

Special Town Council Meeting

July 27, 2020

2:00 PM

Town Council Chambers

Chair: Pete Muldoon

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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=edd8d819ff330968c89d3e03dba397d39>

If the link does not work, join at webex.com with Meeting ID **146 150 0207** Password: toj

II. CALL TO ORDER AND ROLL CALL

III. DISCUSSION/ACTION ITEMS

- A. **Item P19-242, P20-128, -129:** Conditional Use Permit for Snow King Gondola, Zip Line, and Snow Making Pump House (Tyler Sinclair)
- B. **Item P19-242:** Snow King Mountain and Town of Jackson Gondola Lease Agreement (Tyler Sinclair)

IV. ADJOURN

Please note that at any point during the meeting, the Chairman or Mayor 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

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: JULY 23, 2020

MEETING DATE: JULY 27, 2020

Rev. 2:26pm

SUBMITTING DEPARTMENT: PLANNING

DEPARTMENT DIRECTOR: PAUL ANTHONY

PRESENTER: TYLER SINCLAIR

SUBJECT: **ITEMS P19-242, P20-128, P20-129:** 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

This item was continued at the July 20, 2020, Regular Town Council meeting following Council discussion of lease agreements, however the Conditional Use Permit items were not discussed at this meeting. There will be no further public comment taken at this meeting. There have been minor changes made to the July 20, 2020, staff report for this item, including new information in the Staff Analysis section on page 5 (in italics) regarding Condition #9 of the Master Plan and associated revised conditions of approval.

REQUESTED ACTION

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

- **Item A – P19-242 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 – P20-128 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 – P20-129 Pump House:** A Utility Facility CUP to locate a snow making pump house and related infrastructure across the lot lines of 10 E Snow King Avenue and 90 E Snow King Avenue behind the Snow King Sports & Event Center.

APPLICABLE REGULATIONS

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

Section 4.3.2 Planned Resort - Snow King (PR-SK-ToJ)
Section 4.4.2 Parks and Open Space – Town (P-ToJ)
Section 6.1.3.C. Open Space Uses – Outdoor Recreation
Section 6.1.10.C. Transportation and Infrastructure Uses – Utility Facility
Section 8.4.2 Conditional Use Permit (CUP)

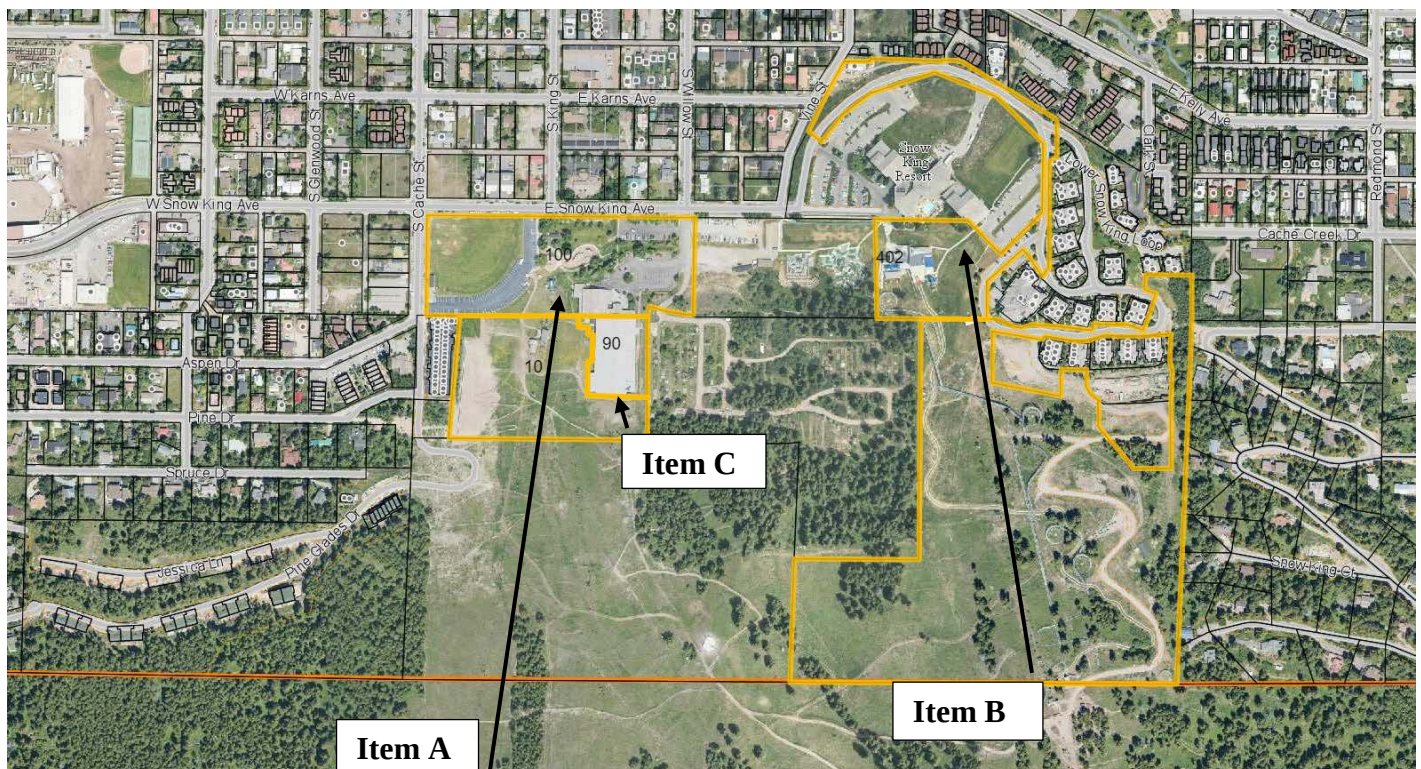
LOCATION

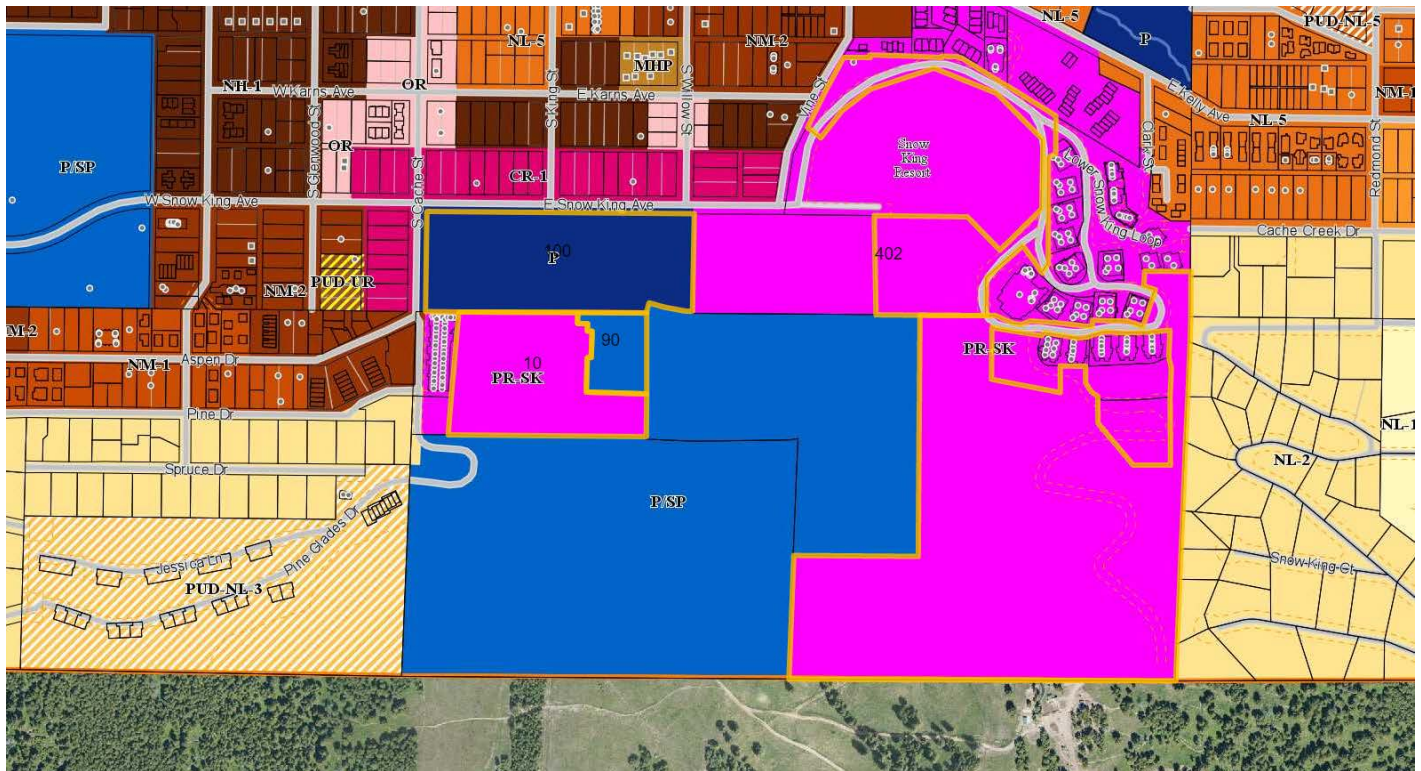
Item A – P19-242 Gondola, Cougar Lift, and Lighting: The subject property is addressed as 100 East Snow King Avenue and legally described as MEADOWLAND ADDITION (PHIL BAUX PARK).

Item B – P20-128 Zip Line: The subject property is addressed as 402 East Snow King Avenue and legally described as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116. TRACT A (PER LOT DIVISION, MAP T-71-A)

Item C – P20-129 Pump House: The subject property is addressed as 10 East Snow King Avenue, and 90 East Snow King Avenue and legally described as PT NW1/4SW1/4, SEC. 34, TWP. 41, RNG. 116 TRACT B, and PT. NW1/4SW1/4 SEC. 34, TWP. 41, RNG. 116, respectively.

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





BACKGROUND

Item A – P19-242 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, Bouldering Park, parking, and the existing Cougar ski lift as well as a portion of the Town of Jackson Snow King Sports & Events Center. The west end of the park is used for Snow King’s tubing operation in the wintertime. The parcel is bordered by Commercial Residential -1 (CR-1) zoning to the west and north across South Cache Street and East Snow King Avenue, respectively; Planned Resort – Snow King (PR-SK) zoning to the east; and Public / Semi-Public - Town (P/SP - ToJ) zoning (Aspen Hill Cemetery) and PR-SK zoning to the south. The parcel partially borders the Neighborhood Medium Density – 2 (NM-2) zone on the southwest corner of the property at the juncture of Aspen Drive and South Cache Street.

Item B – P20-128 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 – P20-129 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 – P19-242 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 – P20-128 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. A map of two possible zip line alternatives on Forest Service land has been included in the applicant’s latest additional materials submission.

Item C – P20-129 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

Master Plan Condition #9

The Snow King Resort Master Plan condition #9 contains a requirement that a lease agreement be signed by August 1, 2020. The condition reads as follows:

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 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.

Staff finds that both parties have proceeded in good faith to meet the August 1 deadline but due to timing constraints related to COVID-19 this may not be possible. Staff recommends the best way to address this condition is to continue to work to come to an agreement on the gondola lease by the August 1, 2020 deadline. Staff finds that this may mean an agreement in principle with both parties agreeing to the overall structure of the lease without it being finalized and executed until a later date. In addition, staff is recommending that a modified condition be added to both the Gondola CUP and Zipline CUP to address the requirements contained in Master Plan condition #9 going forward for both parties. The recommended condition would read as follows:

Building permits within Sub-Area #2 of the Snow King Planned Resort District Master Plan 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 of the Snow King Planned Resort District Master Plan be allowed to open until construction of the 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.

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 – P19-242 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, removal of the Summit lift station and removal of parking currently bisecting the park. In addition, the applicant will buffer the gondola plaza from the surrounding park uses with additional landscape screening. 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, shall be approved as part of this application. 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 and staff has included a condition of approval for each item clarifying the revised expiration date.

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 Summit lift. 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. Staff has utilized this information to prepare a Town Operational Plan providing further detail and specifics related to these topics, see attached. The Town Operational Plan will be the guiding document should the application be approved by Council. 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. The Town interprets this to mean that gondola operations after 10:00pm will be limited to stargazing and other special events like weddings or other group events but not open to the general public for normal restaurant operations.

Staff is generally comfortable with the hours as presented, although discussion by the Town Council of the use of the gondola after 10:00pm for stargazing and limited special events 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. 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.

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 determined necessary.

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 a majority of the additional materials requested in the Town Engineer's comments, however additional information was submitted to the Town Engineer on June 30, 2020, too late for review by the Town Engineer prior to the release of this staff report. 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. Council may choose to continue this item should the Town Engineer's comments require additional information or further consideration by Council.

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 – P19-128 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. 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. Staff has utilized this information to prepare a Town Operational Plan providing further detail and specifics related to these topics, see attached. The Town Operational Plan will be the guiding document should the application be approved by Council. 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 – P19-129 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 – P19-242 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. 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.

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 – P20-128 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. Staff finds that the proposed zip line facility will not have significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

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. Staff finds that the request 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 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 – P20-129 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. Staff finds that the request will not have significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

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, which has been done.

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

Town Snow King Mountain Operational Plan
Snowmaking Info Supplement 2
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 July 23, 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. 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.
5. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.
6. The expiration date for this Conditional Use Permit shall be 2 years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use.
7. The applicant shall provide the Snow King Code of Conduct to Town staff for review and approval within 30 days of Council approval. The applicant shall include implementation strategies for how said code will be provided to participants and enforced by the applicant.

8. Building permits within Sub-Area #2 of the Snow King Planned Resort District Master Plan 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 of the Snow King Planned Resort District Master Plan be allowed to open until construction of the 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.

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 July 23, 2020, and the following conditions of approval:

1. 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.
2. The cables for a zip-line shall be coated to limit noise from trolleys travelling down the cable.
3. The expiration date for this Conditional Use Permit shall be 2 years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use.
4. The applicant shall provide the Snow King Code of Conduct to Town staff for review and approval within 30 days of Council approval. The applicant shall include implementation strategies for how said code will be provided to participants and enforced by the applicant.
5. Building permits within Sub-Area #2 of the Snow King Planned Resort District Master Plan 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 of the Snow King Planned Resort District Master Plan be allowed to open until construction of the 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.

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 July 23, 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 Town Council approval, the 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.
3. The expiration date for this Conditional Use Permit shall be 2 years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use.

SUGGESTED MOTIONS

Item A – Gondola, Cougar Lift, and Lighting: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to **approve** a detached aerial tramway (gondola) base facility in Phil Baux Park, the relocation of the Cougar lift, and exterior lighting for night skiing as specified in this staff report for the property located at 100 East Snow King Avenue, subject to the department reviews attached to this staff report dated July 23, 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. 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.
5. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.
6. The expiration date for this Conditional Use Permit shall be 2 years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use.
7. The applicant shall provide the Snow King Code of Conduct to Town staff for review and approval within 30 days of Council approval. The applicant shall include implementation strategies for how said code will be provided to participants and enforced by the applicant.
8. Building permits within Sub-Area #2 of the Snow King Planned Resort District Master Plan 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 of the Snow King Planned Resort District Master Plan be allowed to open until construction of the 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.

