		NB	DD
JOB NO	19-262-01	JACKSON, WYOMING					

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

S:\Projects\2020\19-262-01 Snow King Summit Gondola Improvements\A Drawings\Civil\BSE\UTILITY.dwg C:\Users\B46\OneDrive\B46\FRM\11_230 PLOTTED BY: b46.tps Date: 03/31/2020 09:33:23 pm



EARTHWORKS SECTION 1 PROFILE



EARTHWORK SECTION 2 PROFILE B-B

GONDOLA BASE EARTHWORK SUMMARY:

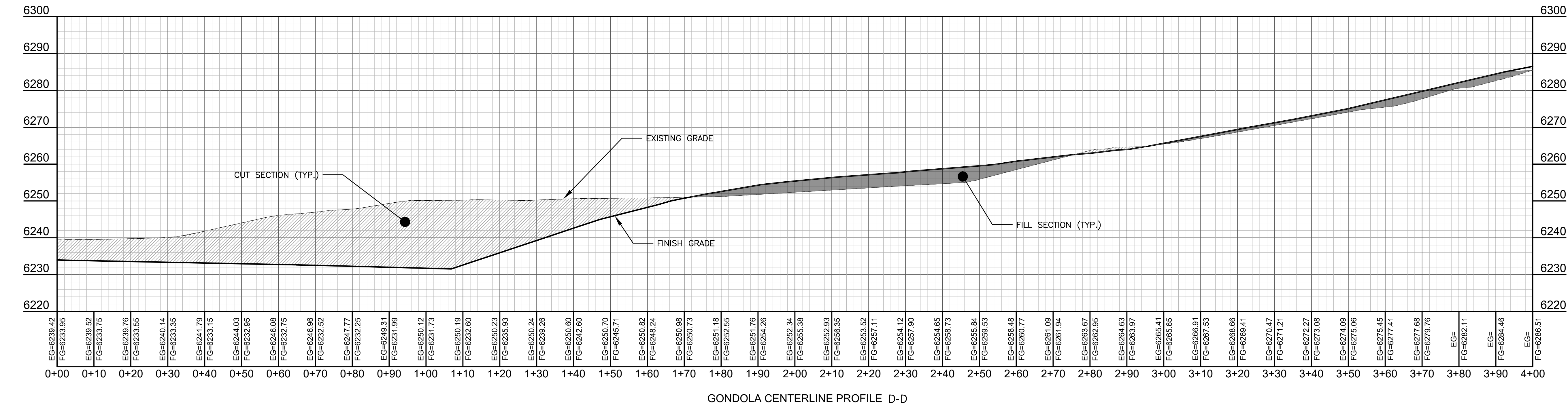
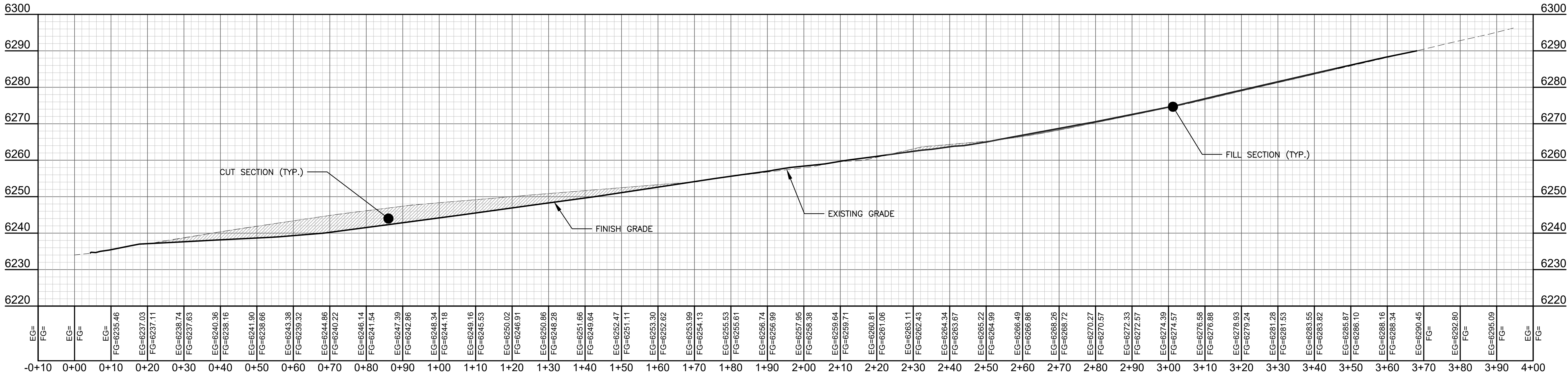
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FILL: 8385 CY
NET: 773 CY (CUT)

DRAWING NO C6.1	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE BASE STATION EARTHWORK SECTION VIEWS: 1 OF 2						REV. 3/31/2020
		DATE	SURVEYED	ENGINEERED	NE			
		DRAWN			NB			
		CHECKED			DD			
		APPROVED			DD			

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

S:\Proj\2019\362-01 Snow King Summit Gondola Improvements\4 Drawings\Gondola\SECTION\UTILITY.dwg GONDOLA BASE EARTHWORK & BASE SECTIONS (C-D) - Mar 31 2020 02:44:45 pm PLOTTED BY: bates DWG: EARTHWORK & BASE SECTIONS (C-D)



GONDOLA BASE EARTHWORK SUMMARY:

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

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

NELSON
ENGINEERING

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

S:\Proj\2019\262-01_Snow King Summit Corridor Improvements\N Drawings\CON\EXHIBIT - GROUNDLINE BASE PLAN - Apr 28 2020 12:38:44 pm PLOTTED BY: green DWG: EXHIBIT_230



CUT/FILLS TABLE			
Number	Minimum Elevation	Maximum Elevation	Color
1	-18.762	-15.000	Red
2	-15.000	-10.000	Red
3	-10.000	-5.000	Red
4	-5.000	0.000	Red
5	0.000	5.000	Green
6	5.000	7.541	Green

LEGEND

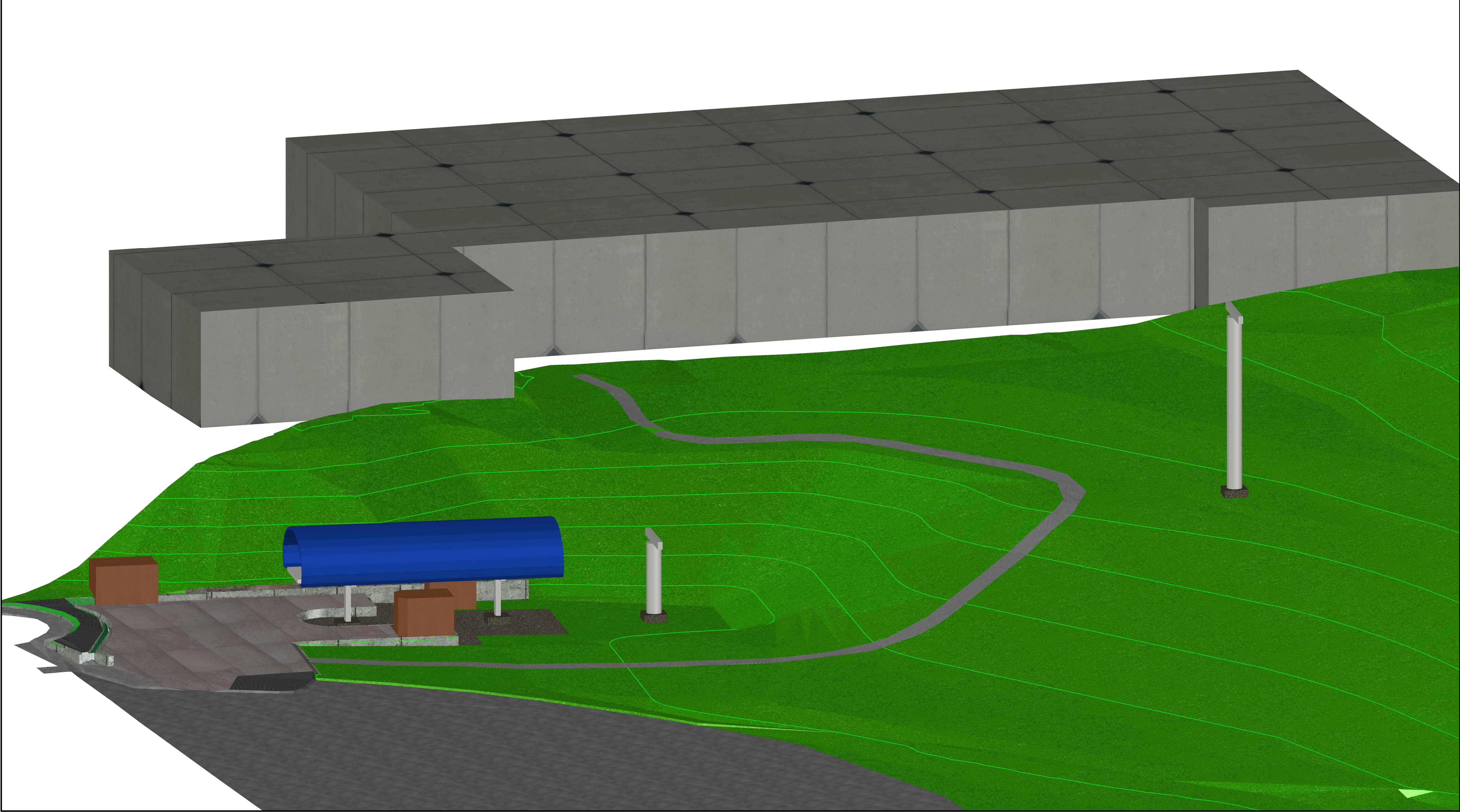
Red CUT AREA

Green FILL AREA

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

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

S:\Proj\2019\262-01_Crow King_South_Gondola_Improvements\14_Drawings\GUAUX_RENDER-GONDOLA-BASE.dwg (Rendering) - Apr 28 2020 01:53:55 pm RUTTED By: green DWG: 128WAT: 230



DRAWING NO EXHIBIT C	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE GONDOLA BASE STATION EAST VIEW	DATE4/28/2020REV.				
			SURVEYED	NE	ENGINEERED	NB	DD
JOB NO 19-262-01			DRAWN		CHECKED		DD
			APPROVED				

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

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

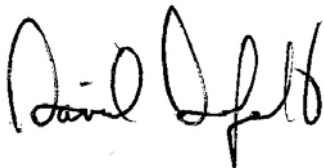
making is outside of the peak water demand season for the Town of Jackson (late spring, summer, and early fall, when locals are using water for irrigation and when the Town population is at its peak with tourists and second homeowners). Because snow making is occurring off the seasonal peak, and also 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 fluid and cursive, with the first name "Dave" and last name "Dufault" clearly distinguishable.

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

From: [Al Zuckerman](#)
To: [Brendan Conboy](#)
Subject: RE: Impacts of Snow King Operations on Cemetery
Date: Tuesday, May 12, 2020 1:07:34 PM
Attachments: [image001.png](#)

From: Brendan Conboy
Sent: Friday, May 08, 2020 2:03 PM
To: Al Zuckerman <AZuckerman@jacksonwy.gov>
Subject: Impacts of Snow King Operations on Cemetery

From: Brendan Conboy
Sent: Friday, May 8, 2020 12:45 PM
To: 'azuckerman@jacksonwy.com' <azuckerman@jacksonwy.com>
Subject: Impacts of Snow King Operations on Cemetery

Dear Mr. Zuckerman,

The Town is processing a request from Snow King Mountain Resort for a Conditional Use Permit for a zip line outdoor recreation operation on the eastern portion of SKMR adjacent to the cowboy coaster with a terminus near the Rafferty Center. The path of the zip line also runs parallel to the lot line for the cemetery. We are working with SKMR to develop an 'Operations Plan' to address issues like noise, hours of operation, etc., and I am reaching out to you to get a better idea of the impact a zip line or other recreation uses in the area may have on cemetery services. More specifically we would be grateful if you could provide some feedback on the following:

- How many services are held each month
[From May through October we average about 3 interments per month. During the winter we may have 1-3 interments, November thru April.](#)
- How long, on average, is a typical service
[A typical service averages 30 to 45 minutes but a few go an hour.](#)
- What time of day typically are services held
[Graveside services typically are held between 10 a.m. and 4 p.m.](#)
- How much lead time do you have before a service, i.e. if you have a service on a Monday when are you made aware that a service is needed and start to prepare.
[Usually 3 days minimum in advance but a date may be set way ahead of time.](#)
- Do the current recreation/amusement uses and associated noise have a negative/noticeable effect during cemetery services. Can the coaster or alpine slide for example be heard now?
[As you can imagine the noise \(laughing, screaming, shouting, mechanical noise\) for](#)

some families can be very disturbing, distracting and seemingly disrespectful. For other families it doesn't appear to bother them. The noise generated by the mini-golf, alpine slide and coaster is currently most audible primarily for the east half of the cemetery.

In formulating the Operational Plan we envision a notification system in which the Town would notify Snow King of a funeral service during which time Snow King would suspend or mitigate operations to reduce noise, should that be an issue.

As you are aware, the amusement features are very close to the east cemetery fence line with cemetery plots being very close, as well. There have been times in the past when I had asked Ryan Stanley to shut down those features for the duration of the graveside service. This was especially the case when services were in close proximity to the east boundary of the cemetery. I would first ask the family if the features and accompanying noise were going to be an intrusion. If they said yes I would let Ryan know ahead of time when the service would take place and its duration. He was sympathetic to the situation and, in those instances, would comply and shut down. Oftentimes though, a family didn't have an issue with the noise and I would not contact him.

I am aware that shutting down the amusement features during peak times is costly and disruptive for Snow King. However, I think having an operational plan and formal agreement with Snow King to curtail or mitigate noise is very appropriate. Perhaps the ops plan could contain language that might create some flexibility, giving the family the discretion, on a case by case basis but still giving it the teeth to have Snow King comply at the family's and the Town's request.

Please feel free to call me or email me if you have any more questions.

Best,
Al Zuckerman
Cemetery Sexton
Aspen Hill Cemetery
Town Of Jackson
307-699-1091





PHIL BAUX PARK

(Town of Jackson - 7.155 Acres)

Re-development Masterplan





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.



May 29, 2020

Re: Snowking Mountain Conditional Use Permit/Phil Baux Park Master Plan

To: Tyler Sinclair, Town of Jackson Planning Commission, and Jackson Town Council

From: Teton County/Jackson Parks and Recreation Board and Steve Ashworth, Dept. Director

The TCJPR Board appreciate the opportunity to provide comment on the Snowking Mountain Conditional Use Permit. As an advisory board serving the Jackson Town Council and the Teton County Commissioners we strongly believe it is our responsibility to advocate for community recreation and the preservation of our public spaces and parks for the enjoyment of the community and our guests. The TCJPR board has held two recent public meetings to discuss the current CUP application and would like to provide the following comments in relation to Phil Baux Park and the Base of Snowking Mountain:

- The TCJPR Board appreciates this opportunity to provide comment and review, and requests that all future variations, alterations, requests and uses of Phil Baux Park or adjacent uses that impact Phil Baux Park be presented by the applicant to the board prior to Planning Commission and Jackson town Council;
- As Snowking Mountain moves forward with additional lifts, gondola and other improvements, it is imperative that their operations shall not impact the normal public use of the park, inclusive of Town of Jackson and TCJPR special events and programs;
- All improvements, activities and programs made or performed by Snowking Mountain at Phil Baux Park shall not encumber the Town of Jackson's and TCJPR's future use, modifications or alterations of the park outside what is covered by formal lease documents;
- All parking located within the boundaries of Phil Baux Park are for the use of park and Snowking Center users. Snowking Mountain shall not utilize or program public parking in these facilities in the support of mountain operations and programs. The TCJPR Board request Snowking Mountain provide a parking, bus drop off and pedestrian access plan and program as to how they will accommodate their guests outside of the town parking facilities;
- We strongly recommend that all ticketing operations for lifts and the gondola not be placed within Phil Baux Park, and recommend that all such ticketing operations remain at the main ticketing center already established near Snowking Resort;
- The TCJPR Board recommends that Snowking Mountain should be responsible for the design and development of improved east to west pedestrian access along Snowking Ave. This route needs to be more substantial, ADA compliant and serve as the primary route between east and west attractions. The improved pedestrian route adjacent to Snowking Ave. will also reduce impacts within the park and maintain public use and park character;
- We would request that the gondola's hours of operation for public and guest use stay consistent with standard park hours by closing at 6:00PM in the winter and 9:00PM in the summer. The

board recognizes the desire for Snowking Mountain to host unique events that may be outside those hours, and request that they be handled through the Town of Jackson Special Event application process. The Board would also suggest that said special events have a maximum number per year placed on them to maintain the integrity of the hours of operations;

- The board strongly feels that the gondola should be placed on the west side of the property (near One Town Hill), and be placed either on snowking Mountain property or the Southern edge of Phil Baux Park. The board is also happy to see the retaining of Cougar lift, and are comfortable having it remain as it is place currently. Placing the gondola on the west will preserve the park character, maintain a safe and separated use between park users and the uphill guests, and eliminate bisecting the park;
- The board request that the Planning Commission and Town Council work with Snowking Mountain to ensure that the various activities and attractions they provide does not negatively impact the park and associated public realm through ambient noise and lighting;
- Our last comment is to reiterate our opposition with any current or future consideration of the zipline on the west side of Snowking Mountain.

Thank you again for the opportunity to provide comment on the CUP application, and we are happy to provide any clarifications of our comments and future review as necessary.



Date: May 19, 2020

To: Town of Jackson Planning Commission
Cc: Jackson Town Council, Town of Jackson Planning Department

Re: Snowking Mountain Conditional Use Permit

On May 14, 2020 the Teton County/Jackson Parks and Recreation Board met to discuss the current Snowking Mountain CUP application. The board continues to have concern regarding the ongoing changes and moving parts of the application, and as a result the ability to provide meaningful input for the commission and council. The board is requesting the planning commission continue the item for additional time for public and agency comment. As of the time of the P&R board meeting we were reviewing out of date applications.

The P&R Board would also like to provide the following comments in regards to the preservation of the community use and character of Phil Baux Park:

- Parking within Phil Baux Park should be for the general public use and support park functions. Snowking Mountain should be required to provide adequate parking facilities to support their uphill use;
- Access to the gondola lift should not bisect the park and impact the public's use of the facility. The board would suggest looking at locating the gondola on the west edge of the property immediately adjacent to One Town Hill. This would also allow the existing cougar lift to remain as it currently sits;
- Future improvements and use of Phil Baux Park shall not be encumbered by the approval of the CUP application;
- Snowking Mountain shall provide adequate comfort facilities to accommodate their patrons such as restrooms, shelters, trash and recycling. These services and impacts should not be the responsibility of the park;
- A contiguous park feel and use shall be maintained from the east to the west and not encumbered by uphill activities or infrastructure;

Thank you,

Steve Ashworth, Director



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: 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

____ Basic Use

☒ Conditional Use

____ 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 #: Sept. 10, 2019 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: July 31, 2019

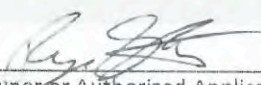
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **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.
- ☒ **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, Rng. 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.

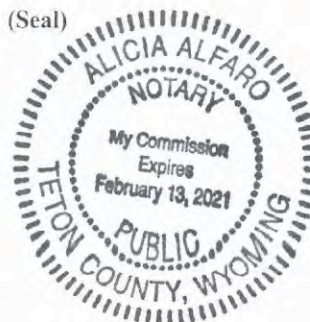
The foregoing instrument was acknowledged before me by Max Chapman Jr. this 13 day of
August, 2019.

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.

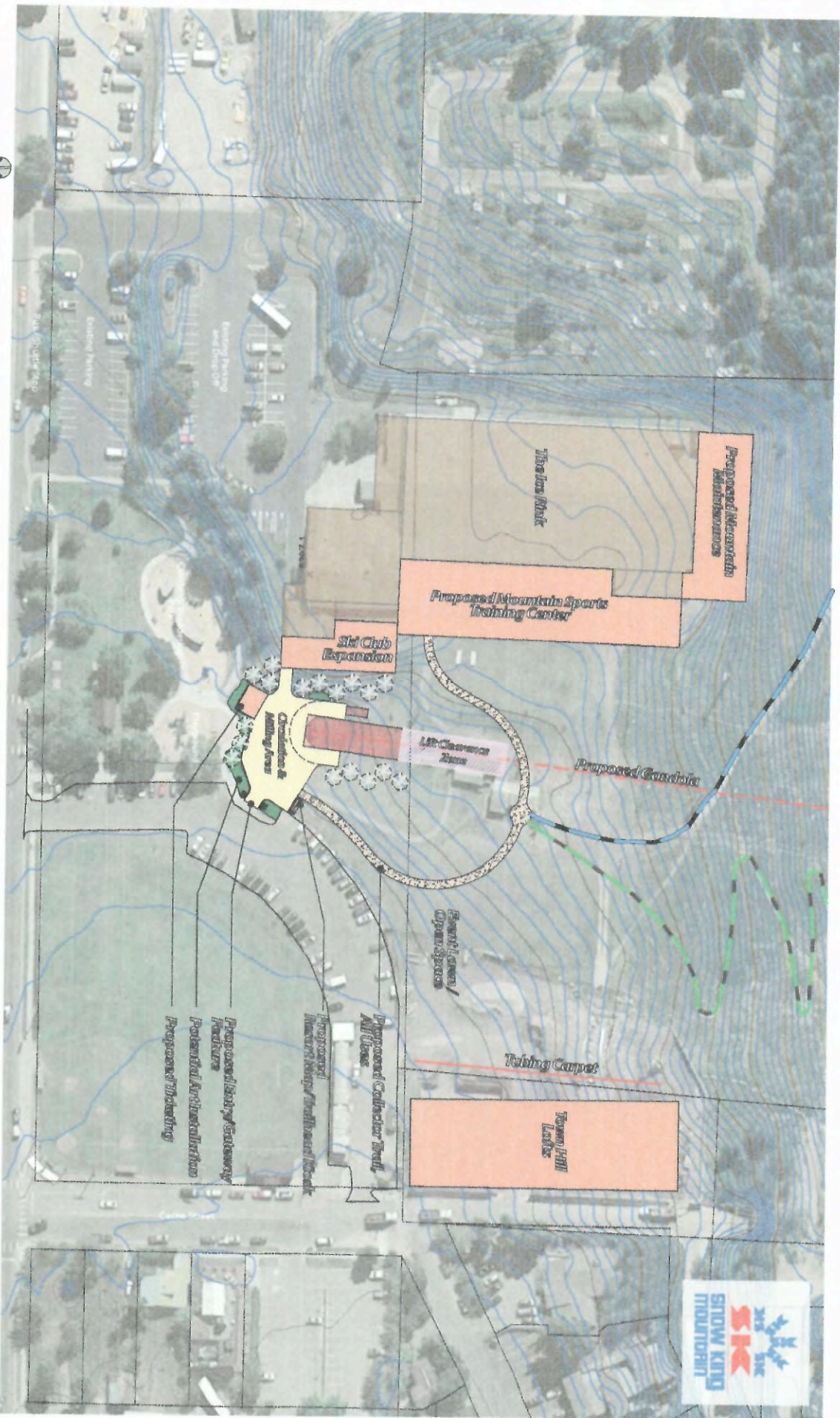


This project will not create any new employees for mountain operations as it involves the replacement of existing infrastructure. We currently have a team in place for long term maintenance and operations of this proposed infrastructure.

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



Existing
Hiking Trail

Existing
Mountain Bike Trail

S:\proj\2019\2019-01 Snow King Mountain Resort - Summit Access Road - CIVIL\Drawings\Civil\Utility\Map_C1.0 UTILITY PLAN OVERVIEW.dwg - Dec 18 2019 04:50:07 pm PLOTTED BY: doster DWG PFORMAT 230



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

S:\proj\2019\2019-01 Snow King Mountain Resort - Summit Access Road - Civil\Drawings\Civil\2019-GONDOLA-BASE.dwg C2.0 BASE STATION SITE PLAN - DWT 18 2019 04:20:00 pm PLOTTED BY: doster DWG FORMAT: E20



DRAWING NO		JOB TITLE	DRAWING TITLE	REV.					
C2.0		SNOW KING GONDOLA	BASE STATION SITE PLAN	DATE	SURVEYED	NE			
					ENGINEERED	FPD			
					DRAWN	FPD			
					CHECKED	DD			
					APPROVED	DD			
19-282-01		SNOW KING MOUNTAIN RESORT JACKSON, WY	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087						



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

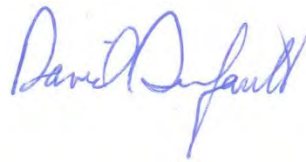
This proposal can serve as a Letter of Agreement for services. This proposal together with Exhibit A, General Conditions between Nelson Engineering and Client represent the understanding between you and Nelson Engineering with respect to the project and may only be modified in writing signed by both 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

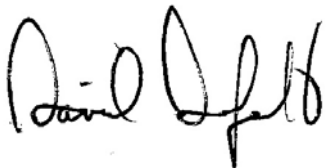
making is outside of the peak water demand season for the Town of Jackson (late spring, summer, and early fall, when locals are using water for irrigation and when the Town population is at its peak with tourists and second homeowners). Because snow making is occurring off the seasonal peak, and also 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)
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

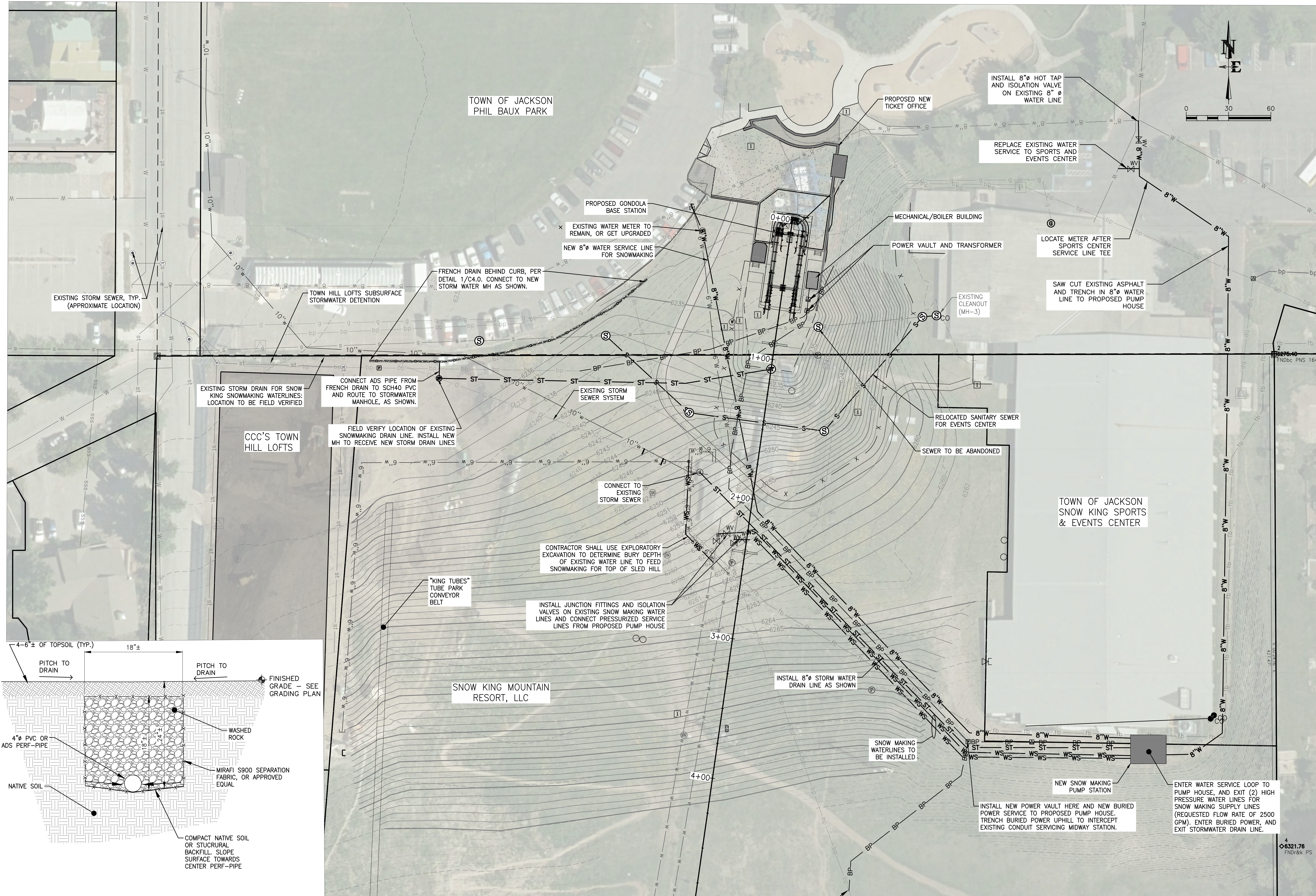
Key notes:

Pine Glades High Pressure System

P-140 Closed

P-151 Closed

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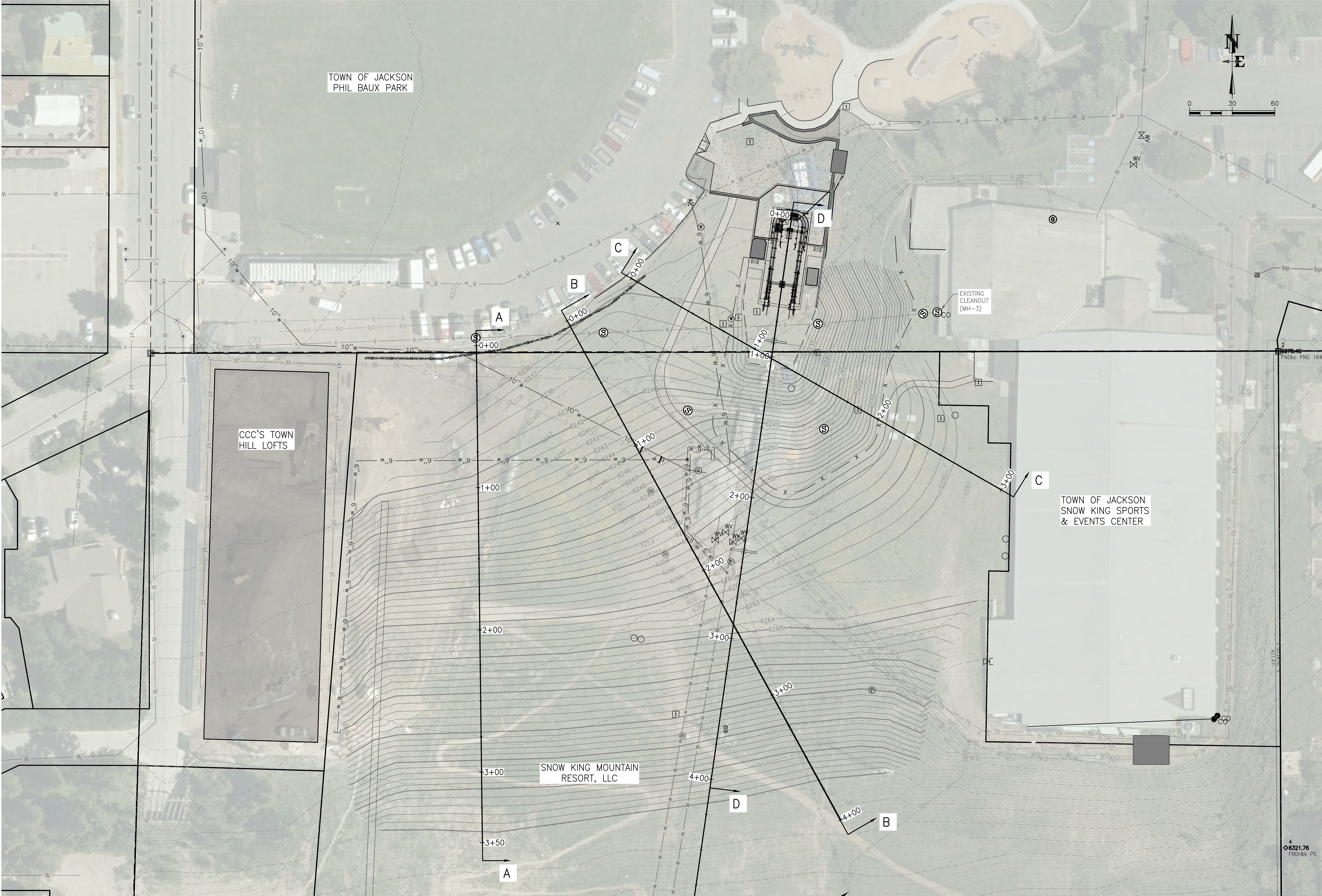


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				ENGINEERED	NE	
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				CHECKED	DD	
				APPROVED	DD	

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

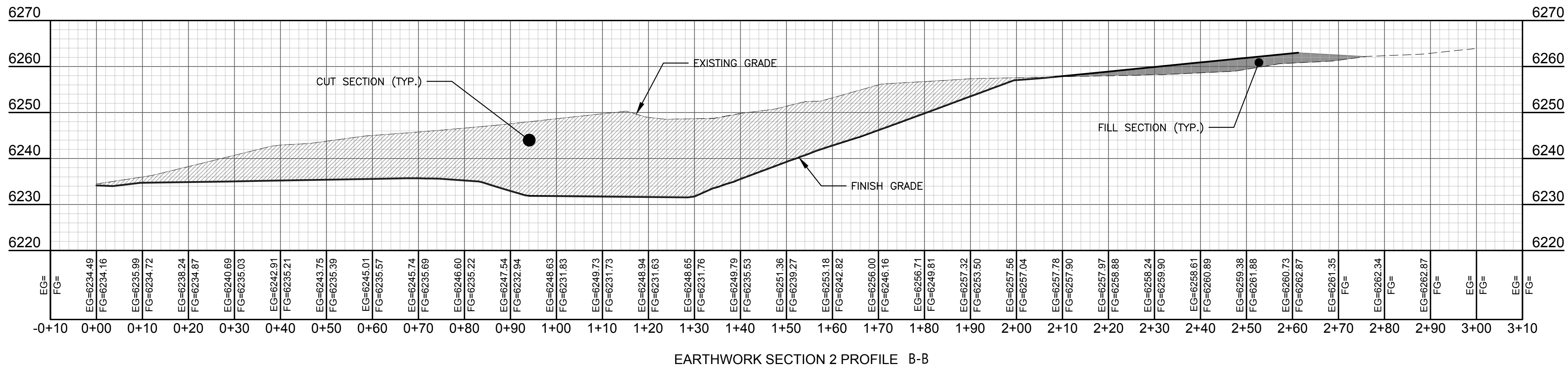
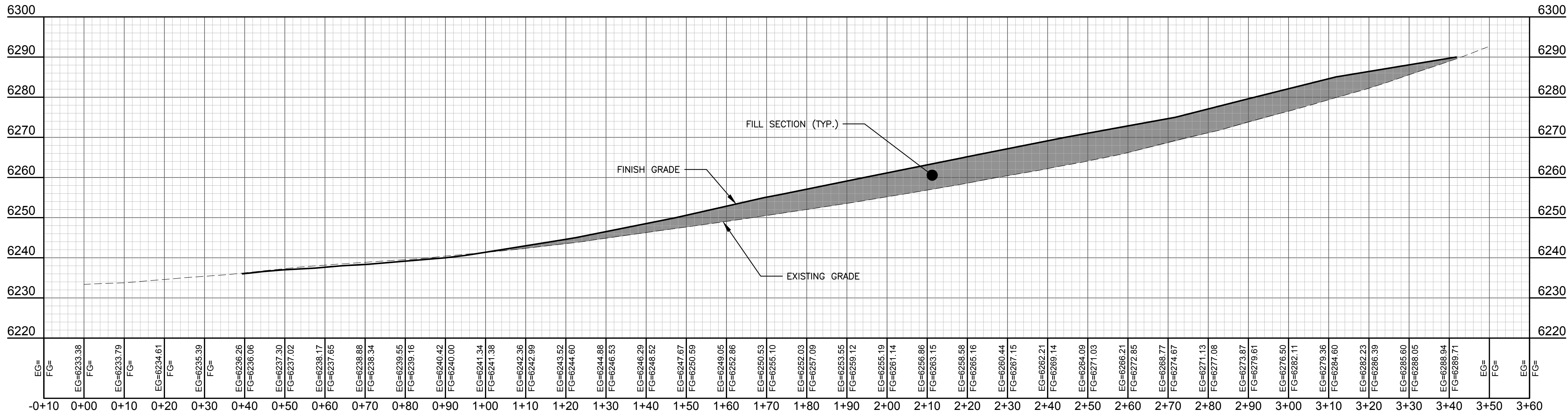
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C6.0	SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS	BASE STATION EARTHWORK OVERVIEW PLAN VIEW	3/31/2020	NE		NB	DD
JOB NO	19-262-01	JACKSON, WYOMING					

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

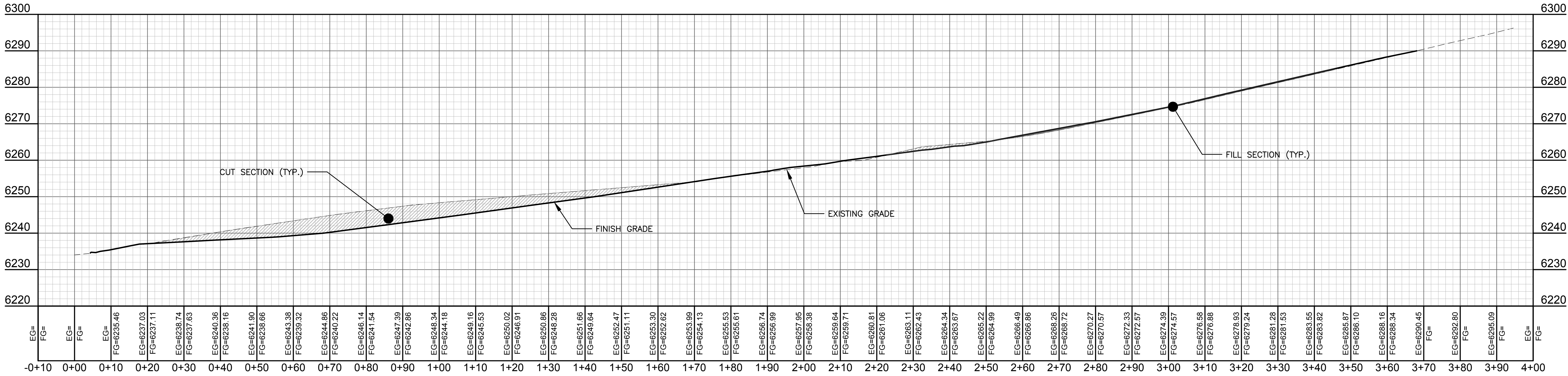
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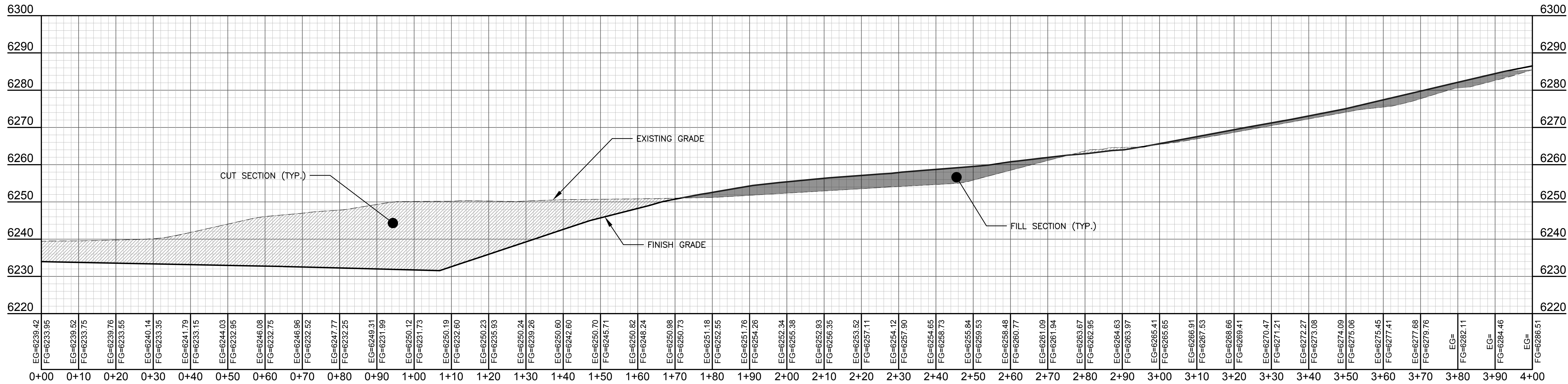
GONDOLA BASE EARTHWORK SUMMARY:
CUT: 9158 CY
FILL: 8385 CY
NET: 773 CY (CUT)

DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
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C6.1	SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS	BASE STATION EARTHWORK SECTION VIEWS: 1 OF 2	3/31/2020	NE		NB	DD
19-262-01	JACKSON, WYOMING						

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GONDOLA BASE EARTHWORK SUMMARY:
CUT: 9158 CY
FILL: 8385 CY
NET: 773 CY (CUT)



DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
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	2020 IMPROVEMENTS	SECTION VIEWS: 2 OF 2					
19-262-01	JACKSON, WYOMING						

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

May 5, 2020
Town of Jackson Planning Commission



RE: Gondola and Zip-Line Conditional Use Permit (CUP)

Dear Planning Commissioners,

We appreciate the significant attention that you have already devoted to the future success of Snow King Mountain Resort. The CUP contains many reasonable elements that will provide stability for future investors, including a gondola and renewed leases. Unfortunately, it also includes a highly controversial zip line and alarming proposals for facilities on top and public infrastructure. We love Snow King and we want it to succeed, as our local ski hill and not an amusement park, which is why we ask that you **recommend denial of the zip line** and put stringent requirements on all amusement development.