Item B – Zip Line: Based upon the findings as presented in the staff report and as made by the applicant for Item P20-128, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to **approve** a zip line facility located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report dated July 23, 2020, and the following conditions of approval:

1. 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.
2. The cables for a zip-line shall be coated to limit noise from trolleys travelling down the cable.
3. The expiration date for this Conditional Use Permit shall be 2 years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use.
4. The applicant shall provide the Snow King Code of Conduct to Town staff for review and approval within 30 days of Council approval. The applicant shall include implementation strategies for how said code will be provided to participants and enforced by the applicant.
5. Building permits within Sub-Area #2 of the Snow King Planned Resort District Master Plan 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 of the Snow King Planned Resort District Master Plan be allowed to open until construction of the 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.

Item C – Pump House: Based upon the findings as presented in the staff report and as made by the applicant for Item P20-129, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to **approve** a snow making pump house and associated infrastructure located at 90 East Snow King Avenue, subject to the department reviews attached to this staff report dated July 23, 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 Town Council approval, the 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.
3. The expiration date for this Conditional Use Permit shall be 2 years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use.

Snow King Mountain Resort – Town of Jackson Operating Plan

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

The hours of operation listed above will ensure a quiet time in the morning for cemetery visitors and burials into the future.

Up to 5 days of one additional hour either later or earlier to accommodate special groups, gatherings, or events are allowed 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 (restaurant located at the base of the Rafferty Lift) will operate 10:00am – 9:00pm and close no later than 10:00pm for gatherings in the space.

Restaurant and Special Events – Summer

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, the gondola would be allowed to 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 1:00 am to serve stargazing gatherings at the summit and events at the restaurant. The Town interprets this to mean that gondola operations after 10:00 p.m. will be limited to stargazing and other special events like weddings or other group events but not open to the general public for normal restaurant operations. 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

Lighting

Prior to the construction of a new gondola it is anticipated that night skiing lights would be turned off no later than 8:00 pm 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 10:00 pm following ski patrol sweep of the mountain. 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.

Restaurant and Special Events - Winter

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. As with summertime operations, the Town interprets this to mean that gondola operations after 10:00 p.m. will be limited to stargazing and other special events like weddings or other group events but not open to the general public for normal restaurant operations. 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.

Maintenance Hours of Operation

Maintenance hours of operation shall be addressed in the future as part of the Conditional Use Permit review for the relocation of Mountain Operations to this area.

Ticketing Booth

The Ticket booth associated with the gondola shall not be operational more than half an hour prior to opening of facilities to the public.

Aspen Hill Cemetery

As part of this operating plan Snow King Mountain will work cooperatively with the Aspen Hill Cemetery. At the request of the Town's Cemetery Sexton Snow King Mountain Resort shall cease all recreational uses and noise in the vicinity of the cemetery for the duration of a specified service. The Cemetery Sexton shall provide Snow King Mountain Resort with a minimum of 48 hours advanced notice for each cemetery service which requires pausing recreational activities in the vicinity of the cemetery. However, Snow King reserves the right to request an alternate service time when a previous large booking or event has been planned in advance.

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.

June 30, 2020

DD/19-262-01

Town of Jackson Public Works
Jackson, WY

ATTN: Brian Lenz, Town Engineer
Re: Snow King Gondola CUP – Supplemental Information#2 regarding Water Supplies

Dear 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.

Additionally, a supplement was provided on April 10, 2020 that included the following:

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, 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.

Following receipt of this information, discussions with you, and extensive further analysis and consideration, it has been determined that an 8-inch pipe loop around the Snow King Center is no longer recommended, and rather, a single 12-inch pipeline to serve the new Exhibition Pump station is instead recommended. This conclusion is supported by the results of the town system hydraulic water model. The reasons behind this conclusion are also informed by consideration of the questions and information requests that were posed by you. These questions/requests you asked and answers follow:

a. Existing snow making areas and corresponding volumes of water used and in what timeframe. Identify the supply zone.

Existing snowmaking occurs on the Rafferty slopes, Old Man Flats, Grizzly, Elk and Cougar ski runs within the ski area totaling about 90 acres. Snow making, as stated above, occurs generally between mid-November and mid-January. Corresponding volumes of water during this period range between 14MG (million gallons) and 21MG. These volumes are the sum of water used at both the Rafferty snowmaking station and the exhibition snow making station for Nov-Jan. Water is supplied from both Zone 1 and Zone 2 of the towns distribution system.

b. *Proposed snow making areas and proposed volumes of water needed and in what time frame. Identify the supply zone.*

Proposed snowmaking will continue on the slopes already receiving snowmaking and will be expanded to additional existing ski runs and to ski runs that may be created upon approval of the USFS for a total of about 240 acres to receive snowmaking. Volumes of water needed will vary with temperatures and natural snowfall but are forecasted to be in the range of 40MG to 60MG (compared to current 14MG to 21MG). Water supply will draw from both Zone 1 and Zone 2 of the town's distribution system.

c. *Hydraulic analysis of the existing supply system including hydrant flow testing and calibration of the model.*

A hydraulic model of the existing Town system is provided illustrating system at Peak Hour Demands (summer), pressures, pipe sizes and velocities in the pipes. Time did not allow calibration/verification of the model results as of the writing of this report. However, field measurements of static pressures and residual pressures, will be taken within the next week and provided to you. It should be noted, that the water model being used for this analysis is the current model that is being used for the Town Water System Capacity Study and for the Zone 3 Tank Study and should, therefore, be considered as reliable to within acceptable tolerances.

d. *Hydraulic analysis for the system with upgrades to 10- or 12-inch pipe back to the Kelly Avenue Supply Line, or other relevant supply line.*

Hydraulic analysis has been performed for many scenarios. This letter presents three of the most pertinent scenarios as follows (see attached corresponding maps):

1. Town of Jackson at Peak Hour (during Summer months)
2. December Demands + 2000gpm + 800gpm snowmaking (2000gpm at Exhibition, 800 at Rafferty)
3. December Demands + 2500gpm + 800gpm snowmaking (2500gpm at Exhibition, 800 at Rafferty)

These analyses indicate that pressures throughout town meet required minimum of 35psi. Scenarios 1 and 2 resulted in acceptable velocities in all pipes throughout the system. Scenario 3 produced acceptable pressures (35 psi min) but resulted in velocities exceeding 8 fps in the 8-inch waterline that is located between South Cache Street and the service line to the proposed Exhibition Pump Station. Therefore, the model of scenario 3 is presented to illustrate an upgrade to that existing 8-inch main to a proposed 12-inch main. Doing so reduces velocities in this pipe, during snow making at 2500 gpm at the Exhibition pump station to an acceptable level below 8 fps. Please note that to provide suitable suction side pressure to the pumps at the proposed exhibition pump station and to reduce velocities in the line, the supply line is now proposed to be a 12-inch pipe.

- e. ***Hydraulic analysis that considers higher demands throughout the system (specifically high points in the system) and fire demands on the system during snow making operations.***

The presented water model results consider higher demands throughout the system and at high elevation points on the system for the three scenarios that were analyzed. Please review the attached maps for results information.

This analysis considered the affects that snowmaking will and would have on the Town distribution system's ability to provide fire flows. It was determined, by running the models (with fire suppression flows of up to 3000gpm), that the town system will be strained if snow making is occurring when water supply is needed for fire fighting purposes. Fire flow models are not included in order to reduce the burden of review, but can be provided if necessary. However, for further understanding, it is noted that the models with fire flow indicate that system pressures at high points are too low, and that velocities in certain pipes are unacceptably high when there are fire flows and snow making occurring simultaneously).

To address this issue with the system, **Snow King Mountain Resort proposes to fully automate the snowmaking systems (at both Rafferty and at Exhibition) to shut down during a low-pressure occurrence that would most likely occur during a fire fighting event.** Automating the shut down is straightforward. Pressure gages will be constantly measuring incoming pressure to the suction side of the snowmaking pumps. Incoming supply pressure during non-firefighting events will exceed 25psi. If pressures fall below 25 psi an automated signal will be sent to the snowmaking pump drives to shut down pumping so that the snow making supply will be discontinued such that water being used for snowmaking will immediately be available to other uses (particularly firefighting).

- f. ***Provide a map showing velocities in pipes, pressures and demands at analyzed nodes. Identify the supply zone for the all of the snow making systems on the mountain.***

Maps are attached.

- g. ***If approved, additional controls or line upgrades may be required to maintain adequate service to the town.***

Snow King Mountain Resort is offering to implement additional controls to maintain adequate service to town (see e. above). Automated shut down in the event of low system pressure offers a distinct assurance that snowmaking will not adversely affect the distribution system's ability to provide supply for firefighting needs, or potentially other unusually high demands in the system.

Also, in terms of considering adequate service to Town, it is helpful to compare summer water use with winter use including snow making (both existing and proposed). The Town provided Nelson Engineering with metered water use data. NE has tabulated and summarized the metered data for all of town during the 2017 summer months from June through August. The total volume of water used was 424 million gallons (MG). During the snowmaking period from November through January, NE summarized the total use in town for the years 2016-2017, 2017-2018, and 2018-2019. Total volume of water used during those periods ranged between 121MG to 135MG. These summaries conclude that snow making months use is only between 30% and 35% of use during summer months. With the increased supply requested,

the winter month period from November through January will still result in less than 40% of water being used than during the summer period of June through August.

Water Use Comparison Table

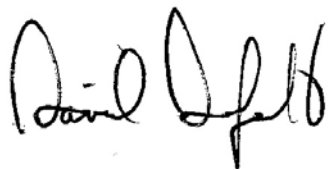
Existing 2017 June-Aug	Existing Winter Nov-Jan (2017-2019)	Proposed Winter Nov-Jan (estimated)
424 MG	121 MG – 135 MG	161 MG – 195 MG

In conclusion, it is important to note that, as stated originally, Snow King is seeking more supplies in order to improve the speed upon which they can put snow on the ski slopes. More water provides the ability to maximize snow making when air temperatures are suitable. As such, Snow King would ideally be granted the ability to increase supply to the proposed Exhibition Pump Station from the current 600gpm to 2500gpm. To do so, Snow king would implement the automated shut down in event of low pressure as well as upgrade the 8-inch pipe to a 12-inch pipe from South Cache to the service point, and install a 12-inch pipeline to the new pump station.

Alternatively, if the Town is willing to provide additional supplies, but prefers to not step up supplies to as high as 2500gpm, Snow King would request that the Town commit to an increase in supply to the proposed Exhibition Pump Station from the current 600gpm to 2000gpm. In this case, Snow King proposes to implement the automated shut down in event of low pressure and to install a 12-inch pipeline (as opposed to the originally proposed 8-inch loop around the rink) up to the new pump station from the existing 8-inch line.

Please let me know if you have any questions.

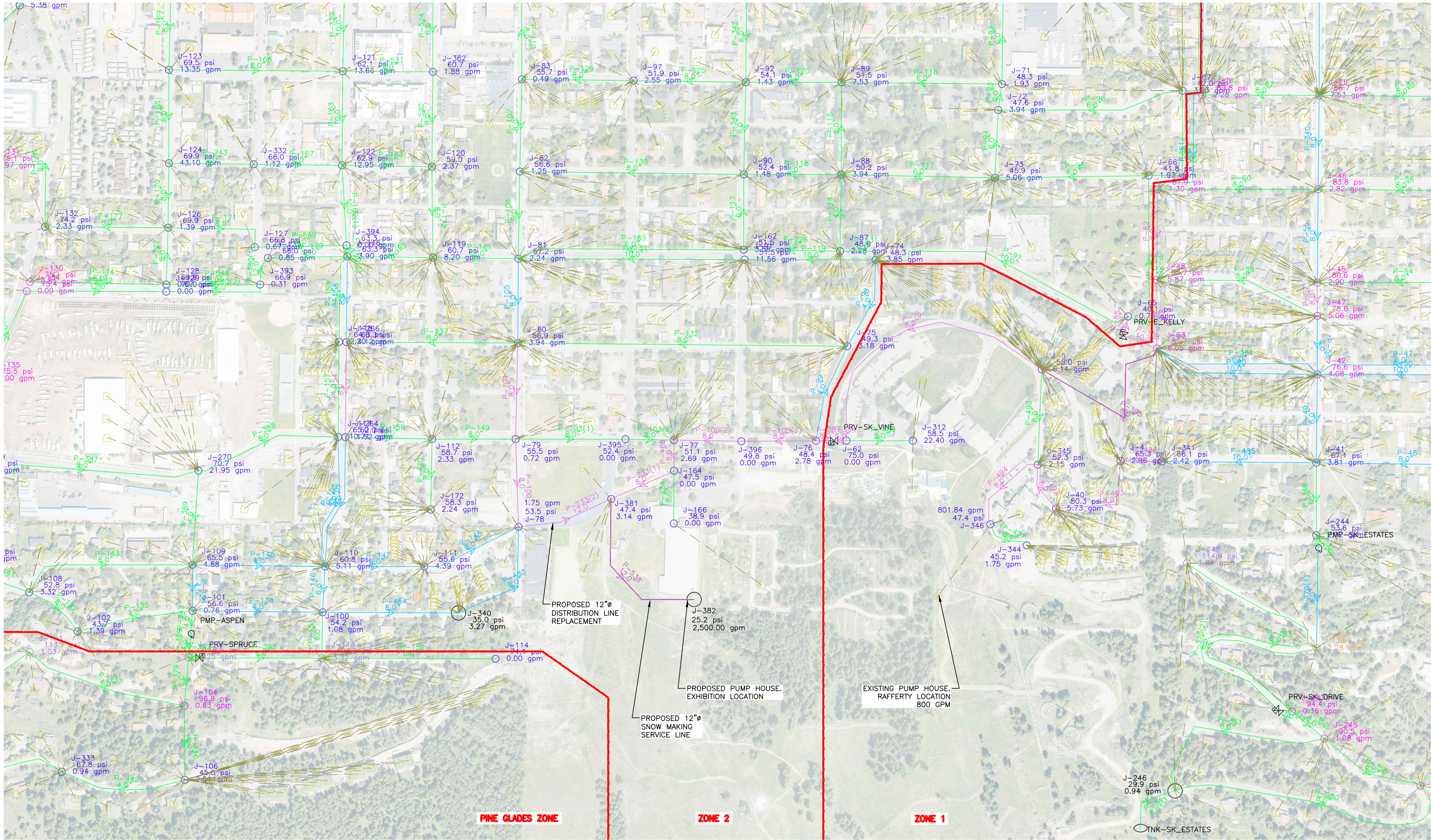
Sincerely,



Dave Dufault, PE
Senior Project Manager

Encl.
cc. Ryan Stanley

S:\proj\2019\262-01 Snow King Summit Condola Improvements\4 Drawings\DWG\WATER MODEL\SCENARIO 3 SNOW KING 12 INCH REPLACEMENT.dwg (SCENARIO 3) - Jun 30 2020 10:18:37 pm PLOTTED BY: dson DWG FORMAT: E30



WATER MODEL LEGEND

	SERVICE METER		
	SERVICE LINE TO NEAREST JUNCTION		
	PIPE VELOCITIES < OR = TO:		
	2.00 FT/S		20.00 PSI
	4.00 FT/S		35.0 PSI
	6.00 FT/S		75.0 PSI
	8.00 FT/S		100.0 PSI
			125.0 PSI
			150.0 PSI

SCENARIO 3 SNOW KING PROPOSED WATER PLAN

SCALE: 1" = 400' (11X17)



SCENARIO 3 DESCRIPTION

SCENARIO 3 REPRESENTS A PEAK HOUR WINTER DEMAND. THIS SCENARIO IS REPRESENTED WITH FLOW DEMANDS FROM DECEMBER 2017 PROVIDED BY THE TOWN OF JACKSON AND A PEAK HOUR FACTOR OF 2.0 BASED ON WELL PRODUCTION DATA PROVIDED BY THE TOWN OF JACKSON. ALL WELLS ARE MODELED AT DESIGN CAPACITY FLOW. A 12" WATER MAIN IS PROPOSED TO REPLACE AN EXISTING 8" WATER MAIN AT THE INTERSECTION OF S CACHE ST. AND PHIL BAUX PARK PARKING LOT ALONG WITH A PROPOSED 12" SERVICE LINE TO PROVIDE SNOW KING WITH 2,500 GPM FOR SNOWMAKING.