First, given the pandemic and massive economic uncertainty, now is not the time to push controversial and divisive projects like a zip line. Our community is adapting to the coronavirus and related fallout. We've all adjusted our lives with a "community first" mentality. Community members are focused on their immediate needs, and Town Council is focused on potential 50% budget cuts. This is not the time to push projects through that we already know much of our community sees as harmful and unnecessary. *We call on the developers to pause this application until we reach the "New Normal" as defined by Public Health. If they won't pause it, we ask you to recommend a pause to Town Council.*

Second, please don't approve a zip line simply because it is included as a potential use in the Snow King Base Area Master Plan (BAMPA). Town Council was clear that they were not granting permission for a zip line – or this zip line – in the BAMPA. Rather, they were giving the investors permission to come back with an application. Now, it's your turn to determine whether this application is good for our community. If you hear from a wide range of our community that a zip line will harm what we love about Snow King, please deny it.

Please do not accept the argument that the zip line is somehow necessary for Snow King's financial sustainability. Unless the investors are willing to open the books and show that such a claim is true, it simply cannot be the basis for public decision-making. This is not to doubt their truthfulness; rather, it is responsible management of the public trust. As Ronald Reagan liked to say: "Trust, but verify."

Even if a zip line (or multiple zip lines) were necessary for these investors' business plan, that doesn't mean zip lines are necessary for Snow King's success. Although these investors are only offering our community one option (theirs), we have other realistic alternatives. Mad River Glen in Vermont is a beloved community hill, run as a co-op with community members holding shares. Howelson Hill in Steamboat is run by the city, specifically to prevent it from becoming "Disneyland." And, during the discussion of a fee on SKRMA supporting the ski area year-in, year-out, the investors estimated that the fee would yield \$250,000-\$400,000 per year, which is what we have heard the resort needs to be profitable. Jackson Hole is the wealthiest community in the world. If other communities have made town hills work, we can too. Private developers are welcome to run our ski hill, but only if they'll do so in a way that respects our community values, wildlife, and public lands. This proposal

Protecting the wildlife, wild places, and community character of Jackson Hole.

685 S. Cache St. • P.O. Box 2728 • Jackson, WY 83001 • (307) 733-9417 • info@jhalliance.org • jhalliance.org

unfortunately fails on all those counts.

Here are our top five reasons why zip lines on Snow King are a net negative:

1. Zip lines are controversial. Zip lines were the single most controversial project proposed on town land.ⁱ Meanwhile, Snow King has also proposed at least two more zip lines on Forest Service (FS) land, including one from summit to base that still shows up as an alternative in the Draft Environmental Impact Statement. We'll be engaged throughout the rest of the FS process for as long as it takes to stop these harmful projects and achieve a reasonable compromise – which could take years.

2. Zip lines are high-risk. As recently described by *Outside* magazine,ⁱⁱ as zip lines become more popular, injuries and deaths become more prevalent. More than 3,600 injuries occurred in 2012. Locally, a family sued Grand Targhee after a middle school child fell from a zip line during a field trip.ⁱⁱⁱ Snow King has also had some very close calls, including failing safety harnesses on the roller coaster,^{iv} and opening the mountain on a dangerous day that led to an inbounds slide that endangered 200 children.^v Given this questionable safety record, the Town should absolutely forbid any *additional* unnecessarily risky amusement rides.

3. Zip lines would make our Town Hill worse. Our community – and visitors – love Snow King for what it is: one of the finest mountains in the country for kids to learn to ski, for youth ski racing, and for uphill-based exercise. Zip lines overhead or nearby would harm every one of these reasons we love Snow King. Our visitors and community members deserve an authentic Town Hill experience.

4. Zip lines are inconsistent with our Comprehensive Plan and Land Development Regulations (LDRs). Our Comp Plan establishes that we want to be a community first, resort second. The zip line would primarily serve tourists while aggravating residents and would be an unnecessary shift away from rural Western character.

Town LDRs regarding Planned Resorts state that resorts should “encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community’s character and economy and have had a long-standing, beneficial role in the community” and should have a “high degree of self-containment” (4.3.1.A). **Zip lines fail on all counts** (except perhaps the economy, if divorced from community character). Zip lines do not rely on natural attributes: they work at Vegas and Disneyland just as well as they do on mountains. They harm our community’s character and obviously have not had a “long-standing, beneficial role in the community.” In fact, zip lines are viewed negatively by much of our community, and the noise and lighting will clearly spill beyond “self-containment.”

The LDRs for this area also call for you to “Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character” (4.3.1.A.8). This proposal marks a clear end to “Jackson Hole, Last of the Old West.” Zip lines and massive event centers on top of Josie’s Ridge are widely undesired and clearly not “rural, western community character.”

5. Zip lines would have a negative impact on town residents and property owners. The noise and amusement character will reduce neighbors’ quality of life and could decrease

property values. One could say “they shouldn’t have bought property near a resort, since they could end up with a zip line,” but the rules were – and still are – clear that zip lines are incompatible with our LDRs. The application says that the “zip line itself” will generate less than 65 decibels, but what about its riders?

➤ *To prevent these serious, divisive, and unnecessary impacts, please deny the zip line.*

Also, please consider these comments regarding the other elements of the application:

Please support staff’s condition of approval to require operating plans and a cumulative look at all the base area amusements. We agree that base attractions should have uniform closing times to provide for a good customer experience and predictability for the community. We believe 8pm is an appropriate closing time to limit the nuisance and impact on neighbors, recreationists, and our community, with *rare* exceptions for events (no more than a few times per year). Town Council has heard complaints for years about the current late operation of loud amusements. This is our community’s chance to solve this ongoing problem. Snow King is not a self-contained resort, and its operations need to start respecting the neighbors and community nearby. Remember, we have a clear goal of being a community first, not just a resort. *If these investors can’t run the resort without unacceptable impacts on our community, then they should let someone else take over who is willing to respect our community.*

Please do not allow the resort to extend closing hours to 10pm up to five days per week for “special events and groups.” Even going to 10 pm a few times a year is a major nuisance to our community. Five days a week is outrageous. With a wedding venue and event complex proposed for the top, weddings, private parties, fundraisers, corporate retreats, exclusive group tours, or anything else qualifying as a “group” could occur frequently – meaning that the light and noise disturbance to people and wildlife could be virtually nonstop. Events on the summit requiring extended hours should be subject to a special event permit since they will require use of the gondola located at Phil Baux Park, and with a low annual limit for all such events (five per year?).

Please require a respectful 8pm closing time for the gondola and summit complex. The applicant proposes to allow the gondola and summit complex to operate as late as the bars in town. That is also outrageous. A downtown bar experience is utterly inappropriate for the summit of our Town Hill or for our public lands. The Forest Service rules also do not allow commercial development that is already available nearby^{vi} *such as the bars downtown*. Furthermore, additional summit ridge light pollution could negatively impact many wildlife species, particularly lynx, which are a threatened species. Ridgeline lighting and nighttime activity not only impacts all town residents but would also spill over into Leeks Canyon, which is extremely important for wildlife.

A note on housing. We support Housing Department’s staff recommendation to conduct an independent calculation on the number of year-round employees to be generated by replacing lifts with a gondola; please require it as a condition of approval for the gondola permit.

Lastly, please negotiate for fair leases of our public land. 50 years is way too long to lease town land to anyone. We have no idea what the economy will bring in a month, let alone

a year. Why give below-market rates to an investment group for 50 years? The applicant claims that the lease length is comparable to other leases the town holds but does not provide examples. We researched the question and found that the lease for the fairgrounds is only 24 years. In fact, *Snow King's town leases should be up for renewal at the same time as the permit for the Forest Service – in 2039 – so that the town can re-negotiate terms as the developers propose other changes in the future.*

Additionally, if the investors get to use ~30 acres of Town land for below-market rates, they should stop charging the Town high rates for using the communication towers on top of Snow King, and *town residents should regain the free year-round uphill access that we had for almost 80 years.* Otherwise, the investors should provide the town with a measure of profit-sharing from all use of town lands.

Conclusion

Overall, we believe that a far better future is possible for Snow King than what the investors are proposing. Zip lines and late-night amusements clearly make Snow King worse, they're controversial, and Snow King can succeed without them. Please don't let the current group of investors convince you that unless you approve everything they want, Snow King will fall apart. Clearly, there are better ways, and we would be more than happy to talk through those strategies with you as a group or individually, at your convenience.

Sincerely,



Brooke Sausser
Community Planning Manager

ⁱ Cottier, Cody. (2018, Nov. 14). "Future of King packs hearing." *Jackson Hole News & Guide*. https://www.jhnewsandguide.com/news/town_county/future-of-king-packs-hearing/article_6a9db294-b275-5dd4-8a47-1eb5f989febc.html.

ⁱⁱ Borrell, Brendan. (2017, Feb. 28). "Just how dangerous are zip lines?" *Outside*. <https://www.outsideonline.com/2159481/just-how-dangerous-are-ziplines>.

ⁱⁱⁱ Breyse, Emma. (2012, May 4). "Afton family sues Targhee." *Jackson Hole News & Guide*. https://www.jhnewsandguide.com/news/top_stories/afton-family-sues-targhee/article_c96b0dd6-56d5-5a50-8354-282091af2be7.html.

^{iv} Cottier, Cody. (2018, Aug. 23). "Seat belt failures close coaster, spark recall." *Jackson Hole Daily*. https://www.jhnewsandguide.com/jackson_hole_daily/local/seat-belt-failures-close-coaster-spark-recall/article_58033c12-05b7-5646-b5ec-931ef260561c.html.

^v Mieure, Emily. (2017, Feb. 11). "Slide closes Snow King." *Jackson Hole Daily*. https://www.jhnewsandguide.com/jackson_hole_daily/local/article_c2e4babd-8885-5cb5-be42-eea081fe4924.html.

^{vi} Forest Service Manual 2340.3 states: "Deny proposals by the private sector to construct or provide outdoor recreation facilities and services on National Forest System lands if these facilities and services are reasonably available or could be provided elsewhere in the general vicinity."

From: [Mike Varilone](#)
To: [Tiffany Stolte](#)
Subject: Proposed Snow King zipline
Date: Tuesday, May 05, 2020 11:00:44 AM

To whom it may concern:

I am Jackson resident for 28 years and an east Jackson homeowner for 22 years. I am writing in opposition to the proposed zip line on Snow King Mountain. There are many reasons why allowing this "amusement park ride" would be a detriment to our community. They are a very noisy and one more eyesore that we don't need on our beautiful town hill especially given we already have one of those with the ridiculous (and VERY noisy) mountain coaster. Zip lines are a non-skill based activity that goes against Jackson Hole's adventure culture of skill based activities and is much more akin to an amusement park. It's also one more thing will be staffed with seasonal workers and H2B visas which exacerbates Jackson's already dire housing situation. Please DO NOT approve the zip line.

Thank you,

Michael Varilone

From: [Noah Osnos](#)
To: [Tiffany Stolte](#)
Subject: Snow King Mountain Resort application
Date: Wednesday, May 06, 2020 3:44:16 PM

In recognition of the fact that SKMR (and its associated entity SKRMA) has not committed to an irrevocable funding of the ski hill operations, and is not required to place a bond for its future construction plans, I would echo the requests of others in regards to approvals and lease re-negotiations: to wit, a revenue sharing formula (which is common to many restaurant and service-related leases) instead of a fixed annual fee. This will guarantee a fair deal for the town, without having to make prognostications about future business patterns (which is extremely difficult given the current circumstances). Disclosure of SKMR LLC's visitation records is critical, as they have claimed that they are unable to afford their prior commitments given the breakup of the original SKMR properties, and are looking for such serious & permanent concessions from the town.

The Forest Service EIS has, unfortunately, put the town in a bind, as the draft has given nearly 100% of the applicants' requests to them, without addressing constituent concerns in any meaningful way. As an example, many in Jackson were relieved this year to be without the snowmobile Hill Climb, with the attendant congestion and noise it brings to Jackson. However, it has always been tolerated as it has been recognized that it contributes to town business (and the town coffers). There is no guarantee that the additional construction of the gondola and any particular zip-line will aid the quality-of-life or the town finances, so the town should be erring on the side of caution, in both its CUP approvals and for any permanent changes to the landscape at the base of the mountain (particularly on town-owned land).

From: [Cahn and Brown](#)
To: [Tiffany Stolte](#)
Cc: [Town Council](#)
Subject: Snow King CUP
Date: Wednesday, May 06, 2020 2:50:47 PM

We are writing to ask you to alter Snow King's Conditional Use Permit to remove the zip line(s). We place a high value on Snow King as a town treasure and we don't want to see it turned into even more of an amusement park than it already has become. Zip lines are:

- Inconsistent with the Comprehensive Plan and LDRs.
- Inconsistent with our community values as evidenced by the overwhelming public opposition.
- Noisy and are inappropriate when the land is adjacent to a residential area.
- Dangerous and not well regulated with an unacceptable incidence of serious injuries.

Please do the right thing for our community and deny Snow King's request in the CUP for a zip line.

Thank you for the opportunity to comment.

Sincerely,
Lorie Cahn and Doug Brown
East Jackson

From: [Julien Hass](#)
To: [Tiffany Stolte](#)
Subject: CUP Snow King Land.
Date: Wednesday, May 06, 2020 8:40:21 AM
Attachments: [SKRMA Town planning.pages](#)

Dear Commissioners,
I am attaching my letter in opposition to the CUP desired by SKRMA in this email. I hope you will consider it.

Dear Commissioners,

Thank you for your time. I am writing as I am strongly opposed to the Conditional Use Permit desired by SKRMA. Allowing these changes would give the resort a green light to continue their detrimental management methods. It would allow for increased danger, more mechanical sounds, that are opposite to the Wyoming way of life and all to present in this town through the increased construction rate. It would increase the injury rate, potentially overwhelming our small but excellent hospital. The popularity of the resort and the town would potentially increase, which would be excellent for businesses. Unfortunately, this may only be a short term increase until injuries and lawsuits arise from increased activity. Trust in SKRMA would erode even further, as it is already quite low.

The sounds emanating from Snow King during the summer are both pleasant and disgusting. The sound of families laughing and playing are great and enjoyable. Unfortunately, the mechanical sounds from the coaster, and potentially a zip line, that create the laughing are not enjoyable. The sounds from the hotel are not enjoyable either, the constant rumbling of cars, the exhaust fans of the hotel, the delivery trucks, while necessary, are not fun.

The dangers that come with a zip line are considerable. Serious injuries, death, can arise. Between 2006 and 2016 there have been 16 *reported* deaths from Zip Line accidents. Neither Snow King nor the Town of Jackson want anyone to die from this type of activity. According to Ohio State University research, 12% of zip line injuries have resulted in hospitalization.

(<https://www.robsonforensic.com/articles/zip-line-safety-expert/>)

Our small but excellent St. John's Hospital cannot handle that amount of injuries.

We are already flying out patients due to the pandemic, will we do the same for injured tourists on a near daily basis?

The cost of a new endeavor is always high. If the CUP was passed, SKRMA would undoubtedly decide to pursue a zip line and other outdoor activities. They would need to train their staff in EMT practices, as well as making sure they are able to operate the course they are in charge of. This is not only expensive, but also difficult to ensure the safety of every party involved. Besides federal guidelines, what safety measures would SKRMA be following for the courses it would create for summer activities?

Trust is also a strong issue regarding SKRMA, one that I have the impression the community is not putting enough pressure on. This resort is small, yes, however it could be managed more seriously and professionally. Large companies succeed because they are serious and (mostly) trustworthy. Unfortunately, this is not the case with SKRMA. They have been sold to a real estate management company that has pledged \$5 million in renovations. Perhaps this was only for the physical hotel property.

They did not decide to put some of that money into improving their existing structures on the mountain for winter enjoyment, such as a gondola. Even less costly, the cabins for ski patrol could be improved. This has *never* been done.

Sadly, it is obvious that the large empty structure at the top is simply keeping space occupied for the observatory and restaurant they would like to put in place. However, I do not believe this company can be trusted as they are not willing to improve what they have. Creating a small restaurant or snack bar at this location would create additional revenue and be a welcome addition to the mountain top, both during the summer and winter.

In addition to this, they have proven themselves to be sneaky as they moved the backside of the mountain in October 2018 knowing very well this was not their property, and got nailed for it.

As I am a resident of this town, and a user of Snow King, in all activities, I want to see it succeed. I would offer my help for it to be successful. Unfortunately, it is obvious that Max Chapman and SKRMA only have monetary interests in mind and do not wish to help the community they say they care about.

I encourage the town planning commission to at the very least put strong restrictions in place for the CUP, and at the most to deny it. This will not be long term beneficial for the town or the community.

Julien Hass
307 920 0747
julien.hass@gmail.com

From: [Susan Marsh](#)
To: [Tiffany Stoltz](#)
Subject: Snow King
Date: Wednesday, May 06, 2020 10:39:03 AM

To Planning Commission

RE: Snow King CUP considerations

Items A and B – all I had time to look at of the 98-pager

A: I would hate to see the gondola base intrude on a public city park. I thought there were some good alternatives being discussed, but it appears that the applicant still wants approval for the original location. Concern about the gondola also includes adequacy of parking at the base, as it is clear that the intent of the high-capacity lift is to bring busloads of tourists to the summit. I disagree with staff reporting that parking will not be an issue. It's already an issue at times.

As far as additional lighting for night skiing there should be some requirements that the lights are shaded to shine downward only, not to greatly increase the light pollution already present at the resort. I don't know much about the proposed lighting system but it sounds like it's trying to respond to this concern, but it's the cumulative effects of all the new and proposed lighting that is of concern.

B: Although as a neighbor to Snow King I do not relish the prospect of additional noise from people screeching on rides at the resort, I think placing a zip line off national forest land is the only acceptable alternative to what has been proposed in the BTNF draft EIS. It is basically against USFS policy and the provisions of the Ski Area Outdoor Recreation Enhancement Act to place amusement park-type rides on the national forest, which is the reason the roller coaster was denied by the BTNF. Placing it off the forest (assuming this zip line is meant to replace one starting at the summit, and not in addition to...) is a better way to go.

Hours of operation for the zip line and existing roller coaster should not be extended into the mid-late evening hours when residents nearby are able to go outside for some peace and quiet. 9 PM is too late for us to listen to a bunch of screaming.

Thanks,

Susan Marsh

From: [Shane Rothman](#)
To: [Tiffany Stolte](#); [Town Council](#)
Subject: Zipline: No (unless conditions can be met)
Date: Wednesday, May 06, 2020 11:53:04 AM

Hello Planning Commission and Town Council,

In regarding the addition of more ziplines to Snow King Mountain, it has become clear that our Planning Commission and Town Council might be the only voices that SKMR LLC will acknowledge. On behalf of the public, please take our concerns more serious than their attempts to further capitalize on our tourism market. Many people have been waiting for this opportunity to rectify the impacts that have gotten out of hand over the years, and it's beyond time to review previous mistakes, and plan better for the future.

First of all, please use your leverage to remind SKMR LLC about the time that they secured a "Minor Development Plan" for a rollercoaster, restaurant complex, and mass grading and deforestation, in just one Town Council Meeting(11/17/2014), where all concerns and public comments were disregarded so they could get an expedited approval(Didn't this even skip review from the Planning Commission?). There was no acknowledgment of or discussion regarding noise impacts, impacts to wildlife, operating hours, employee housing, parking, the outdated Resort District Master Plan that did not contain a coaster or restaurant complex, or even the fact that their access road on their private land is unsafe and unsuitable for the increased/unprecedented usage.

As a neighboring resident who has grown extremely tired of hearing automated speakers(Here we go, push the handle forward and have fun, every 15 seconds), screaming, and Truck/ATV/machinery traffic for over 11 hours a day, I would likely be 110% against this zipline proposal, but I do realize that this is probably the only opportunity to ever address the current and future impacts of their activities, with impacts that seem to get much worse each year. Many of these issues should have been addressed prior to the 2014 "minor development plan" approval.

Here are some "demands" that should be adhered to if another annoyance is going to be further considered:

-First, please ask the applicant if this is the only zipline that will be added to the mountain. Many members of the public have requested no more ziplines on public land, and SKMR LLC executives previously stated that they will not land any ziplines in Phil Baux Park(please clarify that they won't land any on their private land at the western/"community" portal either). Personally, I have advocated for all further amusements to be placed on their private lands in order to confine the impacts to their current area, as long as certain conditions can be met. The "private land area" is already undesirable for traditional recreation, while the rest of the mountain continues to see increasing usage of public recreation, and those public lands deserve to remain inviting.

Please do not even consider approving this zipline if SKMR LLC still has plans to cover the rest of the mountain with more, and consider obtaining the confirmation in writing.