DRAWING TITLE

SCENARIO 3
SNOW KING PROPOSED WATER PLAN

JOB TITLE

SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS
JACKSON, WY

DRAWING NO

3

JOB NO

19-262-01

DATE

30 JUNE 2020

REV.

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

**NELSON
ENGINEERING**

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

Snow King Mountain Resort – Town of Jackson Operating Plan

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

The hours of operation listed above will ensure a quiet time in the morning for cemetery visitors and burials into the future.

Up to 5 days of one additional hour either later or earlier to accommodate special groups, gatherings, or events are allowed 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 (restaurant located at the base of the Rafferty Lift) will operate 10:00am – 9:00pm and close no later than 10:00pm for gatherings in the space.

Restaurant and Special Events – Summer

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, the gondola would be allowed to 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 1:00 am to serve stargazing gatherings at the summit and events at the restaurant. The Town interprets this to mean that gondola operations after 10:00 p.m. will be limited to stargazing and other special events like weddings or other group events but not open to the general public for normal restaurant operations. 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

Lighting

Prior to the construction of a new gondola it is anticipated that night skiing lights would be turned off no later than 8:00 pm 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 10:00 pm following ski patrol sweep of the mountain. 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.

Restaurant and Special Events - Winter

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. As with summertime operations, the Town interprets this to mean that gondola operations after 10:00 p.m. will be limited to stargazing and other special events like weddings or other group events but not open to the general public for normal restaurant operations. 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.

Maintenance Hours of Operation

Maintenance hours of operation shall be addressed in the future as part of the Conditional Use Permit review for the relocation of Mountain Operations to this area.

Ticketing Booth

The Ticket booth associated with the gondola shall not be operational more than half an hour prior to opening of facilities to the public.

Aspen Hill Cemetery

As part of this operating plan Snow King Mountain will work cooperatively with the Aspen Hill Cemetery. At the request of the Town's Cemetery Sexton Snow King Mountain Resort shall cease all recreational uses and noise in the vicinity of the cemetery for the duration of a specified service. The Cemetery Sexton shall provide Snow King Mountain Resort with a minimum of 48 hours advanced notice for each cemetery service which requires pausing recreational activities in the vicinity of the cemetery. However, Snow King reserves the right to request an alternate service time when a previous large booking or event has been planned in advance.

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.



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 gray 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.

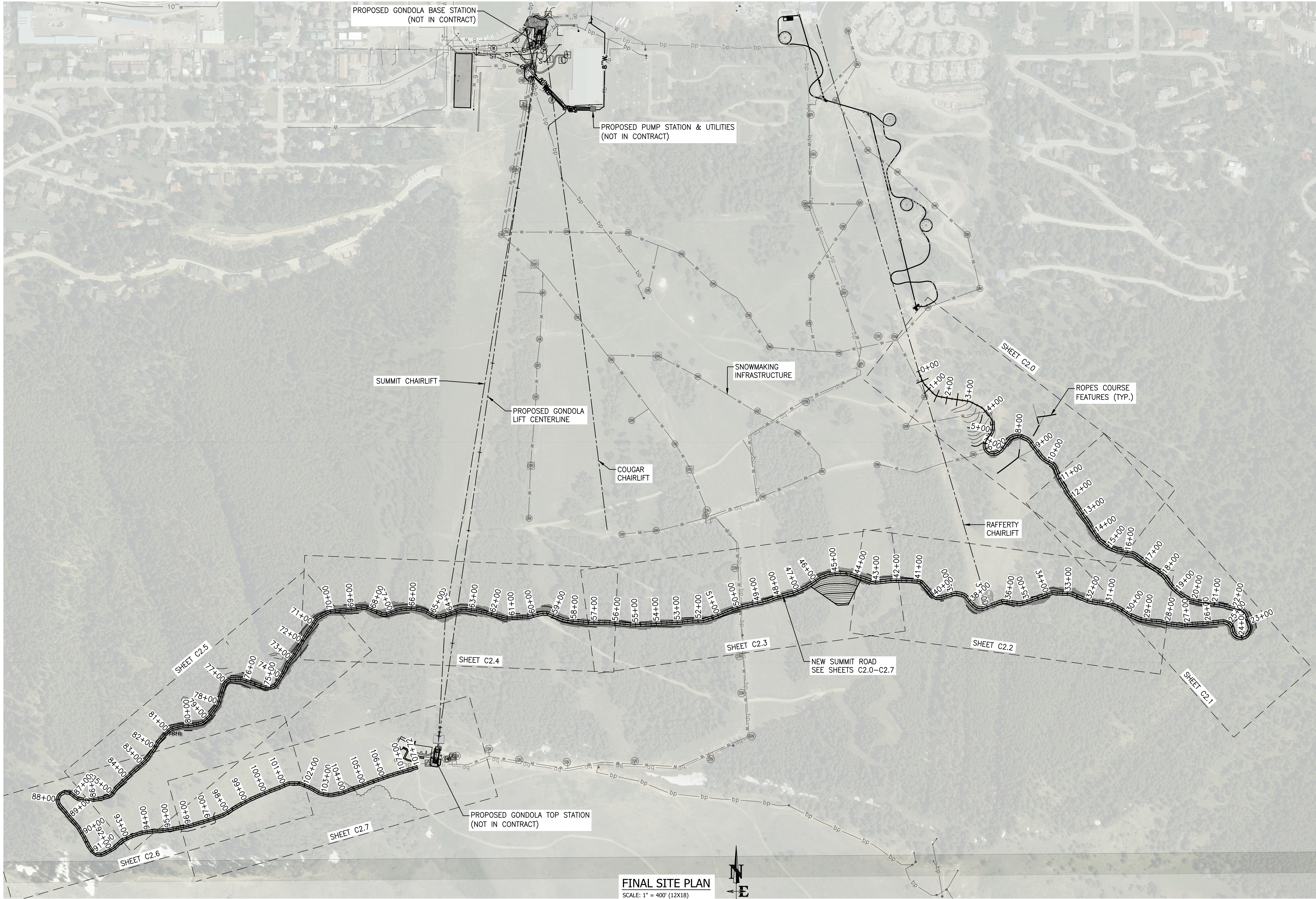
Table S-1 (cont'd). Summary and comparison of environmental effects.				
Issue	Alternative 1 No Action	Alternative 2	Alternative 3	Alternative 4
		displacement of animals occurred. Increased levels of utilization could occur in some areas of the allotment, but annual standards would be met.		
Noise				
<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.

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FINAL SITE PLAN
SCALE: 1" = 400' (12X18)

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DRAWING NO		JOB TITLE	DRAWING TITLE	REV.				
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		SNOW KING RESORT				DRAWN	NB	
		TETON COUNTY, WYOMING				CHECKED	DD	
19-262-01						APPROVED	DD	
				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
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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.
			JOB NO 19-262-01	SURVEYED ENGINEERED DRAWN CHECKED APPROVED	NE NB DD DD					



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.

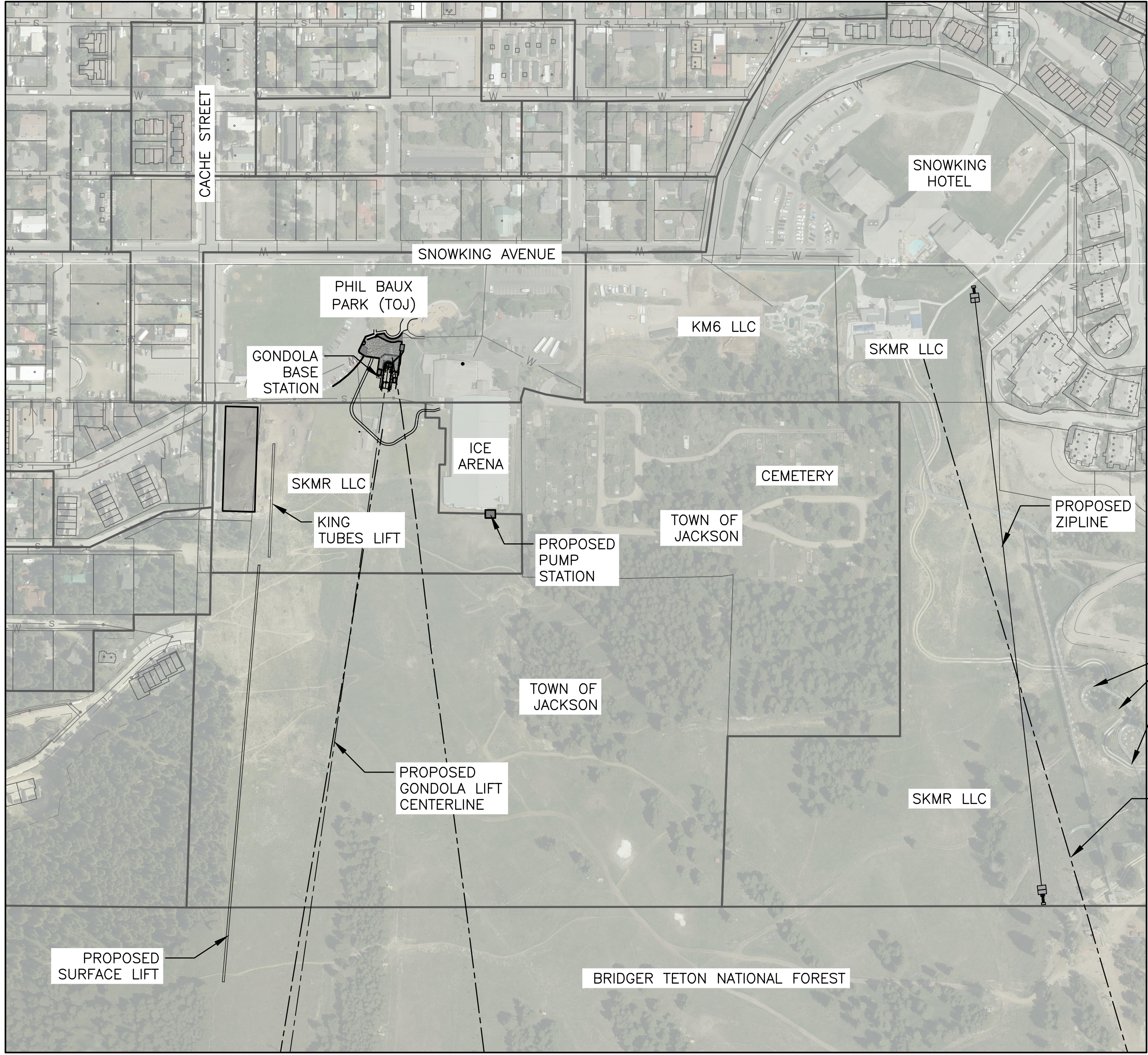
We are seeking the flexibility to operate within this range of time to give the community assurance that we will not operate outside that time. Furthermore, we do not anticipate operating during that period of time for the entire summer. We generally ramp up and down the hours of operation based on guest 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,

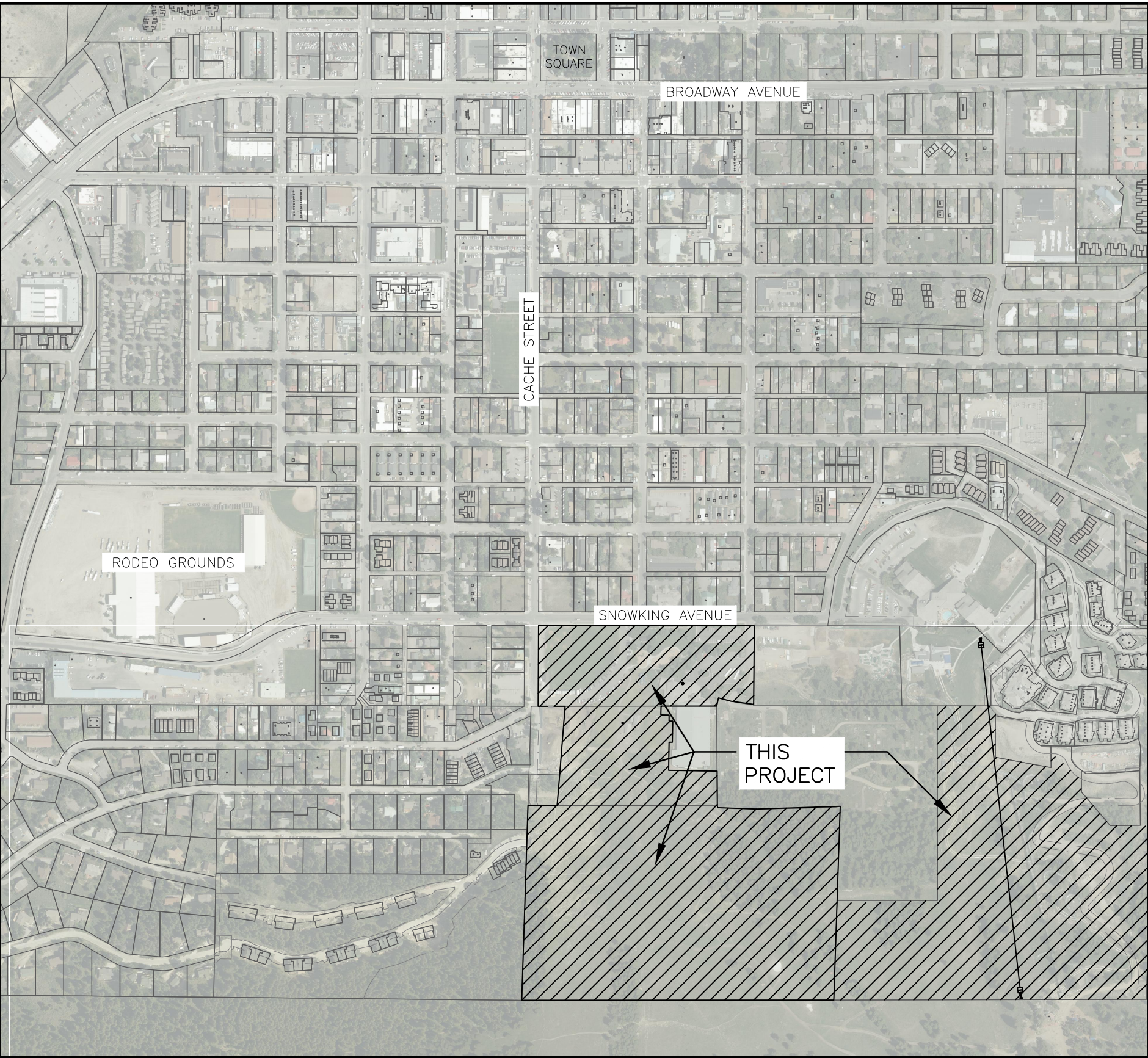
Ryan Stanley

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

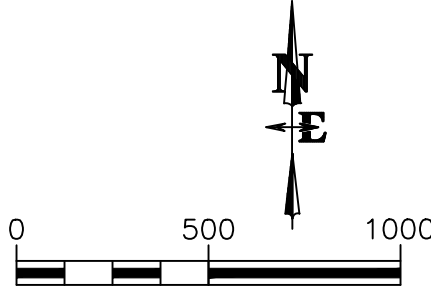
JACKSON, WYOMING



PROJECT AREA
SNOWKING, JACKON, WYOMING



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



PROJECT CONTACTS

OWNER:
SNOW KING MOUNTAIN RESORT
RYAN STANLEY
GENERAL MANAGER
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EMAIL: ryan@snowkingmountain.com

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

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

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	DD	APPROVED	

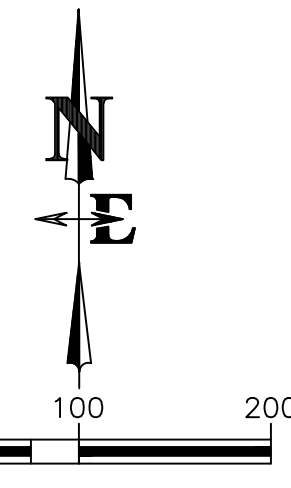
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
COVER SHEET

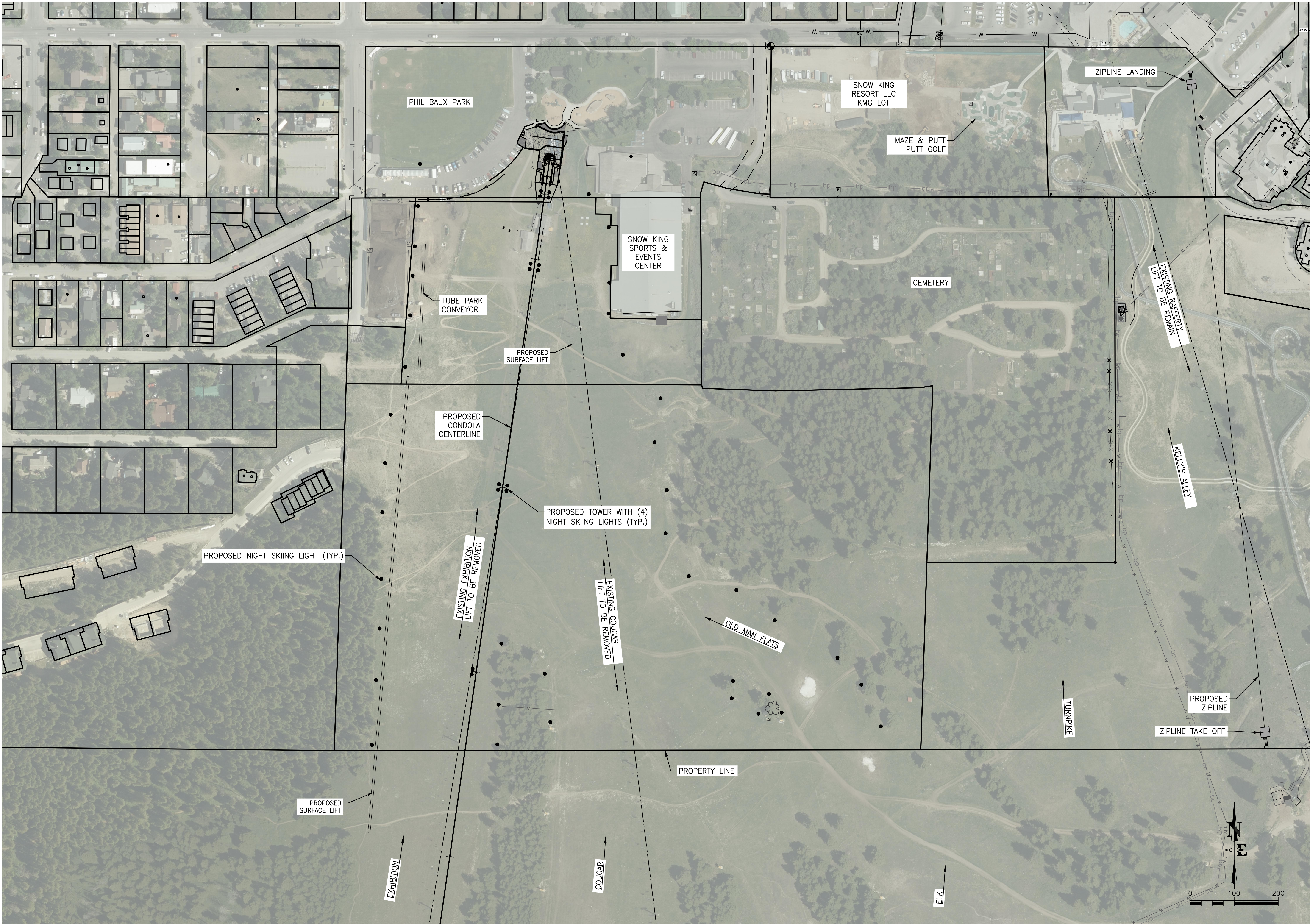
JOB TITLE
SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS
JACKSON, WYOMING

DRAWING NO
C0.1
JOB NO
19-262-01

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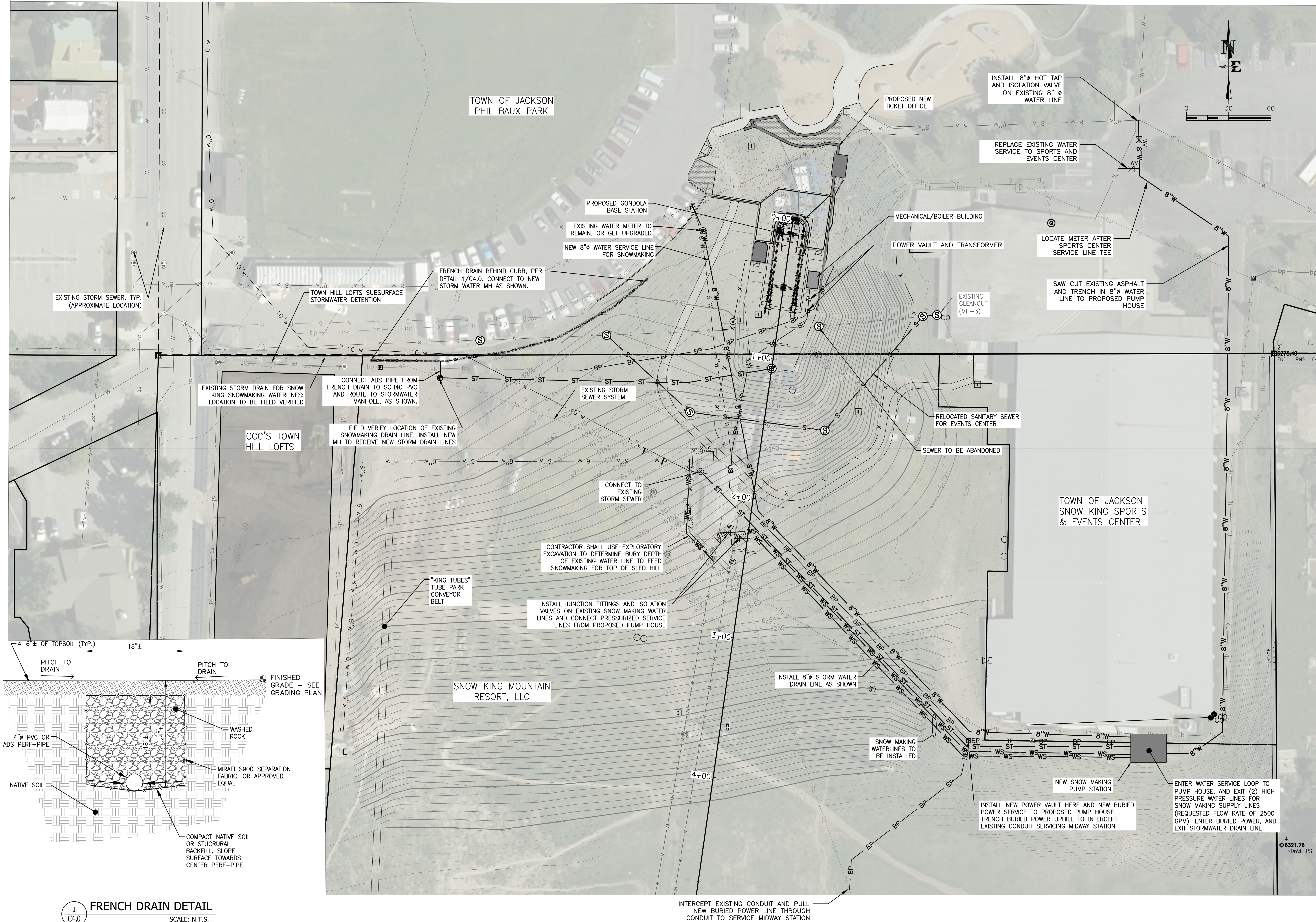
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DRAWING NO C3.0	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING		DRAWING TITLE NIGHT SKIING LIGHTING PLAN		DATE 3/31/2020		REV 4/28/2020	
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**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

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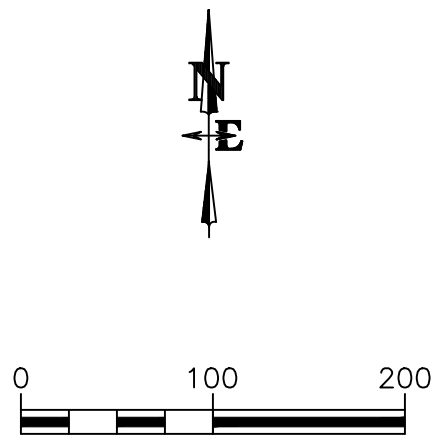


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C4.0 FRENCH DRAIN DETAIL
SCALE: N.T.S.

DRAWING NO C4.0	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE UTILITY PLAN OVERVIEW	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2067				
			DATE	3/31/2020	REV.		
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			CHECKED	DD			
			APPROVED	DD			

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

S:\Proj\2019\262-01 Snow King South Corridor Improvements\Drawings\CON\262-01 SNOW KING Zipline DIVERSIFIED.dwg Apr 28 2020 12:56:15 pm PLOTTED BY: green DWG: 120x84 230



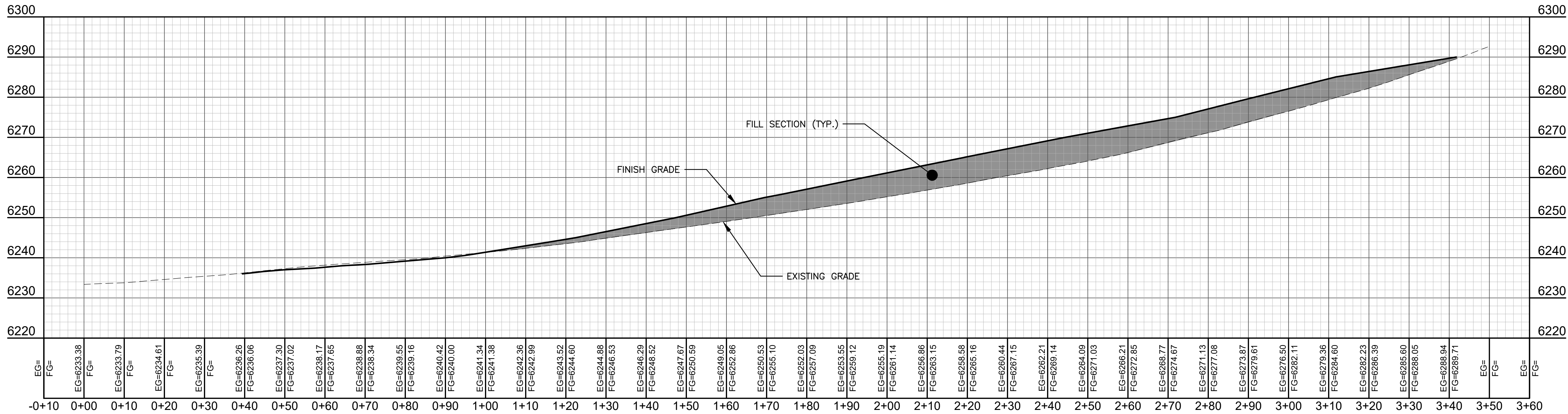
DRAWING NO C5.0	JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE ZIPLINE SITE PLAN		DATE	3/31/2020	REV	4/28/2020
				SURVEYED	NE	ENGINEERED	NE
JOB NO 19-262-01				DRAWN	NB	CHECKED	DD
				APPROVED	DD		

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

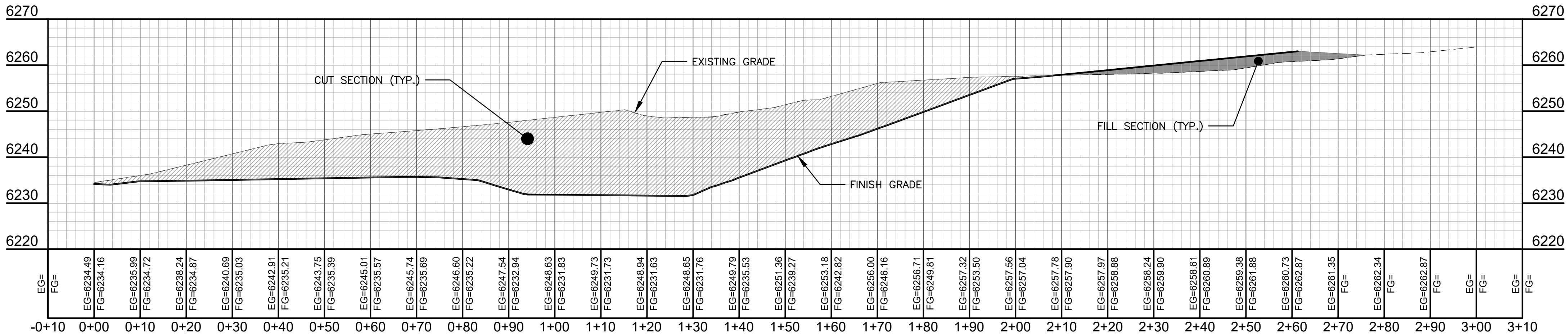
S:\Projects\2019\262-01 Snow King Summit Gondola Improvements\4 Drawings\CON\262-01.dwg C:\FHQBK & BASE PLAN - Mar 31 2020 09:52:32 pm PLOTTED BY: bates DWG: F26201.dwg