-Please request respectful operating hours that acknowledge the public's benefit of having an inviting "Town Hill" atmosphere for at least a few hours per day. For many years now, SKMR LLC has gotten away with abusing their allowed hours of operation, as evidenced by their

business application which states an 8:00 closure time, and any vague wording must be clarified (from “time to time” does not mean all of peak summer). Quieter nights would be appreciated by the many people who enjoy beautiful sunsets and cooler temperatures in the summer, and even the wildlife knows that this area is much more inviting once the activities are closed. The “evening Big King Pass” does not help the situation either, with “all you can scream/ride” discounted tickets that make these hours the loudest, which is further amplified while the rest of town is quieting down. Adding alcohol specials at King’s Grill does not help the situation either.

Across the western USA, the majority of summer amusements at ski areas close [between 5 and 6 pm](#), even though they do not border full time residents, or serve as the primary recreational hub for hikers, bikers, and dog walkers. A reasonable closure time for their louder activities to close should be no later than [6pm](#).

Personally, nowadays I refuse to recreate on the King in the evenings during summer, and every night I try not to be at my residence until after [9:15pm](#) when the last screams descend the mountain, even well past sunset in the complete darkness. It got old a long time ago, and I cannot imagine a worse neighbor to have than a busy amusement park.

-Please request that their service road should be immediately rerouted to a safer and less steep grade to address the “emergency access” issue that they have been clamoring for in their requests for a new service road to the Summit.

Accidents are most likely to occur in this area (along with improved emergency access that would benefit the neighboring public trail system), there have been many ambulances crawling up the hill over the years, and I have personally witnessed a runaway ATV that nearly crashed through a house (and very inexperienced drivers, none of which have ever been required to wear helmets), jackknifed trailers, 2WD vehicles that spin out in a dust cloud repeatedly before reversing down the steep grade and then “gunning it” back up the hill to make the turn, semi trucks, concrete trucks, dump trucks, sewage trucks, and even private vehicles are all challenged by the grade and tight switchbacks. The road also gets pounded into fine dust with the increased usage since 2014, and attempts to mitigate the dust with a water truck only seem to make it more slippery and dangerous.

Rerouting their current summer road is long overdue, and should be the first priority before any further projects are approved. This project should be encouraged to start immediately in Summer of 2020.

-Noise and visual impact mitigation: SKMR LLC has made zero attempts to address this, and even failed to comply with their own revegetation plan. There is no screening where it is needed most, and many of the miniature trees they have planted are already dead. If another zipline is considered, please request an update to the revegetation plan to help screen the impacts.

Nothing can be done about the screaming, unless they can somehow encourage their paying guests to refrain. Repetitive automated speakers can be heard nearly every 15 seconds everywhere in proximity to the Coaster, including private residences.

In the coaster’s business application, the Coaster is required to operate under 65 decibels. It seems to be falling into disrepair already, with clanking, grinding, and noises that resemble some kind of assembly line. The compliance has likely never been monitored, but must be in the future.

Another suggestion that should be mentioned to the applicant would be to paint the coaster green. It’s an eyesore, and this is the only way to mitigate the permanent visual impact.

-Ziplines are not quiet. The current ones on the ropes course were required to be the quietest

ones available, but the sound still carries significantly beyond the area. This proposed zipline will be much louder due to the higher speed and no potential buffering due to the proposed height. It will also likely contain a loud stopping mechanism at the base (please inquire about this for the sake of uninformed hotel patrons and condo owners). And of course, I imagine long duration shrieks and screams coming from 99% of the riders.

-This development would increase their workforce, and should require more employee housing mitigation. Keep in mind that their workforce has increased substantially since 2014 (especially in Summer), and please request to see their employment records dating back to 2010 to figure out how their housing requirements should be fairly adjusted. This should have been analyzed in 2014 prior to the approval of the "Minor Development Plan", when many more jobs were added.

Also, considering that there may be many years worth of construction and reclamation ahead, please account for these temporary jobs as well, and encourage SKMR LLC to disclose a plan for additional temporary housing. In the construction season of 2015, there must have been 100 additional workers on the mountain rushing to finish the projects in one season, and the proposed projects will likely require even more, for far more than just one summer season. During this timeframe (2015), I did not find it to be a coincidence that workforce housing became the most pressing issue facing Jackson, as it was obvious that huge construction projects facing deadlines required a flood of temporary non-local workers to find a place to sleep at night.

-Decommission the 42 year old Alpine Slide as a "win-win" trade off. Besides the screaming, the carts on the track produce the loudest sounds, which even echo off nearby homes. Usage has increased greatly since they reported an average of 70,000 annual riders prior to 2014, back when operating hours weren't nearly as long.

There have never been any attempts to mitigate the noise from this dilapidating liability, which includes loose seams (clanking), and no backfill underneath of most sections, which amplify the sound significantly.

This activity sees frequent accidents, and SKM still insists on operating it when it is wet, and even in the complete darkness during late summer. I have little faith that safety will be prioritized in a zipline after witnessing these operations continue year after year.

-Please request their annual visitation numbers for each activity, and their projections for the future. These numbers will be important to consider when attempting to recognize impacts and infrastructure needs.

-Please do not fall for SKMR LLC's argument that operating 49 hours per week all winter mandates these ridiculous summer hours. Using their own logic, they have voluntarily harmed their winter business for years by constantly adjusting their hours of operations. There is no reason why their hours must be the same every day of the week.

Thank you for your time and consideration,
Shane Rothman (and Whitney Ballard)
Jackson WY

From: [Shane Rothman](#)
To: [Tiffany Stoltz](#); [Town Council](#); [Public Comment](#); jeff@gardnercmc.com
Subject: Gondola in Phil Baux Park
Date: Wednesday, May 06, 2020 1:13:48 PM

Hello Planning Commission and Town Council,

This letter is in regards to placing a gondola in Phil Baux Park, and the many relevant tangents associated with it.

Please ask for alternatives to the location of a new lift, such as the “parking lot beyond right center field”. This allows for the Cougar Lift to remain in place(will save the applicant a ton of money), and continue to serve the Ski Club for training and race venues, and even allows mountain to open safely during times of avalanche danger when the other lifts service terrain that will be exposed(isothermal snow conditions will definitely be impossible to mitigate without intentionally causing destructive slides on all slopes greater than 30 degrees).

Here are some other benefits to placing a new lift further to the west:

- allows for the “wide open base area” that all stakeholders and SKMR LLC agreed should be the goal
- reduces intrusion to Phil Baux Park playground and public space
- Lift towers located further west will reduce need for additional random light poles on lower mountain
- SKMR LLC should be reconsidering a gondola, and instead consider a hybrid chairlift/gondola, which would probably require some more space.
- Ticketing, ski rentals, and retail could be based out of the commercial space in One Town Hill instead of requiring a new separate building.

While analyzing the new lift’s location, please also consider the connectivity of their base areas through the KM6 parcel. It is obvious that summer users will be going back and forth, and even in winter the novice skiers will be forced to migrate across the KM6 parcel and Phil Baux Park to get back to the Summit Lift(since the proposed “easy way down” does not even lead back to the lift that will access the proposed beginner terrain on the Summit).

As for the Ballfield, I thought it was made clear that the community desired to keep it. Phil Baux was the person who started Little League in JH, as well as the man behind the formation of Teton County Parks and Recreation. He even used the Ballfield for a wintertime ice skating and hockey venue. I agree that “green space” is important at the base area, but his vision is still much more “multi use” than the “concert venue” area that is planned.

Please recognize that the snowtube lanes may need to be sacrificed for a properly functioning base area. It appears as if this is the only obstacle in the way, but SKMR LLC has plenty of other plans to substantially replace this revenue source.

As these plans continue to evolve and lease re-negotiations are required for the new uses, please consider a “revenue sharing formula” instead of a fixed annual fee. This will guarantee a fair deal for eternity, and will not require inflation adjustments in the future. Also, it will allow for proper disclosure of SKMR LLC’s visitation records, which will be needed to address the parking and maintenance requirements of the area.

The TOJ’s portion of shared revenue from this deal should go directly towards funding current and future public recreation facilities throughout the Resort District(since the “SKRMA fee” failed to address this). A volunteer Board of Directors could oversee this, and allocate funds as needed. Potential nonprofit partners and organizations include CMI, the JH Ski Club, PAWS, JH Live, Coombs Outdoors, Parks and Rec, and likely many others in the future. It is obvious that this area could use more public representation, and that our Parks and Recreation board has struggled to finalize future plans on their own.

Thank you for your time and consideration,
Shane Rothman
Jackson WY

From: [Juliet Unfried](#)
To: [Tiffany Stolte](#)
Subject: 5/6/20 Planning and Zoning Commission Mtg - ITEM P20035 & P20036
Date: Wednesday, May 06, 2020 3:38:24 PM

Dear Planning Commissioners,

Thanks for accepting public comment on the conditional use permit for 808 Upper Redmond Road. Please deny any possibility of a zip line on Snow King.

Thanks,

Juliet Unfried

From: [Bruce Walker](#)
To: [Tiffany Stolte](#); [Town Council](#)
Subject: Zip Line? Please NO
Date: Wednesday, May 06, 2020 11:42:05 AM

Dear Planning Commission,

thanks for your volunteer work on behalf of our community.

Snow King is a gem and should be supported, but please don't allow it to be turned into an amusement park. A zip line would be an abomination. Please don't let it happen. It's just pure noise pollution for a cheap thrill. And it's degrading to the town's character.

Thanks,
Bruce Walker

From: [Geneva Chong](#)
To: [Brendan Conboy](#); [Brian Krill](#); [Luther Propst](#); [Steve Ashworth](#); [Tyler Sinclair](#); [Brian Schilling](#); [btlenze@jacksonwy.gov](#); [Town Council](#)
Subject: Fwd: FW: Additional Materials for Snow King Gondola
Date: Thursday, May 14, 2020 9:50:55 AM
Attachments: [image001.png](#)
[CUP Additional Info Letter 5-1-20.pdf](#)

Hi all,

I would like the town to consider a proposal to the applicant to leave Cougar Lift in place and base the new lift (gondola) just west and north enough of the base of Cougar to work. This should save time and money; allow continuation of service; keep the "finish area" open for safety and function (big reason why removing Summit Lift and pump house are so important); and other, positive reasons. Please contact me if you have any questions - this email is coming solely from me.

Thank you for your work for our community,
Geneva Chong
307-699-0330

----- Forwarded message -----

From: **Steve Ashworth** <sashworth@tetoncountywy.gov>
Date: Thu, May 14, 2020 at 9:25 AM
Subject: FW: Additional Materials for Snow King Gondola
To: Jim Stanford <jstanford@jacksonwy.gov>, Jim Clouse <esperanza88@hotmail.com>, Frank Lane <flane@wyoming.com>, Missy Falcey <missy.falcey@gmail.com>, Geneva Chong <geneva.chong@gmail.com>, Luther Propst <lpropst@tetoncountywy.gov>, Stephanie Thomas <steph13thomas@gmail.com>, Ellie Statton-Brook <estrattb@gmail.com>
CC: Meghan Spaulding <mbspaulding@tetoncountywy.gov>, Christina Ramos <cramos@tetoncountywy.gov>, Andrew Erskine <aerskine@tetoncountywy.gov>

All, attached is a revision to Snowkings CUP which will alter our Masterplan concepts. FYI

From: Brendan Conboy <BConboy@jacksonwy.gov>
Sent: Tuesday, May 12, 2020 6:07 PM
To: Steve Ashworth <sashworth@tetoncountywy.gov>; btlenz@jacksonwy.gov; Brian Schilling <bschilling@tetoncountywy.gov>
Cc: Tyler Sinclair <tsinclair@jacksonwy.gov>
Subject: Additional Materials for Snow King Gondola

Dear Steve, Brian, and Brian,

Attached are the latest plans which Snow King submitted which now include keeping the Cougar lift in operation and moving it up the ski hill slightly and in the general location near

the existing Summit lift to service night skiing/ski racing.

In addition, here is a link to last week's meeting where Ryan Stanley discusses keeping the lift: **38:55 mark, Item 9.II** <http://jacksonwy.swagit.com/play/05062020-894>

Please have a look and provide any additional comments you may have.

Thanks,

Brendan

BRENDAN CONBOY
ASSOCIATE PLANNER
TOWN OF JACKSON
P.O. Box 1687
JACKSON, WY 83001

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bconboy@jacksonwy.gov

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From: [Judd Grossman](#)
To: kmalone@tetoncountywy.gov; [Skye Schell](#); [Town Council](#); commissioners@tetoncountywy.gov; planningcom@tetoncountywy.gov
Subject: Comprehensive Plan Comments
Date: Sunday, May 17, 2020 6:27:40 PM

Comprehensive Plan Comments

Principle 2.1— Reduce consumption of non-renewable energy, Principle 2.3— Reduce greenhouse gas emissions through transportation, Principle 2.4— Increase energy efficiency in buildings, and Principle 2.5—Reduce greenhouse gas emissions through waste management and water conservation. - These climate change principles should be removed. This is an unnecessary government intrusion into individual freedom that will have infinitesimally small effect on the problem. Focus on problems that are within the purview of local government like over population and sprawl in Jackson Hole. If pollution is reduced as a byproduct of good planning that's a bonus. Otherwise you are chasing after virtue signalling issues and risking unintended consequences, all at the expense of our freedom of choice.

Principle 2.2— Reduce greenhouse gas emissions through land use. - Reducing greenhouse gas emissions through land use is a byproduct of good land use planning to reduce traffic and sprawl. It shouldn't be a goal on it's own.

Direct at least 60% of future growth into Complete Neighborhoods to preserve habitat, scenery and open space and provide workforce housing opportunities. - This should be closer to 100% and should focus development into the commercial corridor of Jackson in a mixed use setting. Leave our existing residential neighborhoods alone.

Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally. - Meeting the 65% target for local workforce housing should be accomplished by reducing job growth. Deed restricted housing should be workforce based, not income based, and it should rent or sell as condos for whatever the market will bear. To do otherwise is to provide perverse incentives for workers and employers shifting the burden on to taxpayers and existing low-end home owners.

Policy 5.1.b: Focus housing subsidies on full-time, year-round workers and Policy 5.3.c: Create workforce housing to address remaining shortages, Policy 5.4.e: Establish a reliable funding source for workforce housing provision - Housing should not be subsidized by anyone other than employers.

Policy 5.2.d: Allow accessory residential units (ARUs) and County guesthouses - ARUs are only appropriate in the commercial corridor. They are not appropriate in stable neighborhoods, because they can radically increase density and traffic - changing neighborhood character.

Policy 6.1.c: Establish an identity as a “green” community, Policy 6.1.b: Promote eco-tourism - "Green Community" and "eco-tourism" are feel good virtue signalling facades that are expensive and unnecessarily restrict individual freedom, often with unintended negative results.

Policy 6.3.c: Provide jobs at a spectrum of income levels - Jobs should pay well enough that people can afford to live here or commute here without government subsidies. We need to stop creating, promoting and subsidizing low income jobs.

6.3.S.4: Collect data on setting a minimum wage as another option for mitigating the impacts of employment generation in the updated employee generation nexus study. - **Minimum wage is an unwise intrusion into the free market. Wages should be a private agreement between workers and employers.**

6.3.S.5: Support local employees through efforts of making housing, daycare, and other needs more accessible and affordable. - **Government should stay out of the daycare business. Most government interventions into the "needs" of workers pass through as subsidies to employers and promote growth.**

Principle 7.1—Meet future transportation demand with walk, bike, carpool, and transit infrastructure. - **Alternative modes of transportation are unrealistic, relatively unpopular, and often unpleasant. Residents should have a choice as to their mode of transportation. Automobiles are obviously the most efficient and useful means of transportation for our residents. Working people that need to carry tools have no other choice. We need to limit population growth, and expand and connect our roads so they can function properly for car traffic.**

Policy 7.1.e: Establish a permanent funding source for an alternative transportation system - **Stop raising taxes. Local government is already too big, too expensive and too intrusive.**

Principle 7.2— Reduce greenhouse gases from vehicles to below 2012 levels. - **Reducing greenhouse gases from vehicles to below 2012 levels is expensive, inconvenient virtue signalling that will have miniscule effect on the problem it is targeting. There are much more efficient ways to spend our time and money.**

Policy 7.2.b: Discourage use of single-occupancy vehicles - **Discouraging use of single-occupancy vehicles is a heavy handed intervention that will reduce our freedom of choice and make life more difficult for working people.**

Policy 7.3.e: Require development to provide for walking, biking, carpooling and transit - **Sidewalks are inappropriate in the Town periphery. Street lights are disruptive of dark skies and rural character.**

Thanks!

Judd

--

Judd Grossman

cell: [307-690-4935](tel:307-690-4935)

email: jg@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001

ship: 50 Rancher St., Jackson, WY 83001

From: [kirk Stone](#)
To: [Tiffany Stolte](#)
Subject: Snow King mistake
Date: Monday, May 18, 2020 10:14:36 AM

Planners,

A Zip Line on Snow King is a big mistake. While you might say, "We can just take it down." That will never happen.

Jackson Hole is unique and a zip line is an everyday occurrence, even in third world countries.

The reason people come to Jackson Hole is because it is different. It cares about the environment that encompasses it.

Whether you know it or not, Snow King its self is the home or pathway to multiple wildlife species.

The Zip Line is just another way to say, "We don't care."

Seriously, would you want a Zip Line next to your home.

Jackson Hole is our home and wildlife are our neighbors.

The muskrat in my pond, the ermine under my porch, the moose, elk and deer in my pasture, The swans, geese and ducks in my pond are all my neighbors.

I care what happens to them, and I accommodate them.

The same is true for Snow King.

Please say NO to the zip line.

Thanks you for your time.

Cindy Stone

CINDY STONE

PO 1865

JACKSON, WYOMING 83001

307-690-6654

From: [Diane Abendroth](#)
To: [Tiffany Stolte](#)
Subject: Snow King zip lines #2
Date: Monday, May 18, 2020 7:29:39 PM

I feel that I should explain part of why the zip lines are a bad idea. It is Drunk People. That is who rides the roller coasters in the evening. They are super loud and obnoxious with their yelling and screaming. That is the impact I am talking about. Has the planning commission or Snow King fully analyzed this impact? they need to disclose these effects to the noise in town.

From: [Diane Abendroth](#)
To: [Tiffany Stolte](#)
Subject: Why would you allow zip lines on snow king?
Date: Monday, May 18, 2020 7:20:49 PM

I just don't get it. Why are ziplines OK until late hours with a noise ordinance in Jackson? Who does the planning commission work for if not the community? Why do these boards continue to approve the most egregious tourist trap development that will turn our town into a guest facility instead of a community?

From: [Pat Butts Pat Butts](#)
To: [Tiffany Stolte](#)
Subject: Snow King CUP 3rd reading
Date: Wednesday, May 20, 2020 1:52:48 PM

I may be too late for your meeting today. It's hard to keep on top of all the issues with this Covid-19 shutdown. While I now live in Alta, I moved to Jackson in 1968 and have lived in Teton County ever since, many of those years up Cache Creek and across from the rodeo grounds--both with direct views of Snow King mountain. It dismays me that newer residents with different values are now overcoming this pristine area and disregarding the values that attracted so many people to Jackson in the first place. PLEASE DO NOT ALLOW SNOW KING TO BUILD A ZIP LINE ANYWHERE ON THE TOWN HILL. This area from early on has been special for its natural environment, its views, its wildlife, its open spaces. Snow King mountain remained open and natural for years. It is not our duty to promote investor success; it is our duty to protect what makes this area special. Please do not allow it to turn into another Disneyland--people can go to California/Florida or elsewhere for mechanical adventure--but, please, not here!

Thank you for your consideration of my views and your concern for our environment.

Pat Butts
365 E Bustle Ck Dr
Alta, Wy 83414
208-241-0391

From: [Julie Giacobassi](#)
To: [Tiffany Stolte](#)
Subject: Snow King Gondola and Restaurant
Date: Wednesday, May 20, 2020 8:55:29 AM

Dear County Commissioners,

I would like to express my concern over the proposed gondola and summit restaurant at Snow King. I live part time very near this area and am worried about the resultant noise and light pollution if the gondola and restaurant are allowed to operate after 9pm. I feel very strongly that the gondola and especially the restaurant should conform to the 9pm closure that the rest of the Snow King development adheres to.

Thank you for your consideration.
Julie Giacobassi

--

Julie Ann Giacobassi
Box 519
Wilson, WY 83014

From: [jean public](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Fwd: Another chance to comment on Snow King Zip Line/Gondola Permit: Comment 5/20!
Date: Monday, May 18, 2020 12:57:30 PM

no zip line please. forest service land should be for wildlife and trees. stop the assault by human greed.

----- Forwarded message -----

From: **Clare Stumpf** <clare@jhalliance.org>
Date: Mon, May 18, 2020 at 11:33 AM
Subject: Another chance to comment on Snow King Zip Line/Gondola Permit: Comment 5/20!
To: Jean Poubilee <jeanpublic1@gmail.com>

We believe that a better outcome for Snow King is possible.



Dear Jean,

I hope you're staying healthy! On May 6, the Town Planning Commissioners considered a conditional use permit (CUP) that would **greenlight a zip line near the Rafferty lift and gondola operations that could go until midnight (or later!)**, further intensifying the amusement park atmosphere--without considering the cumulative effects of the [pending plans for Forest Service land](#). The **Town Councilors have the power to change the permit rules**, including denying the zip line plans altogether and/or shortening the operating hours of the gondola and zip line.

TAKE ACTION

The Town Planning Commissioners will be reconsidering the permit and then providing a recommendation to the Town Council; therefore, **it is critical to get the Town Planning Commissioners to vote to alter the CUP** and deny the zip line and establish reasonable operating hours. There are many ways to [have your voice heard](#) during this process:

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Town Planning Commission will convene at **5:30 PM on May 20** via the WebEx platform. You will need to check the [corresponding agenda](#) for the WebEx link to access the meeting. You can give a three-minute comment in real time citing your concerns. Detailed instructions about how to participate in a WebEx meeting are available [here](#).

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SIGN THE PETITION

[Dangerous](#) and noisy zip lines do not align with our Comprehensive Plan or local Land Development Regulations, and there is little justification for late-night gondola rides to a massive summit complex when bars and restaurants are readily available in Jackson. The Town Council will be considering the CUP next, either on June 1 or June 15--stay tuned. **Please help Snow King succeed as our Town Hill and not an amusement park!**

Thank you,



CLARE STUMPF

*Community Organizer
Jackson Hole Conservation Alliance
She/her/hers
510-418-0654*



(307) 733-9417 | info@jhalliance.org | www.jhalliance.org

685 S. Cache St | PO Box 2728 | Jackson, WY 83001

[Donate](#) | [Join](#) | [unsubscribe](#)



From: [Anne Marie](#)
To: [Tiffany Stolte](#)
Subject: Comments on Snow King Gondola Permit
Date: Monday, May 18, 2020 12:27:46 PM

Dear Planning Commission,

I am writing to urge you to maintain special considerations for nighttime Gondola use during summer hours as an observatory would be rendered useless without it. Wyoming Stargazing's founder, Sam Singer, was an integral part to creating the nighttime outdoor lighting standards as light pollution is not only bad for human health and wildlife, but it also is bad for the stargazing business. I trust that his insights would allow outdoor lights to make minimal impacts, and ask that you at least create an exception that would allow gondola use at night for the purposes of enjoying the observatory.

Kindly,

Anne Marie Wells
Former Wyoming Stargazing Executive Director
Current Wyoming Stargazing Board Member

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Online Form Submittal: Email the Town Council
Date: Monday, May 18, 2020 9:49:50 AM

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Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

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The following form was submitted via your website: Email the Town Council

Subject:: Snow King

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Firstly, thanks for all the efforts to keep Jackson safe during COVID. I appreciate the actions that have been taken.

I would like to comment on the permit being considered for the Snow King Zipline & Gondola. I'm not necessarily opposed to these items boosting Snow King's productivity. However, I feel it would be premature to enable this growth when we have not received final answers on the EIS from the Forest Service. I think the accumulative impacts cannot be realized until that process is complete.

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Thanks for hearing me out.
Kate

Your Name:: Kate Winters

Your Company Name::

Your Phone Number:: 307-200-1932

Your Email Address:: katelwinters@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 5/18/2020 9:52:26 AM

Submitted from IP Address: 184.167.32.75

Referrer Page: <https://www.jacksonwy.gov/256/Mayor-Town-Council>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: [Tatyana Komin](#)
To: [Tiffany Stolte](#)
Subject: Fwd: Snow King Hill developments
Date: Wednesday, May 20, 2020 11:12:20 AM

To Whom it May Concern,

I am deeply concerned about the fate of Snow King Hill in Jackson Hole and therefore I am writing to urge not to allow any development on the Snow King Hill and around it. All proposed alternatives are dangerous and harmful for wildlife habitats.

Contractors and Forest Service completely ignore recommendations of wildlife professionals. All animals: mule deer, mountain lions, bear, moose will be jeopardized if any further developments will be done.

Please help to protect our National Park system, Snow King Hill and its native inhabitants to attract more visitors to Grand Teton and Wyoming.

Sincerely,
Tatyana Komin

From: [Shirley Thomas](#)
To: [Tiffany Stolte](#)
Subject: Snow King
Date: Wednesday, May 20, 2020 4:24:09 PM

Dear Commissioners,

At your meeting tonight please consider that by expanding Snow King in the manner described in most of the alternatives would be most detrimental to the wildlife that call that area home. The NEPA document, thus far, should have had a reasonable and balanced range of alternatives. It did not. We should be looking towards a more balanced alternative.

Thank you for your consideration.

Shirley Thomas
Jackson

From: [Liz Moseley](#)
To: [Tiffany Stoltz](#)
Subject: Support for the Snow King gondola to remain open until 1am during the summer months so that people have access to the observatory
Date: Monday, May 18, 2020 12:35:50 PM

Dear Planning and Zoning Commission Members:

On behalf of Wyoming Stargazing, a Jackson-based nonprofit dedicated to astronomy education, I urge you to issue Snow King Resort a Conditional Use Permit (CUP) that allows the proposed gondola to operate at night in order for the proposed observatory and planetarium on the summit to be functional. As Wyoming's leading advocate of dark skies we are confident that the summit facilities can be operated in a way that produces near zero light pollution.

From late spring until early fall, it is not dark enough to view the stars in the night sky until approximately 10:00 pm. Wyoming Stargazing's programs during these months start at 10:00 pm and end at 1:00 am. The summer months are the best time for observing our night skies, and the period when the vast majority of residents and tourists look to us for stargazing services. If the Commission denies Snow King the ability to operate the gondola at night during the summer months, the observatory will not make practical or economic sense.

Wyoming Stargazing is committed to protecting dark night skies, which are essential for quality astronomical programming as well as human and wildlife health and safety. We therefore appreciate the concerns about light pollution. Measures to mitigate light pollution are outlined in the current Teton County Exterior Lighting Standard that our organization helped to write. We are working with Snow King to incorporate those measures on the summit facilities. Specifically, the observatory, planetarium, and gondola should use fully-shielded red outdoor lighting that would provide enough light for pedestrian safety while being almost invisible from town. The summit facilities should use blackout curtains to cover all exterior windows after 10:00 pm, thereby preventing pollution from lights within buildings. Fully-shielded "warm colored" outdoor lights could also direct the light towards the south, minimizing reflected light towards town.

We also believe that any noise at the observatory and planetarium at the summit will be modest at most and almost certainly not audible at the base of the mountain. The observatory, the outdoor portion of the proposal, will only hold about 30 people. The planetarium, an indoor facility, will hold about 100 people. In our experience stargazing is a quiet activity leaving people serene and thoughtful, not boisterous.

We are blessed with a spectacular night sky in Jackson. The proposed observatory and planetarium could be two of Jackson's crown jewels, putting us on the map for astronomy and science education. We urge you to approve the Snow King CUP along the lines outlined above.

Sincerely,
Liz Moseley
Wyoming Stargazing Board Member
240-925-7327

From: [Public Comment](#)
To: [Linore Wallace](#)
Cc: [Paul Anthony](#); [Tyler Sinclair](#)
Subject: RE: May 8, 2020 Item #P19-242 REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT
Date: Wednesday, May 06, 2020 5:19:23 PM

Dear Linore,

Although the email address "publiccomment@jacksonwy.gov" was intended to be used for Town Council meetings, your email has been forwarded to Tyler Sinclair and Paul Anthony for inclusion in tonight's Planning Commission meeting.

Thank you,
Sandy Birdyshaw
Town Clerk

From: Linore Wallace <linorewallace@yahoo.com>
Sent: Wednesday, May 6, 2020 3:59 PM
To: Public Comment <publiccomment@jacksonwy.gov>
Subject: May 8, 2020 Item #P19-242 REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT

Please consider the following in you discussion today regarding Item #P19-242 REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT

SKMR is proposing an expanded and more efficient area for night skiing. This is all in good however; they should be required to provide actual data on the use of night skiing beyond the ski club usage. I see little need to light up the mountain 6 nights a week to 9pm when there is little demand or use. Please consider a stipulation of the number of nights and hours based on actual use that could be increased or decreased in the future with sufficient data. Night skiing must be one of the most costly operations for the resort.

I am not in favor of adding a zip line to the amusement park atmosphere presently on Snow King. In the report presented it is stated that the noise level of the zip line is minimal however, it's not the noise of the mechanism that is disturbing but the noise of the rider. The community already has to deal with the blood curdling screams of the coaster rider's day in and out. Please don't subject us to more screaming just so more money can be made by SKMR and their investors.

Thank you for your time and consideration of the needs of our community.

Linore Wallace
450 S. Willow Street
Jackson, WY 83001

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From: [Judd Grossman](#)
To: kmalone@tetoncountywy.gov; [Skye Schell](#); [Town Council](#); commissioners@tetoncountywy.gov; planningcom@tetoncountywy.gov
Subject: Comprehensive Plan Comments
Date: Sunday, May 17, 2020 6:27:40 PM

Comprehensive Plan Comments

Principle 2.1— Reduce consumption of non-renewable energy, Principle 2.3— Reduce greenhouse gas emissions through transportation, Principle 2.4— Increase energy efficiency in buildings, and Principle 2.5—Reduce greenhouse gas emissions through waste management and water conservation. - These climate change principles should be removed. This is an unnecessary government intrusion into individual freedom that will have infinitesimally small effect on the problem. Focus on problems that are within the purview of local government like over population and sprawl in Jackson Hole. If pollution is reduced as a byproduct of good planning that's a bonus. Otherwise you are chasing after virtue signalling issues and risking unintended consequences, all at the expense of our freedom of choice.

Principle 2.2— Reduce greenhouse gas emissions through land use. - Reducing greenhouse gas emissions through land use is a byproduct of good land use planning to reduce traffic and sprawl. It shouldn't be a goal on it's own.

Direct at least 60% of future growth into Complete Neighborhoods to preserve habitat, scenery and open space and provide workforce housing opportunities. - This should be closer to 100% and should focus development into the commercial corridor of Jackson in a mixed use setting. Leave our existing residential neighborhoods alone.

Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally. - Meeting the 65% target for local workforce housing should be accomplished by reducing job growth. Deed restricted housing should be workforce based, not income based, and it should rent or sell as condos for whatever the market will bear. To do otherwise is to provide perverse incentives for workers and employers shifting the burden on to taxpayers and existing low-end home owners.

Policy 5.1.b: Focus housing subsidies on full-time, year-round workers and Policy 5.3.c: Create workforce housing to address remaining shortages, Policy 5.4.e: Establish a reliable funding source for workforce housing provision - Housing should not be subsidized by anyone other than employers.

Policy 5.2.d: Allow accessory residential units (ARUs) and County guesthouses - ARUs are only appropriate in the commercial corridor. They are not appropriate in stable neighborhoods, because they can radically increase density and traffic - changing neighborhood character.

Policy 6.1.c: Establish an identity as a “green” community, Policy 6.1.b: Promote eco-tourism - "Green Community" and "eco-tourism" are feel good virtue signalling facades that are expensive and unnecessarily restrict individual freedom, often with unintended negative results.

Policy 6.3.c: Provide jobs at a spectrum of income levels - Jobs should pay well enough that people can afford to live here or commute here without government subsidies. We need to stop creating, promoting and subsidizing low income jobs.

6.3.S.4: Collect data on setting a minimum wage as another option for mitigating the impacts of employment generation in the updated employee generation nexus study. - **Minimum wage is an unwise intrusion into the free market. Wages should be a private agreement between workers and employers.**

6.3.S.5: Support local employees through efforts of making housing, daycare, and other needs more accessible and affordable. - **Government should stay out of the daycare business. Most government interventions into the "needs" of workers pass through as subsidies to employers and promote growth.**

Principle 7.1—Meet future transportation demand with walk, bike, carpool, and transit infrastructure. - **Alternative modes of transportation are unrealistic, relatively unpopular, and often unpleasant. Residents should have a choice as to their mode of transportation. Automobiles are obviously the most efficient and useful means of transportation for our residents. Working people that need to carry tools have no other choice. We need to limit population growth, and expand and connect our roads so they can function properly for car traffic.**

Policy 7.1.e: Establish a permanent funding source for an alternative transportation system - **Stop raising taxes. Local government is already too big, too expensive and too intrusive.**

Principle 7.2— Reduce greenhouse gases from vehicles to below 2012 levels. - **Reducing greenhouse gases from vehicles to below 2012 levels is expensive, inconvenient virtue signalling that will have miniscule effect on the problem it is targeting. There are much more efficient ways to spend our time and money.**

Policy 7.2.b: Discourage use of single-occupancy vehicles - **Discouraging use of single-occupancy vehicles is a heavy handed intervention that will reduce our freedom of choice and make life more difficult for working people.**

Policy 7.3.e: Require development to provide for walking, biking, carpooling and transit - **Sidewalks are inappropriate in the Town periphery. Street lights are disruptive of dark skies and rural character.**

Thanks!

Judd

--

Judd Grossman

cell: [307-690-4935](tel:307-690-4935)

email: jg@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001

ship: 50 Rancher St., Jackson, WY 83001

From: [kirk Stone](#)
To: [Tiffany Stolte](#)
Subject: Snow King mistake
Date: Monday, May 18, 2020 10:14:36 AM

Planners,

A Zip Line on Snow King is a big mistake. While you might say, "We can just take it down." That will never happen.

Jackson Hole is unique and a zip line is an everyday occurrence, even in third world countries.

The reason people come to Jackson Hole is because it is different. It cares about the environment that encompasses it.

Whether you know it or not, Snow King its self is the home or pathway to multiple wildlife species.

The Zip Line is just another way to say, "We don't care."

Seriously, would you want a Zip Line next to your home.

Jackson Hole is our home and wildlife are our neighbors.

The muskrat in my pond, the ermine under my porch, the moose, elk and deer in my pasture, The swans, geese and ducks in my pond are all my neighbors.

I care what happens to them, and I accommodate them.

The same is true for Snow King.

Please say NO to the zip line.

Thanks you for your time.

Cindy Stone

CINDY STONE

PO 1865

JACKSON, WYOMING 83001

307-690-6654

From: [Diane Abendroth](#)
To: [Tiffany Stolte](#)
Subject: Snow King zip lines #2
Date: Monday, May 18, 2020 7:29:39 PM

I feel that I should explain part of why the zip lines are a bad idea. It is Drunk People. That is who rides the roller coasters in the evening. They are super loud and obnoxious with their yelling and screaming. That is the impact I am talking about. Has the planning commission or Snow King fully analyzed this impact? they need to disclose these effects to the noise in town.

From: [Diane Abendroth](#)
To: [Tiffany Stolte](#)
Subject: Why would you allow zip lines on snow king?
Date: Monday, May 18, 2020 7:20:49 PM

I just don't get it. Why are ziplines OK until late hours with a noise ordinance in Jackson? Who does the planning commission work for if not the community? Why do these boards continue to approve the most egregious tourist trap development that will turn our town into a guest facility instead of a community?

From: [Pat Butts Pat Butts](#)
To: [Tiffany Stolte](#)
Subject: Snow King CUP 3rd reading
Date: Wednesday, May 20, 2020 1:52:48 PM

I may be too late for your meeting today. It's hard to keep on top of all the issues with this Covid-19 shutdown. While I now live in Alta, I moved to Jackson in 1968 and have lived in Teton County ever since, many of those years up Cache Creek and across from the rodeo grounds--both with direct views of Snow King mountain. It dismays me that newer residents with different values are now overcoming this pristine area and disregarding the values that attracted so many people to Jackson in the first place. PLEASE DO NOT ALLOW SNOW KING TO BUILD A ZIP LINE ANYWHERE ON THE TOWN HILL. This area from early on has been special for its natural environment, its views, its wildlife, its open spaces. Snow King mountain remained open and natural for years. It is not our duty to promote investor success; it is our duty to protect what makes this area special. Please do not allow it to turn into another Disneyland--people can go to California/Florida or elsewhere for mechanical adventure--but, please, not here!

Thank you for your consideration of my views and your concern for our environment.

Pat Butts
365 E Bustle Ck Dr
Alta, Wy 83414
208-241-0391

From: [Carl Detwyler](#)
To: [Town Council](#)
Subject: Snow King zip lines
Date: Monday, May 18, 2020 5:13:54 PM

Hello,

I would like to voice my opposition to allowing ziplines at Snow King. I have lived close to SK ski area for over 20 years and want to keep it a town ski hill and not an amusement park.

Thank you for your consideration,
Carl Detwyler
39 Enoch Ferrin Circle
Jackson, WY

From: [Julie Giacobassi](#)
To: [Tiffany Stolte](#)
Subject: Snow King Gondola and Restaurant
Date: Wednesday, May 20, 2020 8:55:29 AM

Dear County Commissioners,

I would like to express my concern over the proposed gondola and summit restaurant at Snow King. I live part time very near this area and am worried about the resultant noise and light pollution if the gondola and restaurant are allowed to operate after 9pm. I feel very strongly that the gondola and especially the restaurant should conform to the 9pm closure that the rest of the Snow King development adheres to.

Thank you for your consideration.
Julie Giacobassi

--

Julie Ann Giacobassi
Box 519
Wilson, WY 83014

From: [jean public](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Fwd: Another chance to comment on Snow King Zip Line/Gondola Permit: Comment 5/20!
Date: Monday, May 18, 2020 12:57:30 PM

no zip line please. forest service land should be for wildlife and trees. stop the assault by human greed.

----- Forwarded message -----

From: **Clare Stumpf** <clare@jhalliance.org>
Date: Mon, May 18, 2020 at 11:33 AM
Subject: Another chance to comment on Snow King Zip Line/Gondola Permit: Comment 5/20!
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*Community Organizer
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685 S. Cache St | PO Box 2728 | Jackson, WY 83001

[Donate](#) | [Join](#) | [unsubscribe](#)



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Your Name:: Kate Winters

Your Company Name::

Your Phone Number:: 307-200-1932

Your Email Address:: katelwinters@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

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To: [Tiffany Stolte](#)
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Date: Wednesday, May 20, 2020 11:12:20 AM

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Sincerely,
Tatyana Komin

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To: [Tiffany Stolte](#)
Subject: Snow King
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Thank you for your consideration.

Shirley Thomas
Jackson

From: [zaidee fuller](#)
To: [Tiffany Stolte](#)
Cc: [Town Council](#)
Subject: Snow King expansion
Date: Thursday, May 21, 2020 11:35:17 AM

Ladies and Gentlemen:

In difficult economic times, will the Snow King proposal for a gondola and more lifts actually bring more skiers? If one adds in the cost of additional infrastructure for a zip line, how does this investment actually pay off? If it fails, will we be left with abandoned towers, roads and zip lines (remember Bill Bailey's defunct scenic lift north of town)? Will you ask for a bond for reclamations if the project is abandoned?

A zip line, gondola, and restaurant will eclipse the the 'town hill' to make way for an amusement park. I implore you to limit this inappropriate expansion and protect Snow King as a public treasure.

Thank you for your consideration.

Zaidee Fuller

Zaidee Fuller
PO Box 8
Wilson, WY 83014

From: [Paul Hansen](#)
To: [Tiffany Stoltz](#)
Subject: Snow King
Date: Thursday, May 21, 2020 12:01:28 PM

I write a News&Guide column called Common Ground. Here is the column I wrote on Snow King.

https://www.jhnewsandguide.com/opinion/columnists/common_ground/judging-what-s-right-for-us-and-snow-king/article_8fce8880-df34-50a0-8eea-a0c097b8c9b6.html

We need to keep the town hill from becoming an amusement park. This means no screaming zip line down the middle, no gondola operating until late at night, no new slopes in critical wildlife habitat on the backside and limited development on top. Ideally, all improvements would take place

Thank you for your service to our community.

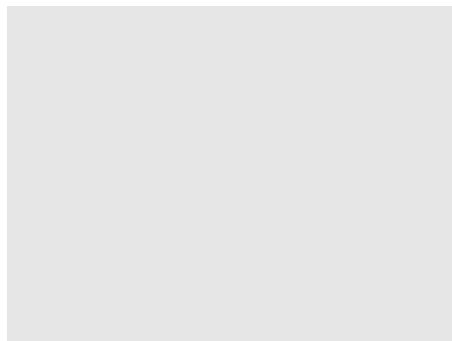
Paul W. Hansen
1155 Melody Creek Lane
Jackson, WY 83001
307 734-0330 (home)
307 413-8879 (cell)
paulwhansen@me.com

https://www.jhnewsandguide.com/opinion/columnists/common_ground/judging-what-s-right-for-us-and-snow-king/article_8fce8880-df34-50a0-8eea-a0c097b8c9b6.html

Judging what's right for us and Snow King

Common Ground / By Paul W. Hansen

Sep 26, 2018



Paul Hansen

COLE BUCKHART / ORIIN MEDIA

I think most of us want to see Snow King — the Town Hill — remain a financially viable part of our community. I also think many of us have questions about a large new development that greatly expands the operations footprint into undeveloped national forest land.