S:\Projects\2020\19-262-01 Snow King Summit Gondola Improvements\14 Drawings\Civil\BSE\UTILITY.dwg C:\Users\B46\OneDrive\B46\Documents\B46\19-262-01.dwg 3/31/2020 08:32:23 pm PLOTTED BY: B46-tyr B46-tyr



EARTHWORKS SECTION 1 PROFILE



EARTHWORK SECTION 2 PROFILE B-B

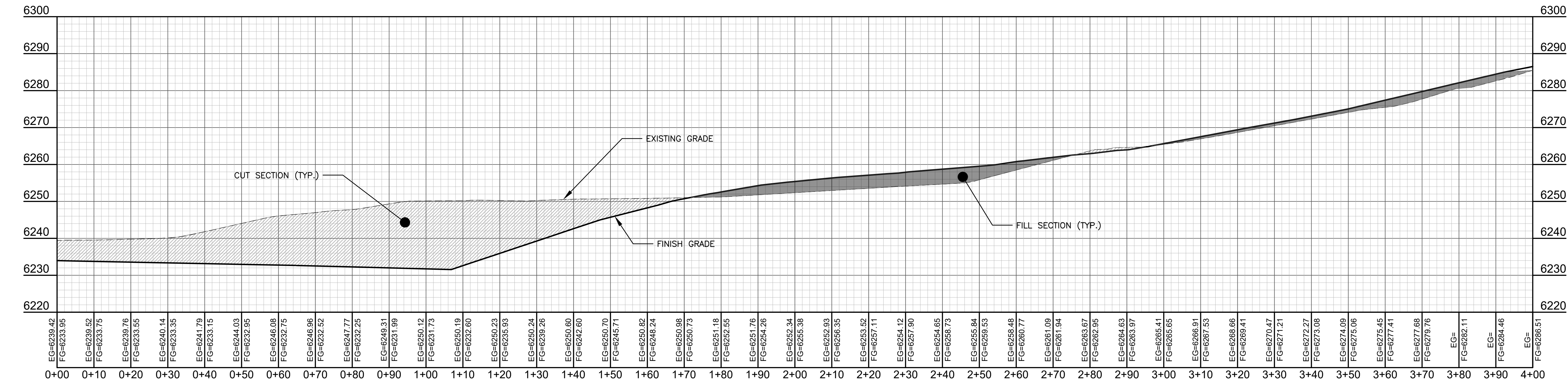
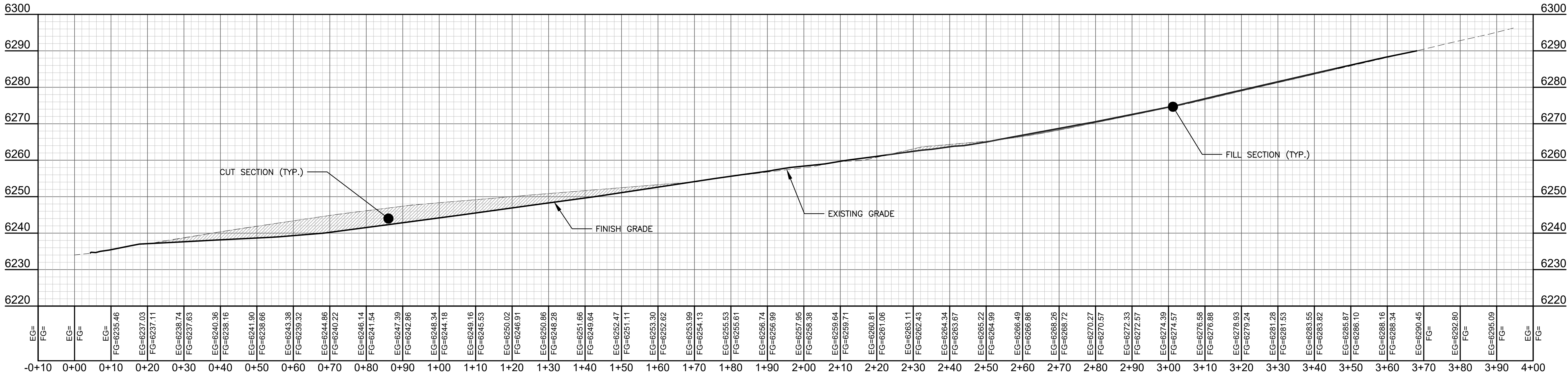
GONDOLA BASE EARTHWORK SUMMARY:

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

DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
			DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
C6.1	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					DD	DD

**NELSON
ENGINEERING**
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						

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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

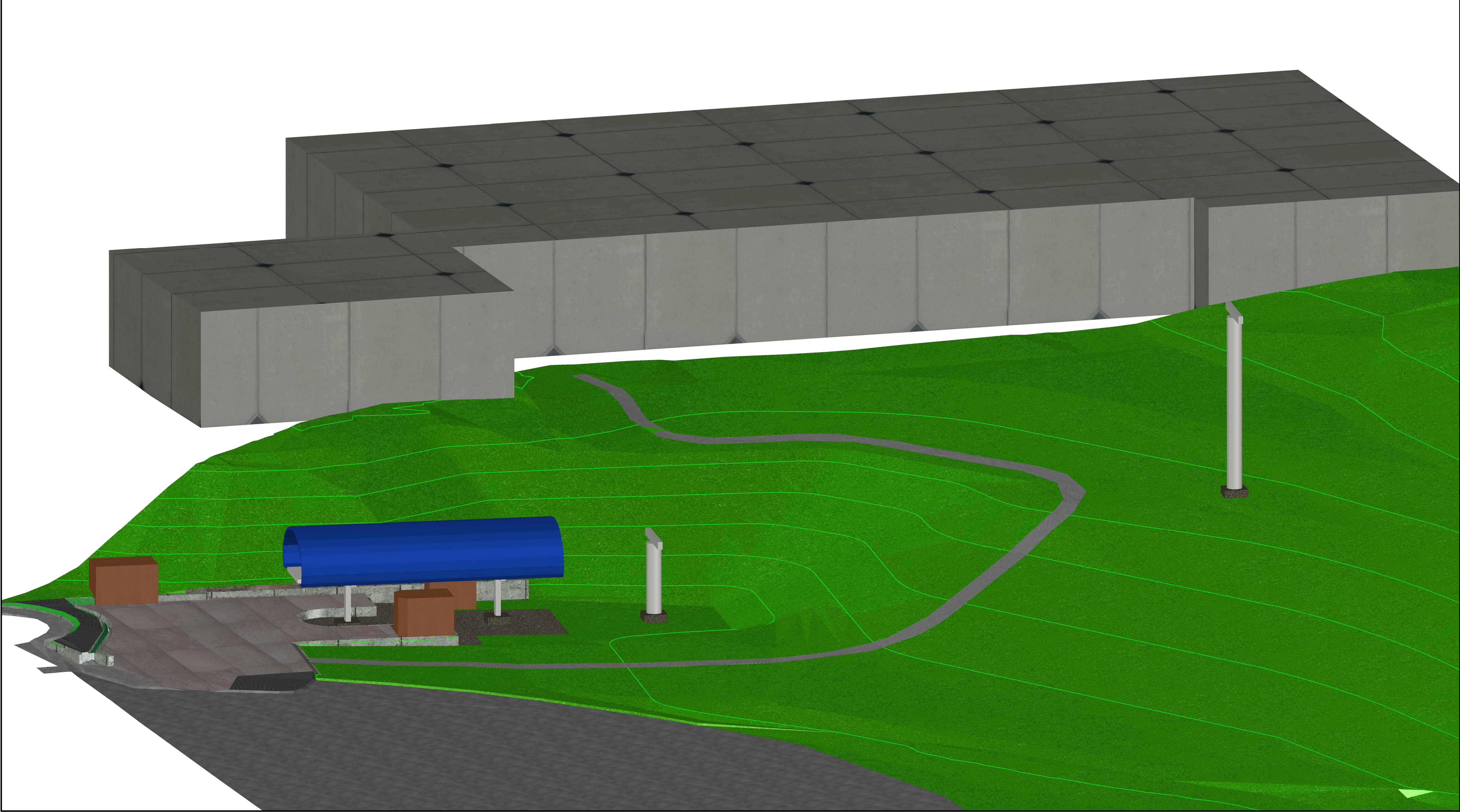
Red CUT AREA

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

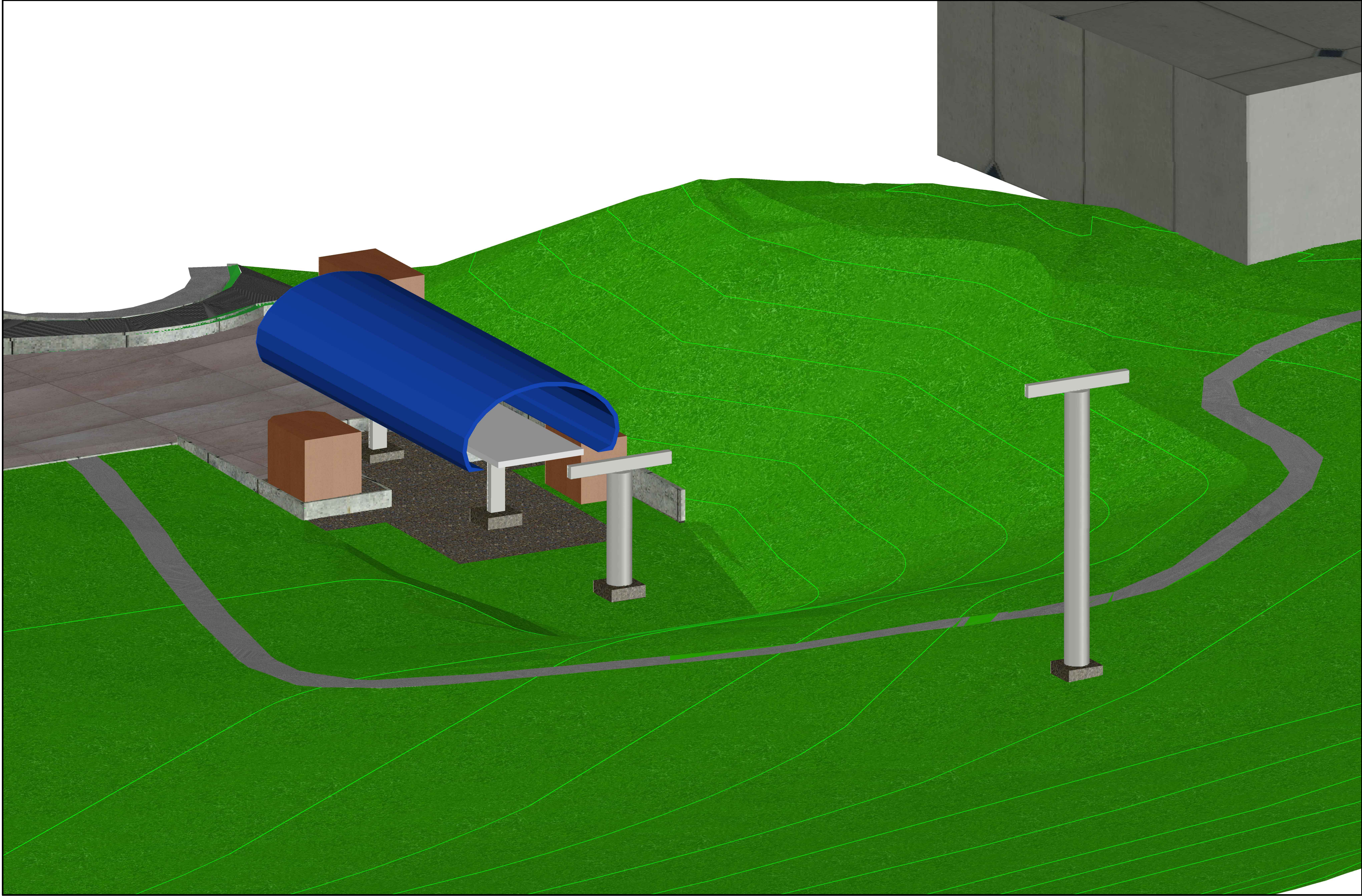
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

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	DATE 4/28/2020					REV.
			SURVEYED					NE
			ENGINEERED					
			DRAWN					NB
			CHECKED					DD
JOB NO 19-262-01			APPROVED					DD
			NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					

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

**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

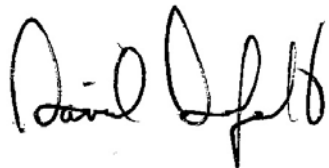
making is outside of the peak water demand season for the Town of Jackson (late spring, summer, and early fall, when locals are using water for irrigation and when the Town population is at its peak with tourists and second homeowners). Because snow making is occurring off the seasonal peak, and also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





KMB, LLC



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

CONDITIONAL USE PERMIT– APPROVED w CONDITIONS

P20-242

ADDRESS: 10 E Snow King Avenue

OWNER: Snow King Mountain Resort / Town of Jackson

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

7/16/2020

Brian Lenz, 733-3079

DATE OF SUBMITTAL: February 26, 2019

DATE OF MATERIALS: Additional Materials from June 2020

REVISION NO.:

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

THE FOLLOWING CONDITIONS OF APPROVAL SUPERCEDE AND REPLACE PRIOR CONDITIONS OF APPROVAL ISSUED ON APRIL 30, 2020 BASED ON ADDITIONAL INFORMATION RECEIVED FROM THE APPLICANT.

CONDITIONS OF APPROVAL:

1. The proposed Gondola shall be sited to minimize grading disturbance.
2. Approved water supply will be allowed up to the volume that does not compromise service to other Town customers or the water supply and distribution system, but not more than 3,300 gallons per minute total (2500 gpm to the Exhibition pump house and 800 gpm at the Rafferty pump house).
3. The watermain in Vine street from Kelly to Snow King Ave. must be upsized to at least a 12-inch main.
4. All snow making systems shall be set with automatic controls to shut down when pressures drop below a set level that corresponds to maintaining adequate pressures in the rest of the distribution system.
5. As part of Building and/or Grading Permit approval for the Booster Pump Station, the proposed water system demand modeling and supply requirements must be approved by Town Public Works. Upgrades to the snow making facilities requires further review of more detailed water demand and use information including the following:
 - a. System modeling verification including, pressure checks, hydrant flow testing and calibration of the model.
 - b. 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.
 - c. 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.