To make Snow King financially sound, I am willing to accept some things I do not really like: the mountain coaster, a limited zipline by the coaster ride, more ski trails, a new ski lift, maybe some development at the base and a restaurant on top. I am happiest if it can be done within the existing footprint.

Actions that improve frontcountry access for recreation often make sense in the wildland-urban interface. However, we keep whacking away at wildlife habitat and small-town community character.

Less natural habitat and more vehicle traffic take a toll on wildlife every day. If we are to remain the iconic destination for outdoor lovers who live here or visit here for the area's inherent natural wonders, we need some limits to growth in Jackson Hole.

Maybe it is not fair to pick on the owners of Snow King, but where do we draw the line on expansion and new development?

Encroaching on many acres of an intact forest ecosystem, some of it key winter habitat, to more than double the footprint of Snow King's operation is difficult for me to swallow. Will this massive level of new development help our community reach its objective to financially sustain the Town Hill or will it saddle the operation with insurmountable debt? Is there really enough new demand, or existing demand that can be diverted, to pay for this much new development at Snow King? Will proponents of this expansion be transparent and show us their financials? Will they assure us that the expanded Snow King will not then be sold to a national conglomerate?

I think the smart approach on Snow King is to start with some limited measures within the existing footprint that should improve the hill's appeal and cash flow. Let's do these first, give it a few years, and see where that leaves us. We can still look at major developments after this first round of improvements is implemented and tested.

For example, there seems to be widespread support for building an observatory and a green-built summit restaurant on top of Snow King — constructed not too far outside the footprint of the existing Panorama House. There is far less support for 20,000 to 25,000 square feet of new buildings.

I think most of us realize that Snow King needs a new lift, but are not sure about a costly gondola.

Many people oppose a new road switchbacking up the face of Snow King, in favor of the existing access up the backside in Leeks Canyon, which has been in place and used for decades.

There is support for a new beginner and intermediate ski area in the Rafferty area, on the east side of the existing footprint, but a lot of uncertainty on building new slopes with lifts and snowmaking capacity on backside wildlife winter range for elk, moose and mule deer.

Many of us even support some tree and downfall removal to maximize the use of existing inbounds terrain with the construction of some new trails, which is heresy for some environmentalists.

Keeping Phil Baux Park publicly available, allowing access to the public trail system through Snow King to the Cache Creek trails and walking up Snow King in the summer need to be maintained. Skinning up Snow King in the winter, for a reasonable fee to help cover grooming costs, should remain a part of the Town Hill experience.

Important questions remain on development at the base of Snow King. The current master plan allows around 500,000 square feet of new commercial development. Do we really need or want a convention center, hundreds of new hotel rooms, and more luxury condos?

How does doubling the footprint of Snow King square with claims that Jackson Hole is a sustainable destination? More importantly, how does new development on Snow King square with our Teton County Comprehensive Plan? The plan states: To achieve our desired community character, the community must protect and enhance the ecosystem in which we live.

Whatever outcome we decide, I hope we accomplish it respectfully, honestly and with civility. Name calling or accusing those who have a different view of being “greedy” should have no place in this discussion among neighbors on what is the best future for the Town Hill.

Paul W. Hansen is a lifelong conservationist and former employee of the Izaak Walton League, Nature Conservancy and Concord Coalition. Columns are solely the opinion of their authors. Contact him via columnists@jhnewsandguide.com.

From: [Liz Moseley](#)
To: [Tiffany Stolte](#)
Subject: Support for the Snow King gondola to remain open until 1am during the summer months so that people have access to the observatory
Date: Monday, May 18, 2020 12:35:50 PM

Dear Planning and Zoning Commission Members:

On behalf of Wyoming Stargazing, a Jackson-based nonprofit dedicated to astronomy education, I urge you to issue Snow King Resort a Conditional Use Permit (CUP) that allows the proposed gondola to operate at night in order for the proposed observatory and planetarium on the summit to be functional. As Wyoming's leading advocate of dark skies we are confident that the summit facilities can be operated in a way that produces near zero light pollution.

From late spring until early fall, it is not dark enough to view the stars in the night sky until approximately 10:00 pm. Wyoming Stargazing's programs during these months start at 10:00 pm and end at 1:00 am. The summer months are the best time for observing our night skies, and the period when the vast majority of residents and tourists look to us for stargazing services. If the Commission denies Snow King the ability to operate the gondola at night during the summer months, the observatory will not make practical or economic sense.

Wyoming Stargazing is committed to protecting dark night skies, which are essential for quality astronomical programming as well as human and wildlife health and safety. We therefore appreciate the concerns about light pollution. Measures to mitigate light pollution are outlined in the current Teton County Exterior Lighting Standard that our organization helped to write. We are working with Snow King to incorporate those measures on the summit facilities. Specifically, the observatory, planetarium, and gondola should use fully-shielded red outdoor lighting that would provide enough light for pedestrian safety while being almost invisible from town. The summit facilities should use blackout curtains to cover all exterior windows after 10:00 pm, thereby preventing pollution from lights within buildings. Fully-shielded "warm colored" outdoor lights could also direct the light towards the south, minimizing reflected light towards town.

We also believe that any noise at the observatory and planetarium at the summit will be modest at most and almost certainly not audible at the base of the mountain. The observatory, the outdoor portion of the proposal, will only hold about 30 people. The planetarium, an indoor facility, will hold about 100 people. In our experience stargazing is a quiet activity leaving people serene and thoughtful, not boisterous.

We are blessed with a spectacular night sky in Jackson. The proposed observatory and planetarium could be two of Jackson's crown jewels, putting us on the map for astronomy and science education. We urge you to approve the Snow King CUP along the lines outlined above.

Sincerely,
Liz Moseley
Wyoming Stargazing Board Member
240-925-7327

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Jackson's Dark Sky's
Date: Wednesday, May 20, 2020 8:02:43 AM

From: Kluane Weibel [mailto:frenchcurve77@gmail.com]
Sent: Wednesday, May 20, 2020 6:49 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Jackson's Dark Sky's

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

I don't approve of rollercoasters and zip lines around mountains. However, I strongly support initiatives for nature education and human powered activity (hiking, biking, and etc). Snow King could be a space for interpretive walks to help promote respecting our natural world through understanding the Dark Sky initiatives at the Observatory.

Thank you for considering,
Kluane Weibel Gorsuch

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: May 20th: Public Comment _ Jakub Galczynski
Date: Tuesday, May 19, 2020 4:08:58 PM

From: Jakub Galczynski [mailto:jakubgalczynski@gmail.com]
Sent: Tuesday, May 19, 2020 3:59 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: May 20th: Public Comment _ Jakub Galczynski

Dear JH Planning Commission,

Please consider Snow Kings rare potential for outdoor education and the promotion of ecosystem stewardship. An astronomy observatory would align with this and the Towns current Environmental Initiatives. Along with day-time interpretive nature trails, an astronomical observatory would provide further access to nature observation (all times of day).

In order for this unique experience to take place, the proposed Snow King gondola **must be able to operate until 1AM, during Summer Months**. The proposed location would allow incredible access to truly dark skies and greater views south (un-blocked by Snow King Mtn). Help bring this unforgettable nigh-time nature experience to Jackson Wyoming!

If received, a prompt response is appreciated.

Kind Regards,
Jakub Galczynski



From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:11:33 AM

Gondi comments.

-----Original Message-----

From: Ben Mackay [<mailto:bsmackay@yahoo.com>]
Sent: Tuesday, May 19, 2020 9:12 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Hi Tyler - emailing via the WY stargazing website to support the gondola and observatory hours. As you know, we live a few blocks from the base and fully support the gondola and observatory. It's going to be great!

Hope you're well and thanks for all of your help along the way.

Ben

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Ben Mackay
612-802-0080

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:23:04 AM

-----Original Message-----

From: Steve Singer [<mailto:19steve50@gmail.com>]
Sent: Tuesday, May 19, 2020 9:24 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,
Steve singer
Frequent visitor to Jackson Hole

Sent from my iPhone

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:23:10 AM

From: charles Johnston [mailto:cjwyo1@gmail.com]
Sent: Tuesday, May 19, 2020 9:25 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely, Charles Johnston

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:23:25 AM

-----Original Message-----

From: Judith Campbell [<mailto:peterjudi2011@gmail.com>]
Sent: Tuesday, May 19, 2020 9:26 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark. I live within the SKRMA district, close to the location where the gondola and conservatory will be and I support this.

Sincerely,

Judith Campbell

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:26:14 AM

From: Linda Wasserman [mailto:coolauthor2@gmail.com]
Sent: Tuesday, May 19, 2020 9:28 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark. This will bring lost revenue back into the area from the pandemic lock down and travel bans.

Sincerely, Linda Wasserman

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:27:49 AM

From: Rachel Ravitz [mailto:rachel@esteam.design]
Sent: Tuesday, May 19, 2020 9:29 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,
Rachel Ravitz

Big fan of this program. It has brought depth of learning to our family

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 9:50:55 AM

From: Mark Christensen [mailto:MJCW500@ATT.NET]
Sent: Tuesday, May 19, 2020 9:40 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until at least 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

I say "at least" because with Daylight Savings Time in effect, there is still twilight in the sky until 11 or 11:30PM in the summer, so even with the gondola operating until 1AM there will only be two hours for the public to view the fully dark, beautiful, night skies around Jackson Hole. Of course, in case of inclement weather there is no reason to operate the gondola at all, if that can be coordinated with the observatory.

Sincerely,

Mark Christensen, St. Charles, IL

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 10:08:17 AM

From: Howie Singer [mailto:h_singer@ducks.ca]
Sent: Tuesday, May 19, 2020 10:02 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Howie Singer

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 10:17:23 AM

-----Original Message-----

From: Gary Shaw [<mailto:garyshaw3@gmail.com>]
Sent: Tuesday, May 19, 2020 10:19 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

This will truly enhance the science exposure of our kids and provide a wonderful educational resource for the entire community. Please do support this.

Cheers and stay well.
Gary Shaw

Gary C. Shaw, RA LEED AP

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 10:51:34 AM

From: Karen Smith [mailto:ksmith@healthstarcom.com]
Sent: Tuesday, May 19, 2020 10:52 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Karen Smith and Family

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From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 11:11:45 AM

-----Original Message-----

From: Ted Morgan [<mailto:morganted@hotmail.com>]
Sent: Tuesday, May 19, 2020 11:13 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,
Ted Morgan

Sent from my iPhone

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 12:40:34 PM

-----Original Message-----

From: Delilah Carden [<mailto:delilahcarden@yahoo.com>]
Sent: Tuesday, May 19, 2020 12:28 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark. This would be a huge benefit for the people of Jackson and for tourism. Thank you.

Sincerely,

Delilah Carden

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 12:40:45 PM

From: Margaret Creel [mailto:margaretcreel22@gmail.com]
Sent: Tuesday, May 19, 2020 12:40 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

I do not support Snow King operating access to the summit until 1 am during the summer months!!!! Stop giving lip service to the importance of wildlife. These types of plans ensure that there will be NO wildlife of any kind remaining on a location where there are nesting birds and active small mammals and their predators. In addition, it is a slap in the face to those who live in the Snow King neighborhoods (I do not. I live south of town.)

This is a TERRIBLE IDEA. Please record my opposition to this ludicrous plan.

Sincerely,

Margaret Creel
Jackson, WY

Margaret

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 1:00:40 PM

From: Curtis Wong [mailto:curtisgwong@outlook.com]
Sent: Tuesday, May 19, 2020 1:01 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear members of the Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Snow King is a fantastic attraction for people attending Jackson , Wyoming and Grand Tetons. There are so few opportunities to view the night sky in the US with telescopes of the caliber of Snow King. To that point, the best time to be at Snow King to see the beauty of the heavens is in the Summer but the sky doesn't get dark until much later so that having the gondola operate till 1am is a necessity to make the experience viable for enough people to see the objects that are best seen from Snow King.

Thank you for considering my suggestions,

Sincerely,
-Curtis Wong

Creator, WorldWide Telescope
Harvard Smithsonian Center for Astrophysics

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 1:31:52 PM

-----Original Message-----

From: Morgan Gurney [<mailto:magurney2011@hotmail.com>]
Sent: Tuesday, May 19, 2020 1:33 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Morgan Gurney

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 4:08:21 PM

From: Heather Hansen [mailto:heather.d.hansen@gmail.com]
Sent: Tuesday, May 19, 2020 2:40 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so people have access to the observatory on the summit when the sky is dark.

Sincerely,
Heather Hansen

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 4:08:33 PM

-----Original Message-----

From: James Warner [<mailto:invocation@charter.net>]
Sent: Tuesday, May 19, 2020 3:03 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Should be an awesome view,

Appreciatively, James K. Warner

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 4:09:11 PM

From: Keith Sbiral [mailto:krs@reddotbluedot.com]
Sent: Tuesday, May 19, 2020 4:01 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Our experiences with Wyoming Stargazing were fantastic while I served as the Interim Planning Director in 2019. And we look forward to a return trip when travel allows!

Sincerely,

Keith R. Sbiral

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 19, 2020 4:41:13 PM

From: Michael Adler [mailto:outlook_7416220BAEC8703B@outlook.com]
Sent: Tuesday, May 19, 2020 4:36 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

I have an observatory in Jackson Hole and I share my images widely locally and on the web. Currently 25 of my images are in the Teton County Library and I have donated 20 images to the St Johns hospital foundation which are on display in the hospital. I have donated 25 framed pictures to Wyoming Stargazing and they have been sold to benefit the mission of Wyoming Stargazing which is to bring the beauty of the extraordinary skies here in Jackson Hole. I have done this to allow people to see the beauty of the night skies.

However, the planned observatory and planetarium to be placed on the summit of Snowking will greatly expand access to the entire community and be a big draw to visitors to the area. The key to this project going forward is keeping the gondola and summit area accessible to 1AM. Without that access the observatory cannot be used and the project cannot go forward as it is not dark enough to do viewing in the summer until 10PM. Since operating a telescope requires dark skies the impact on the surrounding community will be minimal.

Sincerely, Michael Adler
Sent from [Mail](#) for Windows 10

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Wednesday, May 20, 2020 8:01:49 AM

From: Stephen R. Koch [mailto:stephen.koch@earthlink.net]
Sent: Tuesday, May 19, 2020 6:30 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Stephen Koch

5500 Fish Creek Road

Wilson, WY

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Wednesday, May 20, 2020 8:02:01 AM

From: Mike Cavaroc [mailto:cavaroc@gmail.com]
Sent: Tuesday, May 19, 2020 7:18 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Thank you very much!

- Mike Cavaroc

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Wednesday, May 20, 2020 8:02:22 AM

From: Orion Bellorado [mailto:obellorado@tcsd.org]
Sent: Tuesday, May 19, 2020 9:09 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark. I have been so excited about this non traditional, non booze related educational experience that is coming. To shut the gondola down early would be a travesty!

Sincerely,
Orion Bellorado

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Wednesday, May 20, 2020 8:02:33 AM

From: Serese Kudar [mailto:seresekudar@gmail.com]
Sent: Tuesday, May 19, 2020 9:41 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Mr. Valentine and Planning Commission,

I've been following this community goal for years. Please, please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

It is a truly unique, timely, and educational benefit for local residents and visitors alike. Winters are long and one of my favorite experiences is enjoying stargazing is under our downtown night skies. How special to be atop Snow King, our community hill, on summer nights...and even more extraordinary from an observatory. Talk about inspiration for generations to come!

Serese Kudar

Sincerely,

--

Serese Kudar
307.231.2716

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Wednesday, May 20, 2020 12:12:57 PM

-----Original Message-----

From: Michael Glover [<mailto:glovermichaele@yahoo.com>]
Sent: Wednesday, May 20, 2020 12:11 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Mike Glover

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Wednesday, May 20, 2020 12:44:45 PM

From: Janice H. Harris [mailto:JHarris@uwyo.edu]
Sent: Wednesday, May 20, 2020 12:46 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,
Janice Harris

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Thursday, May 21, 2020 11:31:45 AM

From: Lindsey LOVE [mailto:lindselove@gmail.com]
Sent: Thursday, May 21, 2020 11:33 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Lindsey Love

From: [Tyler Valentine](#)
To: [Brendan Conboy](#)
Subject: FW: Wednesday, May 20th: Public Comment on Snow King CUP
Date: Tuesday, May 26, 2020 8:06:00 AM

From: Greg Wright [mailto:gregorylwright@gmail.com]
Sent: Saturday, May 23, 2020 3:28 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Wednesday, May 20th: Public Comment on Snow King CUP

Dear Planning Commission,

Please allow Snow King to operate the gondola until 1am during the summer months so that people have access to the observatory on the summit when the sky is dark.

Sincerely,

Greg Wright
Teton Village, WY

From: [zahan billimoria](#)
To: [Tiffany Stolte](#)
Subject: Zip Line and Gondola
Date: Wednesday, June 03, 2020 11:44:05 AM

Hi All,

Just wanted to say that I think the zip line and gondola should be daytime activities, I understand that may include some evenings, but I have heard that you may be considering leaving it open till 1am, which would be really disruptive to the east Jackson neighborhoods, in my opinion. Thanks for reading.

I hope you are all well,
Z

Zahan Billimoria
[Samsara Mountain Training](#)
208 709-0858

From: [Geneva Chong](#)
To: [Tiffany Stoltz](#)
Cc: [Tyler Sinclair](#); [Town Council](#)
Subject: Snow King CUP comments
Date: Wednesday, June 03, 2020 12:39:52 PM

Dear Planning Commission,

Thank you for your continued review of the Snow King conditional use permits application. I have submitted significant personal comments in the past and hope that you will contact me any time with questions.

I am writing this comment as a representative of the public, appointed by the Town and County electeds, on the Parks and Recreation board. Our board held a special public meeting to write our comments for you to consider them at today's meeting.

It is imperative that private development on public and private property does not impact our town public land, including Phil Baux Park, in such a way as to de facto make it private land in support and use of private development and activities.

Thank you for your careful consideration of the Parks and Rec board comments. I or another member of the board will be present tonight if you have questions on our comments.

Thank you again for your work and consideration.

Geneva Chong
307-699-0330

From: [Jim Coleman](#)
To: [Tiffany Stolte](#)
Subject: Proposed Snow King Improvements
Date: Wednesday, June 03, 2020 2:50:35 PM

Dear Planning Commission:

My name is Jim Coleman. I have been a board member of the Jackson Hole Ski and Snowboard Club for the past eight years and an annual season pass holder at Snow King for the past 15 years. I also ski at the King on average 3-4 days a week in the winter.

I write in support of Snow King's proposed improvements to the ski area primarily through the lens of a strong supporter of the Ski Club.

The Ski Club serves approximately 400 student athletes every year. Among its three major programs, the Ski Club's Alpine program is the largest and uses Snow King as its primary training venue.

Because of the size of the Alpine program and its reliance on Snow King as its training venue, the Ski Club's future success is tied directly to the success of Snow King. Without Snow King, I doubt the Ski Club's Alpine program continues to exist. Therefore, I generally support the improvements Snow King proposes as I believe they will ensure its future economic viability.

There are two improvements I would like to address directly: increased water capacity and winter hours of operation.

This past fall, there was a cold spell lasting approximately four to five days at the end of October, beginning of November. To their credit, Snow King ran the Ski Club's snowmaking guns aggressively during that time period. Had the cold spell lasted another two days, the ski area would have likely been available for race training beginning the first week of November. Ultimately, due to weather conditions, Ski Club athletes were not able to begin skiing at the King until December 1. Having an extra four weeks of training during a competitive season that is generally five months in length would have been a great advantage for our athletes. The Ski Club would have also attracted numerous other ski teams to the venue during that period.

Had the water capacity to the ski area been greater, it is very likely that Snow King would have been able to open that first week of this past November. At optimum snowmaking temperatures, the snow guns cannot operate at full capacity because there is insufficient water flow. Increased flow from the existing 600 gallons per minute to the proposed 2,400 gallons would likely have meant the hill would have been ready for racing this past November 1. In addition, increased flow will allow Snow King to put down an adequate base for the season far more quickly (i.e. the guns – and noise – would shut down for the year at a much earlier point in the season.)

With respect to hours of operation, I seem to recall Snow King used to operate until 8pm in the winter. I will admit that absent the Ski Club's use, the hill does not seem to be used much at night. However, if the mountain is open for skiing until later in the evening, I believe the Ski Club will use

some of those hours not only for training, but also for fundraising events (such as community adult racing). Moreover, with the lighting improvements proposed by Snow King, I think we will begin to see the general public make more use of the hill in the evenings.

I thank the Planning Commission for the time its members commit to matters like this. Having served on a number of nonprofit boards, I know the time commitment involved is not easily worked into one's personal life.

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From: [Kristin Combs](#)
To: [Tiffany Stolte](#); [Town Council](#)
Subject: Snow King Conditional Use Permit
Date: Wednesday, June 03, 2020 2:51:38 PM

Town Planning Commission,

I'm writing to express our severe concerns about the impacts to wildlife that both the zip line and late-night gondola rides will have on wildlife on Snow King Mountain. Snow King is home to elk calving areas, nesting birds (including birds of prey), black bears, mule deer with young, ground squirrels, and myriad other species. The noise, light pollution, and the presence of people will cause a great disturbance to wildlife that is used to living in mostly peaceful conditions after hours.