- d. Max Day Snow Making water demands and comparisons to available water supply.
 - e. Additional controls or line upgrades may be required to maintain adequate service to the town, e.g. larger water mains in Snow King Ave., aquifer water level monitoring in the supply wells.
- 6. As part of Building and/or Grading Permit approval 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.
- 7. As part of Building and/or Grading Permit approval, 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.
- 8. Where access is not provided to or around the event center or gondola, easements granting the Town access, including for vehicles and equipment, will be provided in conjunction with building or grading permits for the Gondola.
- 9. Provide access to the ski lodge and event center on the east side of the Gondola, via stairs or ramps.
- 10. Prior to any improvements being made to the existing parking lot or park facilities, the sewer main connecting to South Cache Street must be replaced and possibly relocated in coordination with the Town.
- 11. Prior to any improvements being made to the existing parking lot or park facilities, water, sewer, and other utilities required for any future public restrooms on the east end of Phil Baux Park should be coordinated and constructed to the extent possible in coordination with the Town.
- 12. LDRs 5.4.1 Bond for Required Improvements. Prior to the issuance of any building permit pursuant to this Section, the applicant shall post a performance bond for all restorative and mitigative treatments pursuant to Sec. 8.2.11.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

Fees Paid _____

For Office Use Only

Application #s _____

Date & Time Received _____

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

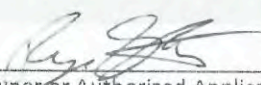
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

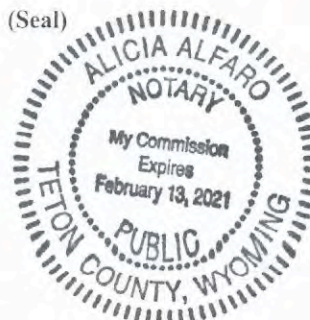
The foregoing instrument was acknowledged before me by Max Chapman Jr. this 13 day of
August, 2019.

WITNESS my hand and official seal.

[Signature]
(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.

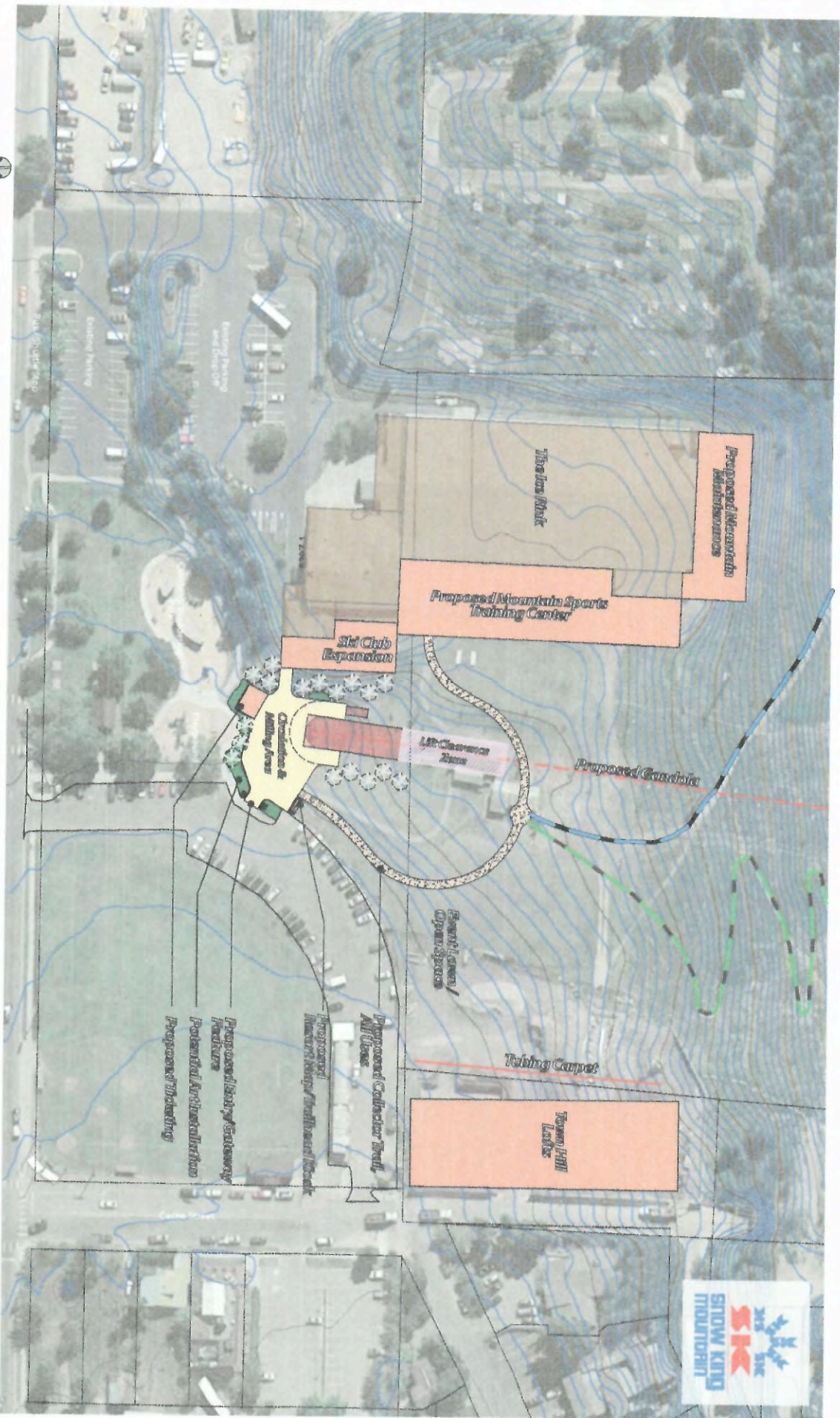


This project will not create any new employees for mountain operations as it involves the replacement of existing infrastructure. We currently have a team in place for long term maintenance and operations of this proposed infrastructure.

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

West Portal and Phil Baux Park
Concept Plan
JULY 2019

S:\proj\2019\202-01 Snow King Mountain Resort - Summit Access Road - Civil\Drawings\Civil\202-01-GONDOLA-BASE.dwg C2.0 BASE STATION SITE PLAN - Dct 18 2019 04:20:00 pm PLOTTED BY: doster DWG FORMAT: C2.0



DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
			DATE	SURVEYED	ENGINEERED	10/16/2019	REV.
C2.0	SNOW KING GONDOLA SNOW KING MOUNTAIN RESORT JACKSON, WY	BASE STATION SITE PLAN				NE	
						FPD	
						FPD	
19-282-01						DD	
						DD	

**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

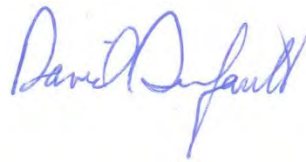
This proposal can serve as a Letter of Agreement for services. This proposal together with Exhibit A, General Conditions between Nelson Engineering and Client represent the understanding between you and Nelson Engineering with respect to the project and may only be modified in writing signed by both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

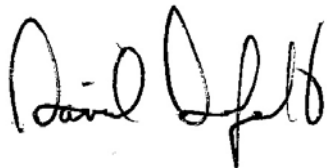
making is outside of the peak water demand season for the Town of Jackson (late spring, summer, and early fall, when locals are using water for irrigation and when the Town population is at its peak with tourists and second homeowners). Because snow making is occurring off the seasonal peak, and also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

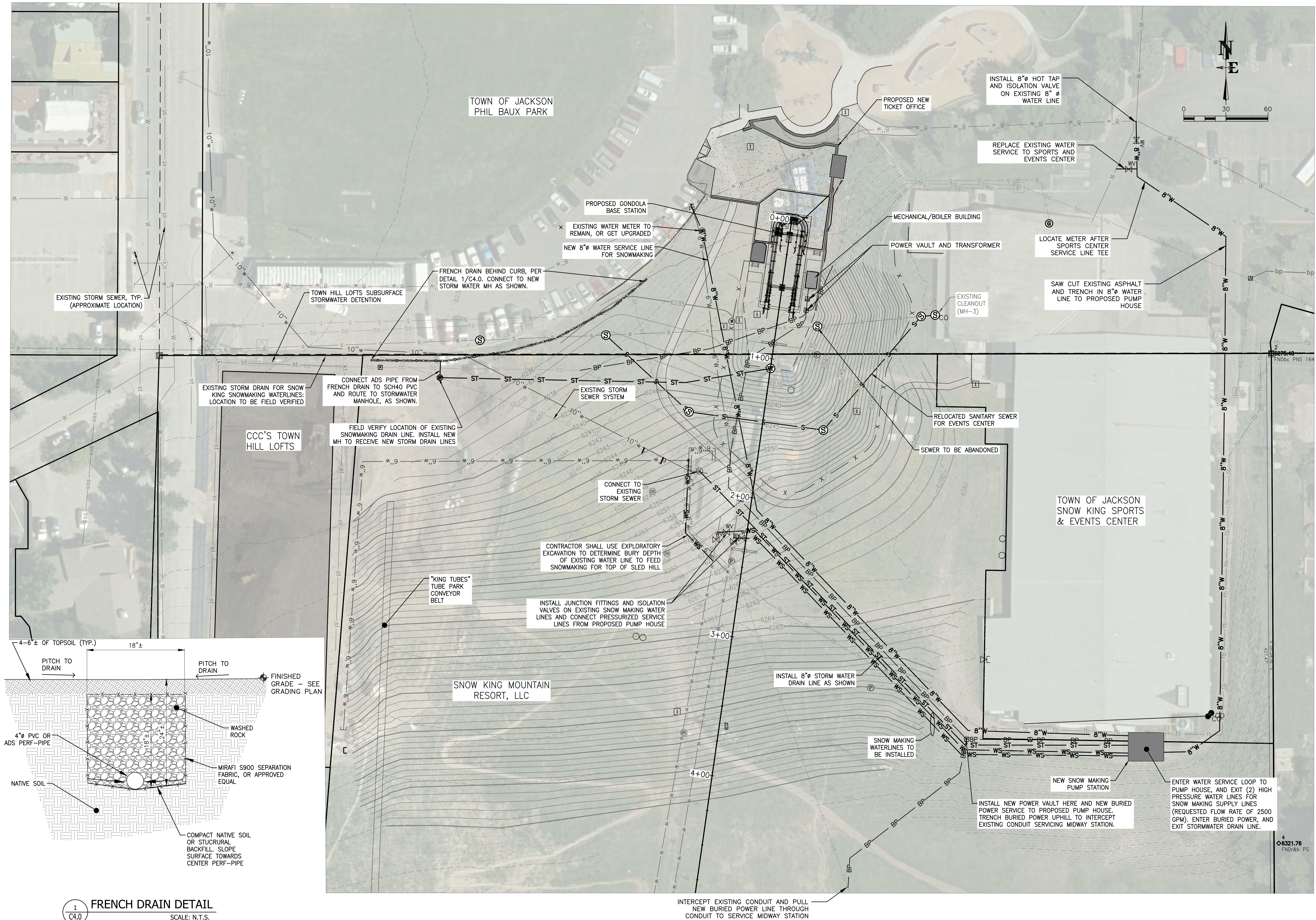
ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
1230	J-382	6,280.00	<None>	<Collection: 1 item>	2,500.00	6,325.80	19.8
477	J-166	6,265.00	157: Central	<Collection: 0 items>	0.67	6,344.00	34.2
521	J-340	6,272.00	158: West	<Collection: 0 items>	1.59	6,356.50	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



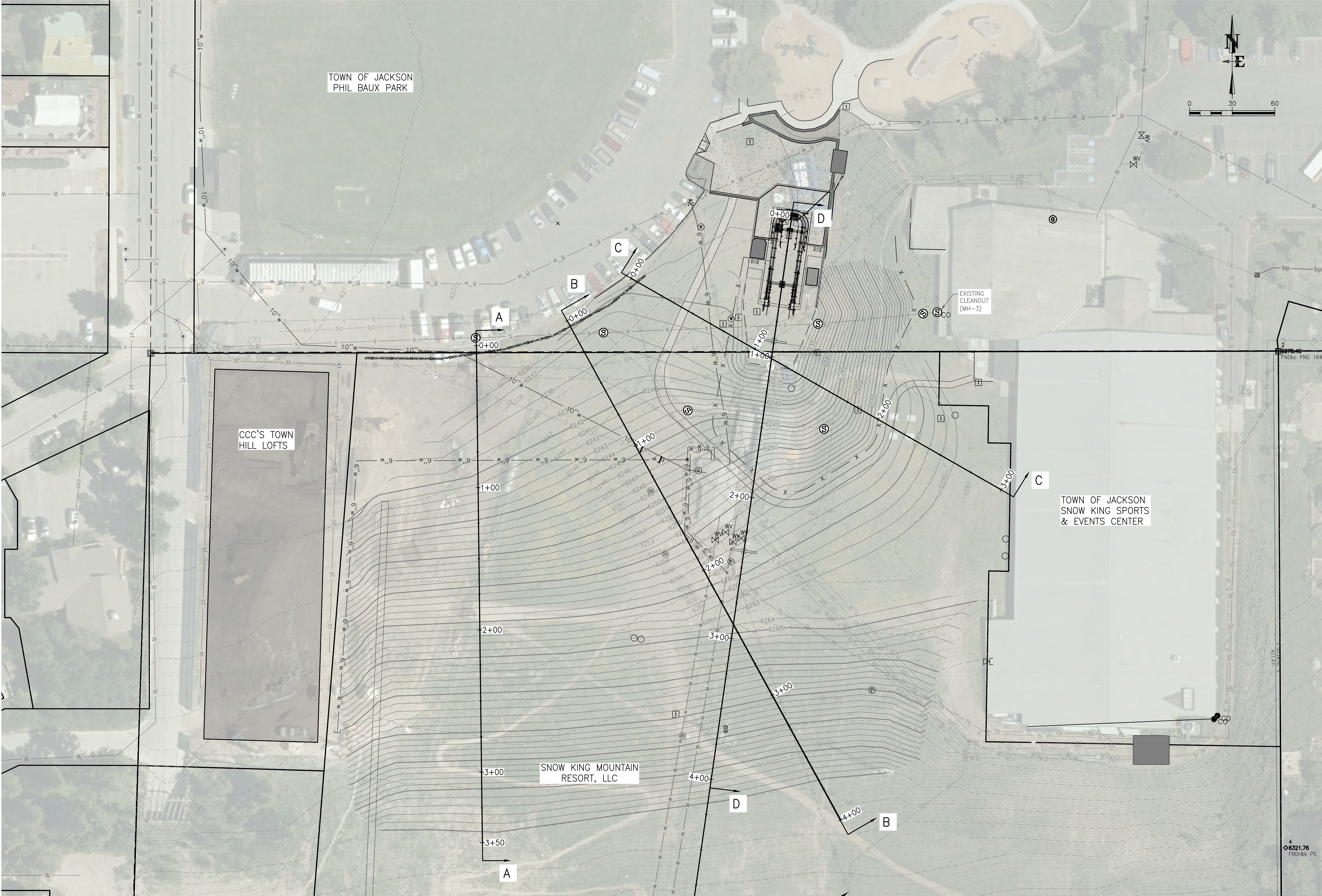
1
C4.0

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	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					DATE	3/31/2020	REV.
JOB NO 19-262-01					SURVEYED	NE					
					DRAWN	NB					
					CHECKED	DD					
					APPROVED	DD					

S:\Proj\2019\262-01 Snow King Summit Corridor Improvements\4 Drawings\CON\262-01 UTILITY.dwg C:\FHQ\B\K & BASE PLAN -- Apr 31 2020 09:52:32 pm PLOTTED BY: bates DWG: F262-01.dwg

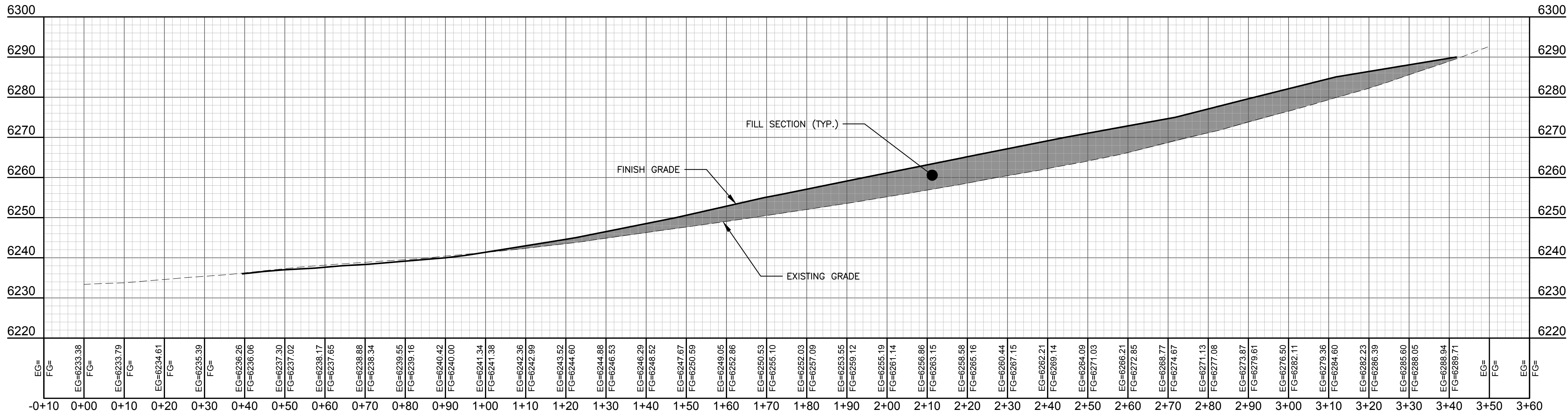


INTERCEPT EXISTING CONDUIT AND PULL
NEW BURIED POWER LINE THROUGH
CONDUIT TO SERVICE MIDWAY STATION

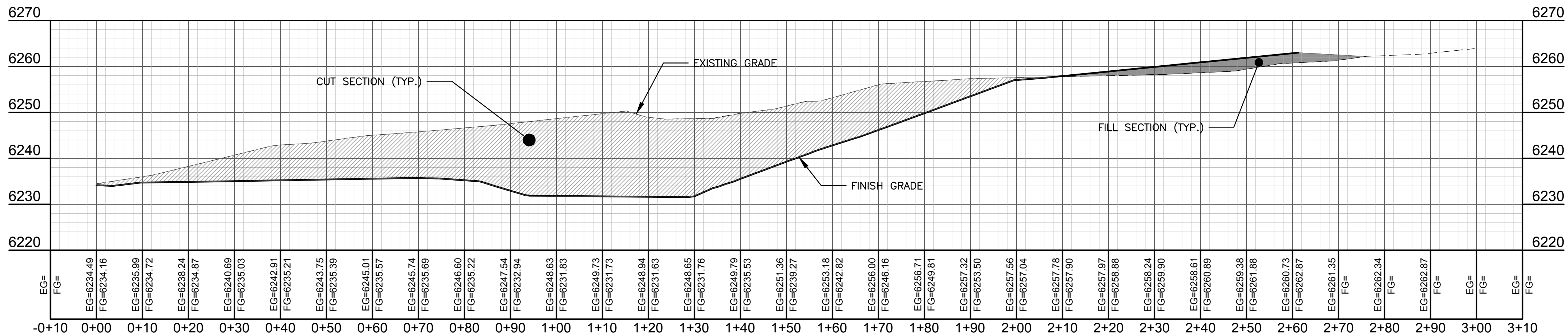
DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
			DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
C6.0	SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS	BASE STATION EARTHWORK OVERVIEW PLAN VIEW	3/31/2020	NE		NB	DD
19-262-01	JACKSON, WYOMING					DD	DD

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

S:\Projects\2019\362-01 Snow King Summit Gondola Improvements\A Drawings\Civil\362-01 UTILITY.dwg C:\Users\jg\OneDrive\Engineering\Bases\SECTION2.DWG - Mar 31, 2020 08:32:53 pm PLOTTED BY: jg.cts DWG FORMAT: E2D



EARTHWORKS SECTION 1 PROFILE



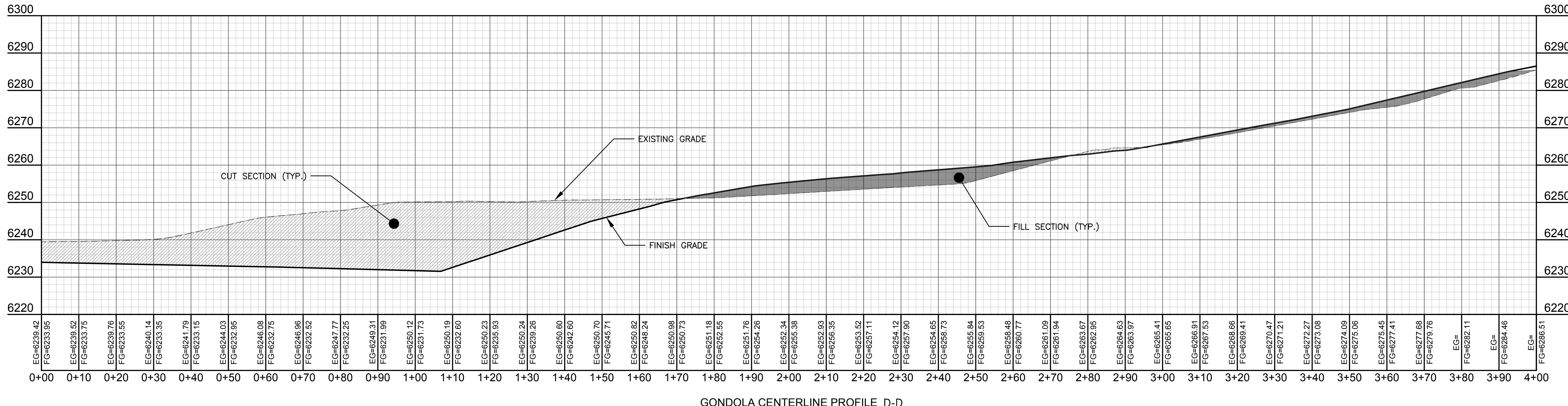
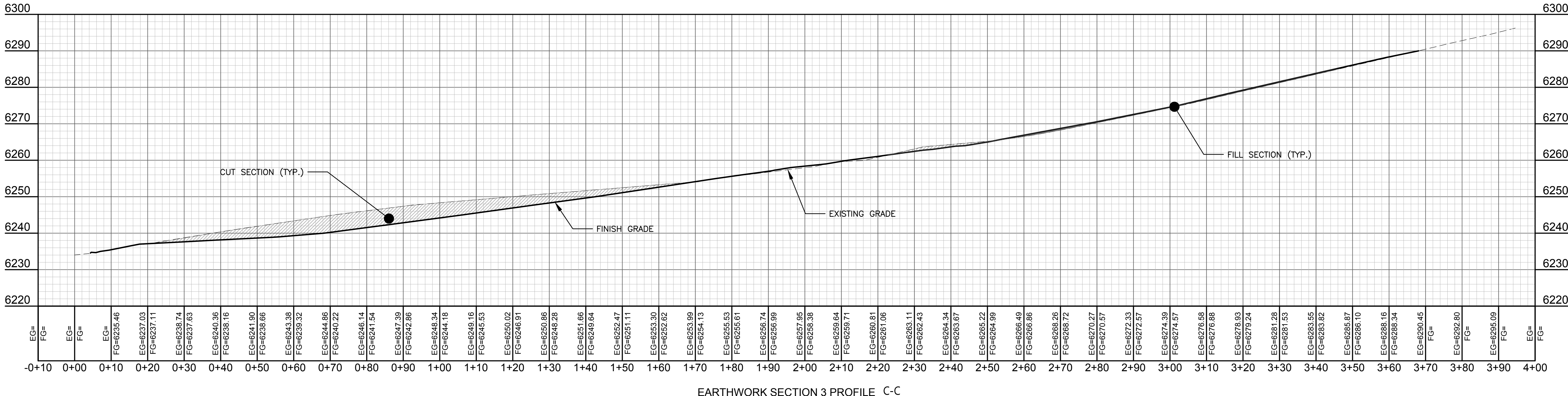
EARTHWORK SECTION 2 PROFILE B-B

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
C6.1	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					DD	DD

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



GONDOLA BASE EARTHWORK SUMMARY

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

DRAWING NO C6.2		JOB TITLE SNOW KING MOUNTAIN RESORT 2020 IMPROVEMENTS JACKSON, WYOMING	DRAWING TITLE BASE STATION EARTHWORK SECTION VIEWS: 2 OF 2	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					REV.
JOB NO 19-262-01				DATE	SURVEYED	3/31/2020	NE		
					ENGINEERED				
					DRAWN		NB		
					CHECKED		DD		
					APPROVED		DD		

From: rwheelerjr@comcast.net
To: [Pete Muldoon](#); [Town Council](#)
Subject: SK Amendment -Recent Public Draft. (Asking for fairness, not favors.)
Date: Tuesday, April 28, 2020 11:50:44 AM

Dear Mayor and Town Council,

The Pitchfork Homeowners Association respectfully requests that you delay signing the latest version of the Master Plan for 90 days. The reasons for the requested delay are first, the draft was not coordinated with nor concurred to by the legacy condo associations and second, adopting this Master Plan as written will have extensive adverse effects on all of our property rights and values going forward. These adverse effects are detailed in letters from our Association President Dave Navratil and other Legacy Condo Associations Presidents. The current Covid-19 state and its effects are limiting our ability to resolve issues in a timely manner, engage with legal counsel, respond to the documents that have recently surfaced, and/or work with Snow King on language that would be acceptable to all.

The language recently added to the Master Plan gives excessive authority and control to SKRMA and conflicts with other existing individual documents. There are many issues that need in depth discussion to reach a fair position for all involved. These issues can be summarized into two main categories:

1. Clearly defining the relationship between SKMRA and the Legacy Condo Associations, two diverse organizations with different purposes.
2. Detailing a framework consisting of processes, procedures, and approvals from all stakeholders so these two organizations can work together transparently for the betterment of all involved and achieving the towns goals.

We urge the Town Of Jackson (TOJ) to grant a 90 day delay so that all involved can do the needed ground work in an effort to come to a consensus on language in the Master Agreement that would be beneficial to all.

If there is no way a delay can be granted then we respectfully request that you amend the following paragraph to read as below:

I.H.2. Statement Regarding Sub-Area #6.

~~To be clear, Sub-Area #6 is located within and is governed by this Master Plan. the PRD. Sub-Area #6 is approximately 4.85 acres. and can accommodate a maximum of 252 guests. These 252 guests reduce the maximum lodging capacity (i.e. APOs) remaining in Sub-Areas #1-5 to 2,208 (2,460 APOs — 252 = 2,208 APOs). Owners of property within Sub-Area #6 are permitted to short-term rent their units. The ability to short-term rent~~

~~comes from this Master Plan. Any owner that chooses to short-term rent their property within Sub-Area #6 shall be required to pay to SKRMA 1% on the gross revenue generated from all short-term rentals. The 1% Assessment for The Legacy Properties shall be allocated to maintenance, easements and/or improvements as described in our underlying Property titles (and/or) allocated to the Mountain Fund. This 1% fee (the SKRMA Fee, as defined and described in Chapter 11) is explained in more detail in Chapter 11. This 1% fee applies to all short-term rentals in the Master Plan.~~

Thank you for your attention to this matter,

Respectively Signed
Pitchfork Homeowners

Kelly Biscombe Cummings	Trevor Bloom	Scott Cummings	Beth
Lee Gardner Kangas	John Haley	Tim Harland	Patrice
Keely Kelleher David Navratil	Steve Lee Patty Navratil	Laura Lorenz Brandie Orchard	Terri Mrosko Mel Orchard
Doug Parks Patterson	Paula Parks	Patrick Patterson	Karin
Charles Payne Pelletier	Bette Payne	James Peck	Carl
Charles Plummer Webb	Gordon Schwabacher	Lida Steves	Adam
Suzanne Webb Blaisdell	Richard E Wheeler Jr	Patricia B Wheeler	Nancy L
Karen Youngblood Kevin Kershisnik	Ross Young	Adrienne Young	Rory Sheehan

From: [Skye Schell](#)
To: [Town Council](#)
Cc: [Tyler Sinclair](#)
Subject: Snow King masterplan 3rd reading - almost a great win-win
Date: Tuesday, April 28, 2020 4:59:39 PM

Dear Mayor Muldoon & Town Councilors,

First, thank you for your leadership during the coronavirus pandemic. We appreciate how you have prioritized the safety of our community, especially our most vulnerable neighbors.

Second, I apologize for not commenting on this topic until the 3rd reading. Like many people in the community, we have been almost entirely focused on dealing with the coronavirus and resulting economic impacts, and just learned that this topic was on your agenda next week. I hope that late is better than never! *Going forward, please table highly controversial and non-essential business – like the upcoming zip line application – until our community can focus on “normal life” again.*

Before you enact this ordinance, we want to make sure the record is clear on two matters:

This amendment is an enormous missed opportunity for a win-win solution for Snow King and our community. After years of discussion, you were incredibly close to a touchdown – but this amendment stops just short at the one-yard line. *Both the Jackson Hole Ski & Snowboard Club and we at the Alliance asked clearly for one thing: a fee on commercial activity at the base that would support ski area operations year-in, year-out.* This proposal had wide community support, is a fair trade for the million square foot upzone that investors received years ago, and would have ended the “we need lots of amusement development to be financially sustainable” argument once and for all. *We still believe such fee support is the key to a lasting win-win solution for Snow King.* We can have a Town Hill with a solid financial future while retaining everything our community loves so much about it, without harmful changes like zip lines and boundary expansions. Imagine a community-run Town Hill focused on ski racing, teaching kids, and uphill exercise – like the amazing use (and community support for grooming) we’ve seen this spring. This better future for Snow King is possible.

The Forest Service Draft Environmental Impact Statement (DEIS) is flawed from top to bottom. As we detailed in our [comment letter to the Forest Service](#), the DEIS prepared by a Utah consultant needs to be re-done from scratch. Documents uncovered by a Freedom of Information Act request show how key agency staff colluded with the developer to rig the process – including a biased presentation to you ([please see pg. 9-10 in our comment letter](#) – and thank you for not falling for that presentation!). The DEIS breaks an incredible number of federal and Forest Service rules, simply failed to analyze the proposals’ impacts to wildlife, and needs to be re-done from start to finish. We hope that you don’t use anything in the DEIS to justify support for proposed developments. We will strenuously object to the DEIS until it’s done right. In the meantime, we hope that you will use the leverage you have to stand up for our community and our shared values, and push back against harmful development ideas on Town, private, *and* Forest Service land.

Please push just a little harder to get a true win for our community and Snow King, get an annual fee to support ski area operations, and reject the flawed DEIS.