Continued encroachment on our wildlife habitat, especially important habitat near town limits, cannot be allowed if we want to preserve the integrity of our community as a wildlife-rich area. It is our duty and responsibility as stewards of one of the last places on earth to host a full suite of native wildlife species to protect what we have left and make sure wildlife is a priority in all planning decisions.

Please consider wildlife in your decision and ensure Snow King stays a place where both people can enjoy their public lands and wildlife can continue to thrive. Do not approve the addition of a zip line and gondola rides until 1:00 am.

On behalf of our thousands of supporters both in Wyoming and nationwide who visit here to witness our incredible wildlife, thank you for the opportunity to comment.

Best regards,
Kristin Combs

--



Executive Director
[Wyoming Wildlife Advocates](#)
PO Box 1772
Wilson, WY 83014
(307) 413-4116

From: [Laura Garrard](#)
To: [Tiffany Stoltz](#)
Subject: Snow King Gondola and Zip Line Hours; zip line concerns
Date: Wednesday, June 03, 2020 1:21:01 PM

Dear Town Planning Commission:

I hope this email finds you well.

I understand that Snow King Resort is proposing keeping the gondola and potential zip line (which I'm against) open until 10 p.m. at night. Does this mean lights on in our beautiful protected dark skies as well?

We who live downtown and near Snow King have to deal with screams off the mountain on most warm days when I would rather relax in quiet on my porch (obnoxious noise of riders of the alpine slide and "Cowboy Coaster" and partakers of the Treetop Adventure ropes course) as if we're in an amusement park. Now we have helicopter noise, already by the way almost everyday. And now you're considering allowing disruption in our forest into the late night when we're sleeping with windows open in the hot months? Can't we give the wildlife a break too?

This town is quickly chasing everyone of substance from it, and it will become an outdoors theme park with temporary people and visitors who are badly educated by our own terrible example (or not educated at all, rather) as the importance of nature, silence, quiet, sleep and breaks from the paces of city life and Orlando.

The community needs to come first and the resort second. Put your foot down on these issues. In the end our town may need to take over the resort's activities on forest public land in order to preserve the character and values of our town and our peace.

Thank you for your time.

Sincerely,

Laura Garrard

From: [Brigid Mander](#)
To: [Tiffany Stolte](#)
Subject: Snow King CUP discussion
Date: Wednesday, June 03, 2020 2:58:05 PM

Hello, Planning Commissioners,

I am taking the time to quickly write in (and, thank you, for your much larger time investment in serving the community!) with a few thoughts on the ongoing discussions over permits requested by the current ownership of Snow King mountain.

As a resident, the investment in Snow King as it stands looks profitable enough, though we can't know for sure as the ownership is not a public entity. I do not believe the town is obligated to shoulder the additional burdens the ownership is asking for, nor to see to it that their returns reach the most oneiric level fathomable - and they are burdens on this town, not benefits. The only benefits are not for the public, but for the investors. These proposals do not align with local values, and add nothing to our town save further denigration of our wildlife's necessary habitat, more traffic, crowds, low-wage jobs, more housing pressure, and more momentum to a local tourism industry that appears well past the apex of the law of diminishing returns for the community and environment.

Please, recommend that hours of operation on the mountain for mechanical amusements be firmly capped, and enforced, with a reasonable closing time of 7 or 8 pm. Events on the summit - and I should be clear I strongly oppose all the buildings proposed - should not be allowed later than this. We can already hear screams from the roller coaster in town, and up Cache Creek, unwilling witnesses to these amusement rides of tourists, and well into the evening. If and when a gondola is built, strict, consistent, and enforced closing times should be part of the permit.

A zipline, in the most visible, defining open space above this town, with visual and audio impacts on the whole town and neighborhoods, and the (currently still accessible) human powered uphill recreation on National Forest lands should be an unacceptable proposal. Impacts are large, safety is questionable, and in general it doesn't fit the reasons we have any tourist traffic here. Please, I urge you to support outright denial of this imposition on nature, residents, and the identity of this place as a destination.

Snow King's owners are asking for so many things, from so many entities, there are so many cracks and loopholes in this process which involves so many more, irreplaceable things we cherish, namely, the open space and wildlife habitat that make this place unique. Overdevelopment without strict rules and oversight on the hillside rising right out of town would be a travesty, and, I believe an insult to those who worked so hard, and fought tirelessly - since the early 1900s - to protect this place and its abundant, unique window into nature from precisely this kind of short sighted, greed-fueled development. I apologize if that's dramatic, but I believe it to be true, and this part a death by a thousand cuts to what we inherited from those who had astounding foresight and conviction.

These proposals are a bad deal for town, for residents, for visitors who come to experience the nature that was preserved here, and for our fellow creatures, whose well-being and existence we are responsible for, on every level. We need to take the risk and say no, in order that a better deal can be developed. There are better solutions to be had, please demand them for our community.

Thanks so much for reading, and again for your work and time.

Regards,
Brigid Mander

--

Brigid Mander
www.brigidmander.com

PO Box 1666
Wilson, Wyoming 83014
917.847.8734

From: [Anne and Rod Newcomb](#)
To: [Tiffany Stolte](#)
Subject: Snow King
Date: Wednesday, June 03, 2020 3:06:51 PM

Members of the Planning Commission:

I am a 60 year skier of Snow King and Worked for Neil Rafferty as a paid patroller for 2 years. I endorse the comments of the letter to you from Parks and Rec.

Rod Newcomb
Jackson

From: [Noah Osnos](#)
To: [Tiffany Stolte](#)
Subject: Gondola hours of operation
Date: Wednesday, June 03, 2020 8:05:09 AM

With regards to the proposed operating hours for the proposed gondola at Snow King, please carefully review the comments as submitted by Parks & Rec. In particular, night hours (i.e. after dark) should only be permitted for exceptional use & purpose, and not for any form of regular use. We already know that the area is particularly sensitive regarding wildlife, and that trash & noise will become problematic when nighttime activities are allowed (note the differences in actions relating to recent nationwide protests between daytime and night). Increased hours of activity will undoubtedly increase work load on the town's police officers, and potentially the court as well. The town itself will gain little (or no) economic or social benefit from allowing people to be roaming the top of Snow King mountain in the nighttime.

Regards,

Noah Osnos

From: [Joseph Smith](#)
To: [Tiffany Stoltz](#)
Cc: [Town Council](#)
Subject: Snow King Expansion Proposals
Date: Wednesday, June 03, 2020 11:04:29 AM

Dear Commissioners,

I am writing to voice my concerns regarding the ongoing Snow King expansion proposals. Thrill rides, roller coasters, and late night attractions are all good and fun when the County Fair pops up for a week in July, but allowing a permanent amusement park installment to our town hill does not strike me as congruent with community values, nor integral for the prosperity of Snow King Mountain Resort.

Visitors revere our home's quaint, historical, and naturally occurring qualities. It is what makes Jackson a true destination. My plea is that the planning commission move to protect these qualities and deny zip lining and late night operations proposals.

The "necessity" of these proposals is a perspective pushed only by the investors who stand to benefit at the rest of the community's expense.

Sincerely concerned,

Joe Smith
Resident of Jackson, WY



TOWN OF JACKSON

WORKSHOP AGENDA DOCUMENTATION

PREPARATION DATE: June 10, 2020

MEETING DATE: June 15, 2020

SUBMITTING DEPARTMENT: Pathways

DEPARTMENT DIRECTOR: Brian Schilling

PRESENTER: Brian Schilling

SUBJECT: Kids Bike Park

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to update Council on the kids' bike park, inform Council that the proposed bike park at the Presbyterian Church parcel has failed to pan out, and to seek direction from Council to either confirm or reconsider their prior decision to remove the existing kids' skills loop (pump track) at the Community Gardens.

DESIRED OUTCOME

The desired outcome is for Council to provide clear direction to staff on what to do with the existing skills loop south of the Community Garden now that there has been a substantial change in the overall plan. Council may also provide additional direction to staff regarding further development of bike park facilities.

BACKGROUND/ALTERNATIVES

In 2018, the Town of Jackson partnered with Mountain Bike the Tetons (MBT) and Friends of Pathways (FOP) to construct a bike park that featured a single track along Blair Dr. for beginner cyclists (i.e. little kids) and a skills loop (pump track) near the Community Garden. The project has been a great success in terms of popularity and serving beginner bike riders, but also has had impacts to the neighbors immediately adjacent to the skills loop portion of the bike park. To address the concerns of the neighbors as well as to provide an additional option for more intermediate riders and spread out the demand on the current small skills loop, staff presented a proposal in July 2019 that included three items:

1. Remove the existing skills loop south of the Community Garden
 2. Construct a new, small skills loop just north of the Community for beginner riders (completed May 2020)
 3. Construct a new, larger skills loop/bike park to serve both beginner and intermediate riders at a parcel along South Park Loop owned by the Presbyterian Church of Jackson Hole.
- Note that the area slated for removal is just the "skills loop" which refers only to the pump track portion of the facility immediately south of the Community Garden. The longer single track trail along Blair Drive will remain intact.

The Council approved these items in July 2019. Since then, staff has continued to work on the project coordination (planning, design, approvals, legal issues, permitting, and construction coordination) with FOP, MBT, and the Presbyterian Church of Jackson Hole (PCJH). FOP/MBT trail crews completed the construction of the small skills loop north of the Community Garden in May 2020 (Item #2).

Unfortunately, despite extensive efforts by Town staff, Friends of Pathways, and PCJH, the proposed new park at the church (Item #3) has fallen through. NOTE: this failure is not due to any lack of cooperation from PCJH, who have been supportive throughout. The issue is entirely a result of the inability to provide liability protection and obtain an insurance policy for the new bike loop at an affordable price, both of which are related to having a non-governmental entity as the party responsible for ongoing maintenance and operation of the facility. PCJH has been very helpful throughout the entire process and continues to support the project.

Because the Town Council's prior decision to remove the existing skills loop south of the Community Gardens was approved partly on the understanding that it would be replaced by a new, larger park at the church, staff feels that the Council should be informed about this major change to the plan. The new skills loop north of the

Community Garden is significantly smaller than the current pump track, and the failure to construct the park at the church parcel constitutes a substantial reduction in public benefit than what was originally approved.

Staff has exhausted all known options to try to resolve the liability question and keep the church location viable. At this point, staff does not have any short-term or medium-term solutions to replacing the current skills loop to its current or an expanded level.

STAKEHOLDER ANALYSIS

- Neighbors at existing location – the popularity of the existing skills loop has exceeded expectations which has resulted in substantial impacts to the neighbors immediately south of the skills loop area. This is primarily due to the fact that the closest house is less than 35' away from the skills loop and there is no vegetation or other barrier to provide visual or auditory screening from the activity at the skills loop. The neighbors are strongly in favor of removing the existing skills loop.
- Bike Loop Users and the Public – the existing skills loop has been very popular with kids (and parents) and staff has received many public comments asking to keep it intact in its current location, with or without a replacement location lined up. The small loop that was recently constructed north of the Community Garden is smaller than the current loop and does not provide the same recreational opportunity as the current loop.

FISCAL IMPACT

Removing the existing skills loop will cost approximately \$3000 to haul the dirt away. Additional cost to revegetate the area is estimated at \$1000.

If the skills loop is left in place there may be expenses related to screening or other mitigation.

STAFF IMPACT

Approximately 6 additional hours of Pathways staff time will be needed to coordinate removal of the existing bike loop and revegetation.

LEGAL ISSUES

The Town of Jackson is part of a state insurance plan and system which does not extend liability beyond the employees of the Town. The kids' bike park at PCJH would not be maintained by Town employees that are covered by the Town insurance; rather, Friends of Pathways would maintain and operate the park and that organization has determined that adequate insurance is too expensive to acquire and maintain.

Changing the situation so that the Town holds the lease at PCJH or holds an easement does not change the insurance liabilities or costs for Friends of Pathways because it would still be the administrator for the Town.

There are no known legal issues with removing the existing skills loop.

ATTACHMENTS

1. Exhibit A - Aerial of Blair Kids' Bike Loop 2020
2. Link to July 2019 staff report and minutes.
 - a. <https://jacksonwy.civicclerk.com/Web/Player.aspx?id=250&key=-1&mod=-1&mk=-1&nov=0>

RECOMMENDATION

Despite the best efforts by staff and the project partners, including FOP and the PCJH staff and leadership, it does not appear to be viable to construct a bike park on the PCJH parcel under the scenario of having FOP lease the parcel from PCJH and be responsible for maintenance and operations.

The Council previously approved removing the existing skills loop south of the Community Garden, however that decision was approved partly based on having a location for a new, larger park. If Council still wishes to remove the existing park, they could uphold that decision either by adopting a new motion or by simply not making any motion and the prior decision would stand. If the desire is to keep the existing skills in the current location, a new motion would be needed.

Despite the success of the current location, in staff's opinion the issue of the impacts to the neighbors has not been satisfactorily resolved. Recognizing this, staff recommends, with regret, to remove the existing kids' bike loop.

SUGGESTED MOTION

If Council seeks to remove the kids' bike skills loop in place as located south of the Community Garden in its entirety:

"I move to direct staff to remove the kids' bike skills loop that is located south of the Community Garden and restore and rehabilitate the disturbed area by _____, 2020."

If Council seeks to keep the kids' bike skills loop that is located south of the Community Garden in place and continue to maintain and operate it at its current level of service without mitigation measures:

"I move to direct staff to keep the kids' bike skills loop that is located south of the Community Garden in place and continue to maintain and operate it at its current level of service and status."

If Council seeks to keep the kids' bike skills loop that is located south of the Community Garden and continue to maintain and operate it at its current level of service, but also add mitigation measures:

"I move to direct staff to keep the kids' bike skills loop that is located south of the Community Garden in place at the current level of service and add the following mitigation measures to lessen its impact on the surrounding neighbors:

1. _____;
2. _____;
3. _____.

If Council seeks, in addition to keeping the kids' bike skills loop in place as located south of the Community Garden for now and adding mitigation measures, to direct staff to continue investigating options to relocate the kids' bike skills loop:

"I move to direct staff to:

1) Keep the kids' bike skills loop that is located south of the Community Garden in place at the current level of service;

2) Add the following mitigation measures to lessen its impact on the surrounding neighbors

A. _____;

B. _____;

C. _____; and

3) Direct staff continue investigating options to relocate the kids' bike skills loop and bring back options for relocation at a future Council meeting.

Exhibit A - Town Council Workshop
Blair Dr. Kids Bike Loop
June 2020

Replacement skills loop
(constructed May 2020)

Blair Apts.

Blair Drive

Community
Garden

Single track trail along Blair Dr. to remain
(continues to Whitehouse Dr.)

Skills loop area
to be removed

Cottonwood Park





TOWN OF JACKSON

WORKSHOP DOCUMENTATION

SUBMITTING DEPARTMENT: Public Works

PRESENTER: Johnny Ziem

WORKSHOP DATE: June 15, 2020

SUBJECT: Draft Release of the Water and Sewer Capacity Study

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to provide Council an overview on the current and future water/sewer capacity needs, including an executive summary of the Systems Evaluation Report for the Water and Sewer Capacity Study. A short, pre-recorded presentation on capacity can be found here: <https://youtu.be/JiLIDlaMBFc>

DESIRED OUTCOME

The desired outcome for this staff report and presentation:

1. To provide an overall understanding of the existing water and sewer service areas and current capacities for service delivery
2. To provide an understanding of capacity needs for anticipated population/density demands mandated within Town limits and within the contractual service areas outside of Town limits
3. To provide a correlation between future capital planning improvements that may affect future changes in utility rates

BACKGROUND/ALTERNATIVES

Council last discussed the Rate and Capacity Study at the April 20th, 2020 Council Workshop, where staff presented information focused on the preliminary financial model for the utility rate study and potential issuance of future debt service for a water capital project (Zone 3 Tank). Today's presentation builds upon the initial financial model discussion by summarizing and articulating current and future capacity demands on the Town's utility systems. The next Council presentation will take place during the July workshop where the focus will be on the Citizen Review Committee final report and future rate structure recommendations.

In addition to providing water and sewer services within the town limits, the Town also provides water service to a limited number of Teton County residents and treats sewer for several outlying districts outside of the town limits, within Teton County. The major systems located outside of the Town limits that are connected to the Town's Sewer System include: 3 Creek Subdivision, Wilson Sewer District (including Teton Science School), Spring Creek Ranch, Gros Ventre Utility Company, Jackson Hole Airport, Rafter J, Melody Ranch, Adams Canyon, and the Munger Mountain Elementary School. The major systems located outside of the Town limits connected to the Town's Water System include: 3 Creek Subdivision, Saddle Butte, and the Teton Science School.

Generally, the systems connected outside of the town limits own, operate, and maintain their own infrastructure. In the case of the 3 Creek Subdivision, the Town owns, operates, and maintains the water and sewer infrastructure within that private development.

All of the aforementioned satellite systems were allowed to connect under various agreements and terms. Additionally, the Town has annexed or inherited systems, or portions of systems, from private streets and neighborhoods for which the Town did not have oversight of development or construction, some of which do not meet current codes and standards.

Existing Capacity Study

Nelson Engineering was contracted to perform an analysis of the Town of Jackson's existing water and sewer systems, including an asset analysis of the existing infrastructure components and conditions thereof. Nelson Engineering discussed system issues with Public Works staff, inspected storage tanks, well houses, booster stations, valve vaults, the Wastewater Treatment Plant, and sewer lift stations, which was required under the existing capacity study. Existing water meter data was collected from Town staff and placed in the water and sewer geographic information system (GIS) so that existing water and sewer transmission and distribution facilities could be evaluated. Water and sewer models were evaluated to determine deficiencies within the existing system. Working with Town staff, Nelson Engineering updated the current capital improvement plans (CIP) for both water and sewer. Additionally, Nelson Engineering recommended potential improvements needed for both aging infrastructure and those assets lacking capacity based on maximum day demand.

Future Capacity Study

As the potential buildout of the Town and connected service areas are realized over time, the future capacity analysis will assist in planning for both water and sewer systems based on maximum day demand. Flows were projected for the entire county regardless of whether the Town provides water and sewer service to the property. This was done to develop an average flow potential for each type of land use. Using this information, future flows were then calculated based on the current service area boundary for the Town water and sewer systems. By using this analysis, both future water and sewer capacity buildout scenarios were established for the Town and surrounding service area.

COMPREHENSIVE PLAN ALIGNMENT

- Section 8: Quality Community Provision
 - Principle 8.1: Maintain current, coordinated service delivery
 - Principle 8.2: Coordinate the provision of infrastructure and facilities needed for service delivery

STAKEHOLDER ANALYSIS

Stakeholder analysis for this item included multiple meetings and discussions between staff and Nelson Engineering concerning the condition of current infrastructure, asset management, future CIP projects and specific system characteristics. Further stakeholder involvement will include providing the future capacity report to the Citizen Review Committee (CRC) for consideration of future rate changes that will support the CIP model.

FISCAL IMPACT

Fiscal impact for the Capacity Study will affect both short-term and long-term new capital projects and replacement of current aging infrastructure. Some projects such as the new Zone 3 water tank will necessitate the issuance of debt to pay for the design and construction. The most significant fiscal impact to understand is the relationship between the Town's future capacity needs and future utility rates: as the Town's operational and construction costs increase overtime, so will the rates paid by residents and businesses for this level of service.

STAFF IMPACT

Staff impact for this item included time spent with Nelson Engineering both gathering data and providing current and future capital planning efforts. Additional time was spent reviewing both the draft capacity report and future capacity report, which were summarized in the executive summary provided (see Attachments).

LEGAL ISSUES

Though there are no legal issues for the purposes of this staff report, there will be legal time spent updating the Town ordinance governing rates.

ATTACHMENTS

- Water and Sewer Systems Evaluation Report Executive Summary

RECOMMENDATION

Staff's recommendation:

1. Endorsement of the Water and Sewer Systems Evaluation Report Summary (see Attachments) which includes both the methodology and assumptions for growth within the Town and connected service areas.
2. Correlation between the future water and sewer capacity demands as the basis for subsequent water and wastewater rate forecasting.

SUGGESTED MOTION

No motion recommended at this time.

TOWN OF JACKSON WATER AND SEWER SYSTEMS EVALUATION REPORT EXECUTIVE SUMMARY



PREPARED FOR:



PREPARED BY:

NELSON
ENGINEERING since 1964
Professional Engineers & Land Surveyors
• JACKSON, WY • BUFFALO, WY •

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1 Executive Summary

1.1 Introduction

The Town of Jackson (TOJ) is a resort community located in western Wyoming. The year-round population of the TOJ is approximately 10,000 residents. The TOJ is within Teton County, which has a year-round population of approximately 20,000 residents. In addition to the year-round population, the TOJ sees about four million visitors per year.

The TOJ provides water and sewer service to the residents and businesses within the town incorporated limits. In addition to providing services within the town limits, the TOJ also provides water to a limited number of Teton County residents and treats wastewater for several outlying sewer districts in Teton County. There are additionally a few privately owned systems that the TOJ allows to connect to the water and sewer systems.

The TOJ is responsible for operating, maintaining, and if needed, expanding the existing TOJ facilities. These responsibilities include supply, treatment, conveyance, and transmission of both water and sewer systems.

1.2 Project Description

This 2020 Water and Sewer Capacity Study for the TOJ is Part 2 of a comprehensive study commissioned by the TOJ. Part 1 is a Water and Sewer Rate Study being performed by Raftelis Financial Consultants, Inc out of Denver, Colorado.

This study reviewed the existing water and sewer system capacities and formed a list of recommendations for improvements to the existing systems. The study also performed a review of the future buildout flow capacities of the water and sewer systems. NE contracted with OPS Strategies to perform projections on future buildout water and sewer demands. These growth projections allowed NE to review the systems capacity to accommodate obligated growth.

The existing water and sewer infrastructure was analyzed to determine modifications or improvements which are needed to address existing systems capacity and future buildout capacity. Recommendations from this study were included with the TOJ's Ten Year Water and Sewer CIP plans to provide a comprehensive water and sewer masterplan to address current and future uses.

2 Existing Water System Capacity Analysis

The extents of the existing water system are shown on Figure 1. The TOJ provides water to private and commercial customers within the TOJ limits and also to a few residents and businesses in Teton County. There are approximately 4900 water customers within the TOJ and 95 customers outside of the TOJ limits within Teton County. The TOJ water system consists of seven supply wells, three storage tanks, three booster stations, and approximately 334,000 linear feet of water mains.

2.1 Service Area

Figure 1 indicates the existing service area of the TOJ Water System. The service areas outside of the TOJ limits are noted on the figure. Those customers are the Teton Science School, Three Creek Subdivision, and Saddle Butte Subdivision. Figure 1 also indicates the locations of the supply wells, storage tanks, pressure reducing valves, water pressure zones, and booster stations. The TOJ service area is separated into three pressure zones, with Zone 3 being separated into 2 subzones with check valves. The pressure zones are also indicated on Figure 1.

2.2 Inventory of Existing Water System

For this capacity study, NE completed a visual inspection of the TOJ above-ground water components, including those within vaults and manholes. The Manager of the TOJ Water Division, John Ryan, was present during the inspections to discuss operation and maintenance issues with each component. The inventoried facilities included the tanks, pump stations, wells and well buildings, vaults, and booster stations. Each component was visited and catalogued, NE inspected the system components for physical condition and operational capability. Review at each site included taking photos and field notes, and quick inspection for needed repairs.

2.3 Existing Water Use

Water demand in the TOJ system varies seasonally, daily, and hourly. Irrigation and tourist impacts increase the demand significantly in the summer months. To determine water usage, meter data was gathered from the TOJ Finance Department. Meter data from January 2016 through December 2019 was collected for each customer. The meter data was associated with a parcel and parcel number. Water usage based on specific properties allowed NE to determine water use based on land use. Determining an accurate water demand for various locations and users within the system allowed NE to analyze the system components to determine if capacity is adequate when looking at current water demand.

NE utilized the existing TOJ water hydraulic model and performed an update to the water demands in the model based on the metered flow throughout the entire water system. The model was populated with metered values of water sold, placed in a correct location through the model GIS component.

2.4 Evaluation of Existing Water System

Evaluation of the water system included a site visit with the Manager of the TOJ Water Division, discussions with personnel, review of existing conditions, updating the existing water model, and performing model run scenarios.

Based on the review of the existing water system, performing hydraulic analysis of the system, and discussion with operators and the TOJ Public Works department, several upgrades to the water system were recommended in the report. Several of these have been previously identified and marked for future funding in the TOJ's 10-year water CIP plan. Other additional recommendations were identified from this capacity study. The report contains a list of the recommendations, the most pressing issues identified with the water system was the need for storage and additional supply in Zone 3 of the water system. This zone is on the west side of town, where a 2 million gallon storage tank is recommended along with an additional well source and redeveloping Well #7.

3 Existing Sewer System

The extents of the existing sewer system are shown on Figure 4. The TOJ provides sewer service to TOJ residents and several out of town residents. There are approximately 4900 sewer customers within the TOJ and 1400 customers outside of the TOJ limits within Teton County. The TOJ sewer system consists of seven sewer lift stations, 284,000 feet of sewer main, and one sewer treatment plant.

3.1 Service Area

Figure 4 indicates the existing service area of the TOJ Sewer System. In addition to the residents of the TOJ, the sewer system serves several Teton County residents. The areas served outside the TOJ include, Three Creek Subdivision, Wilson Sewer District, Teton Science School, Rafter J Subdivision, Melody Ranch Subdivision, Spring Creek Ranch, Gros Ventre Utility Company, Jackson Hole Airport, Adams Canyon, South Park Service Center Subdivision, Valley View Subdivision, Munger Mountain School, and some private residences.

3.2 Inventory of Existing Sewer System

For this capacity study, NE completed a visual inspection of the TOJ above-ground sewer components, including those within vaults and manholes. TOJ Sewer Department employee Sam Stephens, was present during the inspections to discuss operation and maintenance issues with each component. The inventoried facilities included the lift stations and locations of collection system maintenance issues. The evaluation of the sewer system also included a site evaluation of the wastewater treatment plant with Vista Engineering who was contracted to perform a review of the treatment capability of the facility. Each component was visited and catalogued, NE inspected the system components for physical condition and operational capability. Review at each site included taking photos and field notes, and quick inspection for needed repairs.

3.3 Existing Sewer Flows

Much like the water meter flows, wastewater influent flows were gathered from October 2016 through October 2019. Over that period high flows occur in June/July, then slowly drop until September when there is a steep drop through November, a shape increase through January occurs then flows slowly lower until March with another slow down until May. With the exception of the high flows occurring in June, the flows pretty much directly correlate to tourist activity in the Town and County. High visitor numbers occur in late June through middle of September, then tourist activity drops until the holiday season, with a slight increase during ski season through March. Visitor numbers again drop off until the end of May.

To compare the amount of flows attributed to TOJ customers verse flows from Teton County customers, data acquired from the TOJ was analyzed for 2019. The TOJ has categorized flows from contributing sewer districts based on billings. The flows to the plant which were quantified separately were Wilson Sewer District, Gros Ventre Utility, Munger School, Airport, Spring Creek, Melody Ranch, Three Creek, and Rafter J. The smaller individual users outside the TOJ were included with the TOJ flow since this percentage is fairly small when comparing the total flow. The data indicated that during June, July, and August the percentage of total flow experienced at the WWTP attributed to non-TOJ users was between 22%-24%.

3.4 Evaluation of Existing Sewer System

Evaluation of the sewer system included a site visit with TOJ Sewer Department personnel, discussions with personnel, review of existing conditions, updating the existing sewer model, and performing model run scenarios. The evaluation also included a site visit of the treatment plant and discussions with the operators. Also included was a design review of the existing WWTP.

Along with the visual and operational review with the system, the existing sewer model was utilized to determine any shortcomings within the system based on existing development. The model runs included peak domestic flows to determine inadequate facilities. The GIS was reviewed to determine the locations of dated clay sewer mains which require upgrading.

Based on the review of the existing sewer system, several upgrades were recommended in the report. Much like the water system, several of these have been previously identified and marked for future funding in the TOJ's 10-year sewer CIP plan. Additional recommendations were identified from this capacity study and included in the improvements list.

The evaluation of the Jackson WWTP reviewed the current operating configuration of the lagoon system to confirm treatment capacity still conforms to the design capacity. The review performed by Vista Engineering noted that the treatment capacity will still meet the design capacity of 5.0 MGD. Also noted in the discussion is that by working with Wyoming DEQ, increasing the summer treatment capacity to 6.5 MGD is very feasible.

4 Future Capacity Analysis

The future capacity analysis allows the TOJ to plan future needs in both the water and sewer systems as the buildout potential of the TOJ and Teton County continues to be realized. This analysis included working with the TOJ and Teton County (TC) Planning Departments and current land development regulations to predict future buildout water and sewer demands at buildout.

These future water and sewer projections were then modeled in the existing water and sewer system configurations to evaluate future capacity needs within the systems.

4.1 Future Use Projections

Future flows were projected for all parcels within Teton County based on land use and overall development potential as allowed by the current Land Development Regulations. Determining the future flow projections required three individual steps.

The three steps in the buildout flow projection were:

1. Determine August (peak water) and winter (sewer) flow by land use.
2. Project land use at buildout.
3. Apply the flow-by-land-use model to the projected buildout.

Flows acquired in the existing capacity analysis based on individual parcels were utilized to determine the maximum flows based on land use. Teton County Assessor records and planning department records

were used to determine the land use of each parcel within Teton County. Following determination of the flows by land use, the land use at buildout was estimated utilizing maximum floor area allowed for individual parcels based on current TOJ and Teton County zoning. Once this data was gathered a projected buildout water and sewer demand was estimated for each parcel.

4.2 Buildout Water System Capacity

The same methodology was utilized to perform the future capacity analysis that was used for the existing capacity. The future water demands were projected for the TOJ and also the areas outside the TOJ which are currently served by the TOJ water system utilizing the same peaking factors. Water demands were projected for Zones 1, 2, 3A, and 3B of the TOJ Water System along with Saddle Butte, Teton Science School, and 3 Creek. The calculated maximum monthly demand of the water system increases by approximately 69% at buildout from current demands.

4.3 Future Water System Analysis

The projected water demands were utilized to analyze the existing water system to determine long range recommendations for the water system to supply the increased flows. As with the existing water capacity analysis, the TOJ water model was utilized to determine hydraulic deficiencies within the system.

As with the existing capacity analysis, the most important items to address in the water system are the construction of the storage tank in Zone 3, redeveloping Well #7, and construction of a new Well #9 within Zone 3. The analysis did not indicate other large scale modifications to the system to address the buildout flows.

4.4 Buildout Sewer System Capacity

As with the water system capacity, the buildout sewer system capacity analysis used the same methodology to determine flows, the existing sewer system was reviewed using the buildout projected flows. The wastewater flows projected included not only the TOJ but also Teton County to address the satellite districts. The outlying areas include the Wilson Sewer District, Gros Ventre Utilities, Munger Mountain School, Airport, Spring Creek, Melody Ranch, 3 Creek, Rafter J, Teton Science School, and Adams Canyon Sewer. Just as with the water system, components of the sewer system were analyzed with recommendations noted such that the TOJ can perform some basic sewer system master planning efforts for buildout demands.

4.5 Future Sewer Demands

The future sewer demands were projected for the TOJ and the satellite districts which are currently served by portions of the TOJ collection system and the WWTP. Sewer demands were projected for the TOJ, Wilson Sewer, Airport, Spring Creek, Gros Ventre Utilities, Melody Ranch, Rafter J, Munger Mountain, Three Creek, and North South Park. As described in the report, the TOJ and Teton County have reserved 570 units for the CN-PRD zoning. These units may be located in a different location in the future but the number will still not be greater than 570 units. As a worst-case scenario on the TOJ system, it was assumed that all of these will be connected to TOJ water and sewer in the North South Park region. Comparisons between existing peak flows and future peak flows for each service area indicated an overall increase in 125% for the peak buildout daily flow.

4.6 Future Sewer System Analysis

The projected sewer demands were utilized to analyze the existing sewer system to determine long range recommendations for the system to address the increased flows. As with the existing sewer capacity analysis, the TOJ sewer model was utilized to determine capacity deficiencies within the system. In addition to analyzing the existing sewer system components, NE also reviewed the sewer system and identified potential future expanded service areas outside of the TOJ.

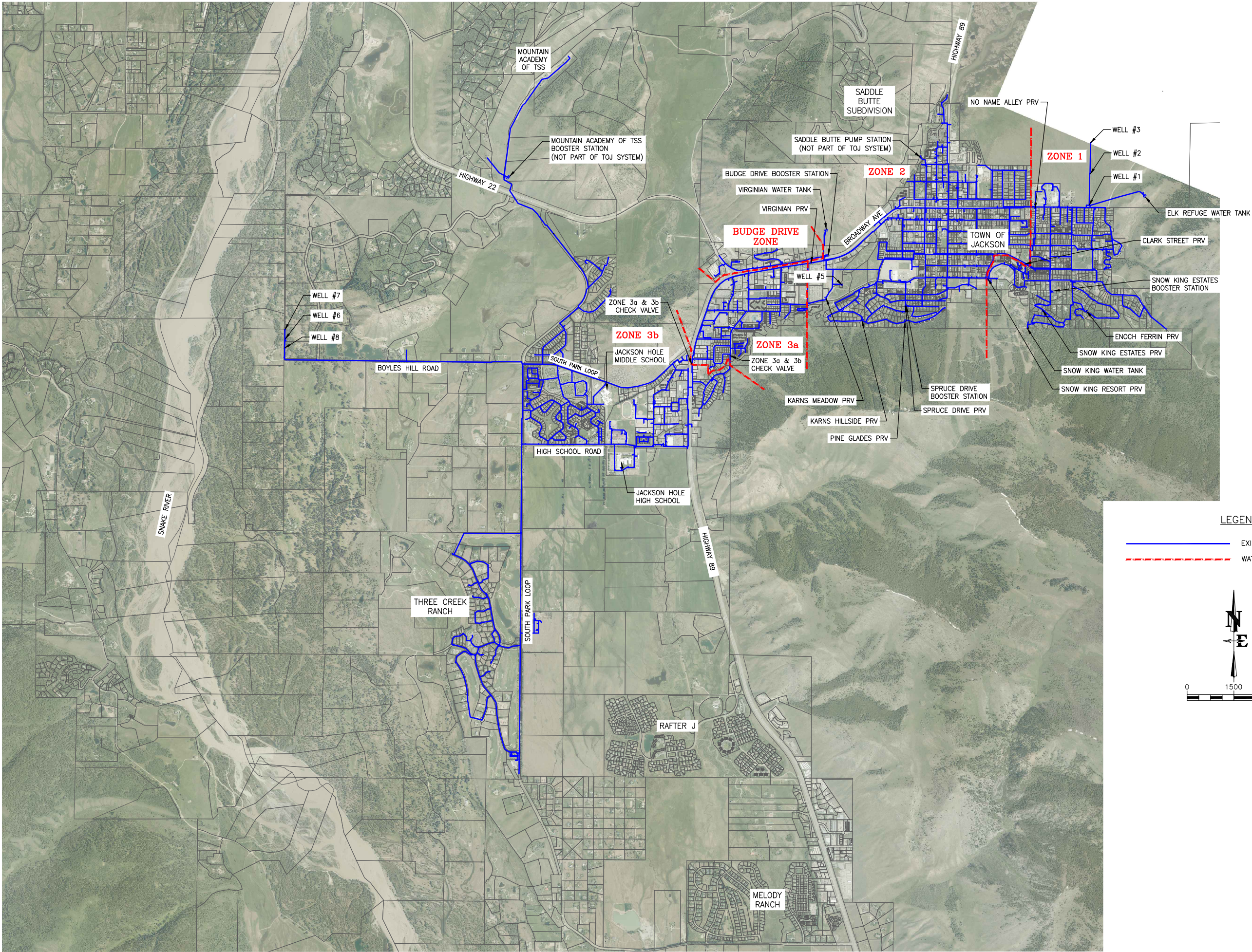
4.7 Wastewater Treatment Plant

With the TOJ WWTP having a winter capacity of 5.0 MGD and summer capacity of 6.0 MGD under the current WYDEQ discharge requirements, the calculated buildout flows are close to the plant capacity. The average daily flow in the winter is projected at 4.24 MGD and 5.64 MGD in the summer. General operational procedure is to begin the planning process for increased WWTP capacity when 85% of the existing capacity is met. Reviewing the average growth in Teton County over the past 15 years indicates that in 30 years the plant capacity will increase to the 85% threshold. There are a few alternatives which may be investigated for increasing the capacity of the system. The existing lagoons could be expanded but this is restrictive as there may not be enough suitable land adjacent to the existing lagoons. A mechanical WWTP could be constructed, like an oxidation ditch or some newer improved technology.

4.8 Future Sewer System Conclusions/Recommendations

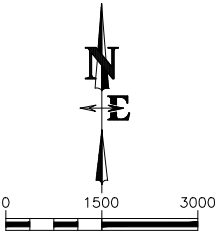
Many of the recommendations for the sewer system which will accommodate the increased capacity needs were identified in the existing capacity analysis. Unlike the water system, there are no major impacts to the sewer system which will need to be addressed for the buildout flows other than those noted in the existing system capacity.

S:\proj\2019\336-01 (Town of Jackson - 2019 Water and Sewer Comprehensive Capacity - CIP)\4 Drawings\DWG\Water CIP Exhibits\dwg Exhibit A TOJ EXISTING WATER SYSTEM - Feb 12 2020 09:00:00 pm PLOTTED BY: jlgreene DWG FORMAT: E30



LEGEND

- EXISTING WATER MAIN
- WATER ZONE DELINEATION



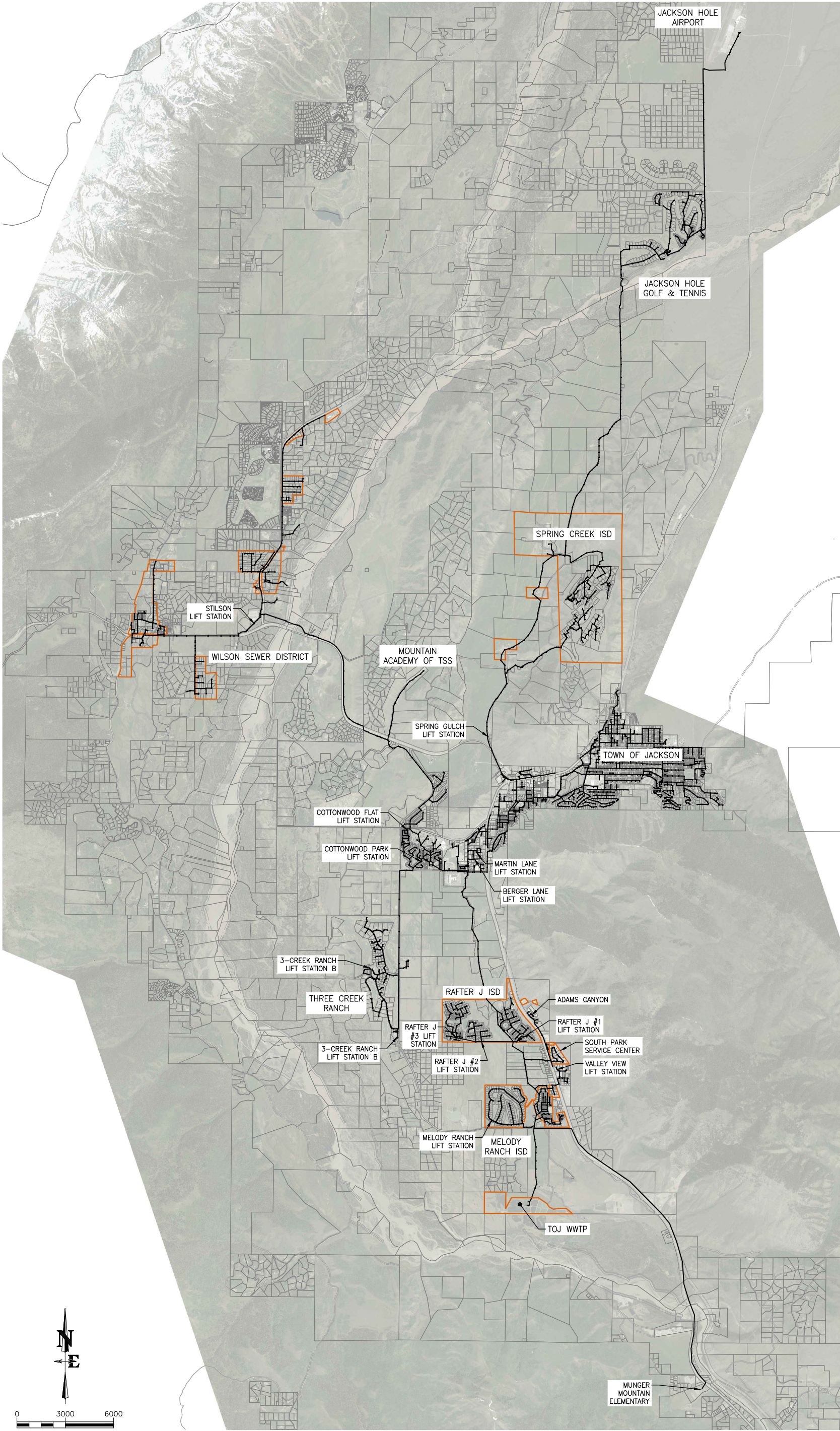
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FIGURE 1
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19-336-01

JOB TITLE
**TOWN OF JACKSON
WATER & SEWER CAPACITY STUDY**

DRAWING TITLE
TOWN OF JACKSON WATER SYSTEM

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

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