Sincerely,

Skye

--

Skye Schell
Executive Director
Jackson Hole Conservation Alliance
He/him/his



Watch a [beautiful new film about the Alliance!](#)

office (307) 733-9417 x1

www.jhalliance.org

[Follow us on Facebook](#)

From: [Diane Abendroth](#)
To: [Tiffany Stolte](#); [Town Council](#)
Subject: Snow King Permit Meeting
Date: Friday, May 01, 2020 8:04:37 PM

I am writing to oppose Snow King becoming a theme park. Snow King is too close to town to have noisy rides and attractions that belong out on a highway exit far from homes and wildlife and the character of our town.

Snow King must go back to the drawing board and come up with a development plan that is more in tune with the Comprehensive Plan and Jackson community values.

Particularly, zip lines are a terrible idea. They are very loud themselves and then screaming people make them a nuisance with too much impact. These effects need to be studied before anything is approved. The existing roller coaster was a huge mistake, and now we are stuck with screeching until after 9:00 at night in the summer. How did that get approved? What an oversight.

This time the Planning Commission and Town Council have a chance to put those inappropriate proposal ideas to rest before we are saddled with even more annoyance.

Snow King is a ski area, and it is OK with me if they have bike riding and lifts and a restaurant and some more terrain. But making the mountain ugly with excavation and cheapened with cheesy rides is not appropriate for a place that values (and trades on) nature, history, wild animals, scenery, and community.

Thanks for hearing me out on this, neighbors! Diane Abendroth

Frank Hess*
Paul E. D'Amours**
Nicole G. Krieger*

Hess D'Amours & Krieger, LLC
ATTORNEYS AT LAW
30 East Simpson St.
P.O. Box 449
Jackson, Wyoming 83001

(307) 733-7881 Phone
(307) 733-7882 Fax
frank@hcdlawyers.com
Karin Larson
Legal Assistant/Receptionist

* Admitted in WY
** Admitted in WY, ID & CO

May 1, 2020

Mayor and Town Council
Town of Jackson, Wyoming
Jackson, Wyoming

Via email:

RE: Amendment To Snow King
Master Plan/SKRMA voting

Dear Mayor and Town Council:

As you know from my letter to you of April 23, 2020, I represent Love Ridge Lodge Homes Condominium Association. That letter set forth several issues we had with the Amendment to the Snow King Master Plan and SKRMA voting, and SKRMA's 1% reserve funding requirement. We met with Ryan Stanley and Jeff Golightly at length on Monday of this week and again on Wednesday. Snow King has satisfactorily addressed our issues.

Your hard work on the Master Plan as well as the other difficult issues facing the Town is much appreciated.

Sincerely,



Frank Hess

cc: Attorneys Stefan Fodor and Jill Arnold
Lea Colasuonno, Town Attorney
Ryan Stanley, Snow King

From: [Dede O'Mara](#)
To: [Town Council](#)
Subject: No Zip Line!
Date: Friday, May 01, 2020 4:40:10 PM

I'm writing in regards to your upcoming meeting to discuss Snow King and its request for a permit to build a Zip Line. Having spent time at the top of Vail in the summer, they have some similar attractions to ones we have here, both at the Village and at Snow King. They have a gravity coaster, ropes courses and Treetop Adventure type activities. They also have a zip line. I found the zip line to be the most offensive and disruptive activity on the mountain. It is very, very loud. With all of the other activities, the sounds you hear are peoples voices... mostly screaming or laughing. The zip line, on the other hand, sounds like an industrial behemoth. The sound travels far and it is an urban/factory type of sound. It is also a huge, unsightly beast. Unlike Snow King's Treetop Adventure course, which is hidden in the forest, this is an exposed, space-hogging mess. Snow King has many many activities to market to summer tourists at this point. Please do not destroy the character of our Town Hill with one additional attraction (among many existing attractions) that will have a truly outsized impact on every other user on the mountain with its noise and imposing size.

Thank you for your time and your service to our community,
Deirdre O'Mara
PO Box 1810
Jackson, WY 83001

From: [Dede O'Mara](#)
To: [Tiffany Stolte](#)
Subject: No Zip Line!
Date: Friday, May 01, 2020 4:40:08 PM

I'm writing in regards to your upcoming meeting to discuss Snow King and its request for a permit to build a Zip Line. Having spent time at the top of Vail in the summer, they have some similar attractions to ones we have here, both at the Village and at Snow King. They have a gravity coaster, ropes courses and Treetop Adventure type activities. They also have a zip line. I found the zip line to be the most offensive and disruptive activity on the mountain. It is very, very loud. With all of the other activities, the sounds you hear are peoples voices... mostly screaming or laughing. The zip line, on the other hand, sounds like an industrial behemoth. The sound travels far and it is an urban/factory type of sound. It is also a huge, unsightly beast. Unlike Snow King's Treetop Adventure course, which is hidden in the forest, this is an exposed, space-hogging mess. Snow King has many many activities to market to summer tourists at this point. Please do not destroy the character of our Town Hill with one additional attraction (among many existing attractions) that will have a truly outsized impact on every other user on the mountain with its noise and imposing size.

Thank you for your time and your service to our community,
Deirdre O'Mara
PO Box 1810
Jackson, WY 83001

From: [Eve Barnett](#)
To: [Town Council](#)
Subject: Snow king zipline
Date: Saturday, May 02, 2020 4:02:54 PM

Dear Town Council,

I am writing to oppose the approval of a zipline on Snowking. For one they are trying to work around what has already shown a lot of opposition for a zipline in a different location. I live near Snowking and already hear the Alpine slide and coaster noise all summer long- we don't need to add more features to make Snowking an amusement park. I appreciate your consideration.

Eve Barnett

From: [Frederick Reimers](#)
To: [Tiffany Stoltz](#)
Subject: Zipline No!
Date: Saturday, May 02, 2020 4:31:04 PM

Dear Planning Commission,

thanks for your volunteer work on behalf of our community.

While we may be powerless to stop helicopter tours from audibly polluting our skies due to the FAA's authority, we are not powerless to stop another airborne menace. You have the power to prevent zip lines from being built on Snow King.

Like helicopter tours, a zipline is a non-skill based activity that masquerades as adventure, and even education. In reality, it's a passive activity that yields cheap thrills more akin to an amusement park. Both take a toll on the community that lives below them by creating a ton of noise. They both ruin the character of our town, one built on adventures where the rewards are hard won—hiking, climbing, skiing, cycling, hunting, and even birdwatching and wildlife watching. Ziplines are a thrill for the few, and a burden on many.

I live many blocks from Snow King, yet each summer day I hear the screams from the cowboy coaster long into the evening. Let's not make the same mistake twice. With a new gondola and the ability to host weddings and charge \$18 for gin and tonics atop the mountain, Snow King can easily generate the revenue they need to keep the ski resort running. The town has already subsidized Snow King resort with snowmaking grants, cheap leases, etc. We shouldn't also be asked to sacrifice our town character.

Frederick Reimers
Jackson, WY
541-520-4873
frederick.reimers@gmail.com

From: [Frederick Reimers](#)
To: [Town Council](#)
Subject: no to zip lines, please
Date: Saturday, May 02, 2020 4:29:34 PM

Hello town council,

while we may be powerless to stop helicopter tours from audibly polluting our skies due to the FAA's authority, we are not powerless to stop another airborne menace. You have the power to prevent zip lines from being built on Snow King.

Like helicopter tours, a zipline is a non-skill based activity that masquerades as adventure, and even education. In reality, it's a passive activity that yields cheap thrills more akin to an amusement park. Both take a toll on the community that lives below them by creating a ton of noise. They both ruin the character of our town, one built on adventures where the rewards are hard won—hiking, climbing, skiing, cycling, hunting, and even birdwatching and wildlife watching. Ziplines are a thrill for the few, and a burden on many.

I live many blocks from Snow King, yet each summer day I hear the screams from the cowboy coaster long into the evening. Let's not make the same mistake twice. With a new gondola and the ability to host weddings and charge \$18 for gin and tonics atop the mountain, Snow King can easily generate the revenue they need to keep the ski resort running. The town has already subsidized Snow King resort with snowmaking grants, cheap leases, etc. We shouldn't also be asked to sacrifice our town character.

Frederick Reimers
Jackson, WY
541-520-4873
frederick.reimers@gmail.com

From: [Margie](#)
To: [Tiffany Stolte](#)
Subject: Proposed Z line
Date: Saturday, May 02, 2020 4:59:08 PM

I have lived and worked in Jackson Hole for the past 30 years. I walk the King every summer and enjoy seeing members of our community use the Town Hill for skiing, hiking and our door exercise.

I do not think a Zip line belongs on Snow King. Enough has already been added to make it a bit of an amusement park with out the Zip line! A Zip line is a non skill based activity that goes against Jackson Holes adventure culture of skill based activities. It would also be very noisy!

Sincerely,
Margie Reimers

Sent from my iPad

From: [Margie](#)
To: [Town Council](#)
Subject: Zip line on Snow King
Date: Saturday, May 02, 2020 5:06:56 PM

As a 30 year resident of Jackson Hole I am writing to oppose the addition of a Zip line on out town hill. I look forward every Spring to hiking the King along with many members of our community who use it for skiing and outdoor exercise.

I do not think a Zip line belongs on Snow King. Enough has already been added to make it a bit of an amusement park without the Zip line. A Zip line is a non skill based activity that goes against Jackson Holes adventure culture of skill based activities. It would also be very noisy!

Sincerely,
Margie Reimers

Sent from my iPad

From: [Sam Petri](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Please vote no on Snow King zip line
Date: Saturday, May 02, 2020 5:35:42 PM

Dear Town Council and Planning Commission,

It has come to my attention that owners of Snow King Mountain are again trying to obtain permits for a Zip Line amusement park attraction on Snow King Mountain. Please vote against this proposal for the following reasons:

They are very noisy - the cowboy coaster already is very disruptive to neighbors. Just think of the screams from a zip line that goes top to bottom, or even zigs and zags across the mountain.

They are an eyesore - many different people use Snow King, and the zip line, where ever it would be, would take over that area, much as the cowboy coaster has taken over where it sits.

I live on Pine Drive, right on Snow King. I like living adjacent to Wyoming's first ski area, and I do not want to live next to Wyoming's newest amusement park.

I want Snow King to succeed as a business. And I know that it can without this ride. Please oppose it.

Thanks,

Sam

From: [rebecca reimers](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Snow King Zip Lines
Date: Saturday, May 02, 2020 5:51:44 PM

Dear Town Council and Planning Commission,

I am writing today to let you know that I (still) oppose zip lines at Snow King. I don't think it's appropriate to allow more noisy amusement-park-like activities at our town hill. Public comment has overwhelmingly expressed these sentiments. Furthermore, I'm disappointed that Snow King would try to "sneak" something like this through in the middle of the COVID crisis. Please deny the CUP for zip lines.

Thank you for all you do for our community.

Yours,
Rebecca Reimers

--

[Rebecca Reimers](#)
[485 Henley Rd. #4123](#)
[Jackson, WY 83001](#)
[307.690.6760](#)

From: [Sam Petri](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Please vote no on Snow King zip line
Date: Saturday, May 02, 2020 5:35:41 PM

Dear Town Council and Planning Commission,

It has come to my attention that owners of Snow King Mountain are again trying to obtain permits for a Zip Line amusement park attraction on Snow King Mountain. Please vote against this proposal for the following reasons:

They are very noisy - the cowboy coaster already is very disruptive to neighbors. Just think of the screams from a zip line that goes top to bottom, or even zigs and zags across the mountain.

They are an eyesore - many different people use Snow King, and the zip line, where ever it would be, would take over that area, much as the cowboy coaster has taken over where it sits.

I live on Pine Drive, right on Snow King. I like living adjacent to Wyoming's first ski area, and I do not want to live next to Wyoming's newest amusement park.

I want Snow King to succeed as a business. And I know that it can without this ride. Please oppose it.

Thanks,

Sam

From: [jean public](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Fwd: Take Action! Zip Line Permit on Snow King - Wed. May 6
Date: Saturday, May 02, 2020 4:52:18 AM

deny permit for zip line. stop destroying nature which is the big attraction for jackson.its not the fakery and human stuff.

let it go to th next town. not in hjackson

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

From: **Clare Stumpf** <clare@jhalliance.org>

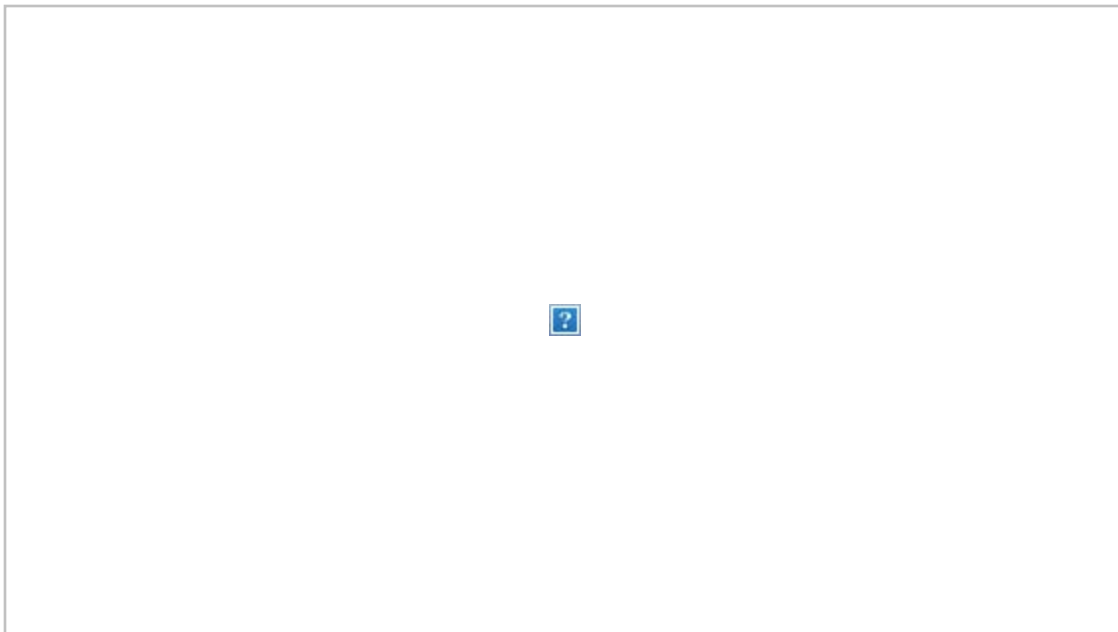
Date: Fri, May 1, 2020 at 5:58 PM

Subject: Take Action! Zip Line Permit on Snow King - Wed. May 6

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! While we're waiting to hear about the Forest Service's decision regarding the [Draft Environmental Impact Statement](#), the Town of Jackson is considering a conditional use permit (CUP) on private land near the Rafferty lift that would include a zip line. The Town Council has the power to change the permit rules, including denying the zip line plans altogether.

— TAKE ACTION —

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

— CALL INTO THE MEETING —

Town Planning Commission will convene at 5:30 PM on May 6th 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 about a zip line. Detailed instructions about how to participate in a WebEx meeting are available [here](#).

— WRITE AN EMAIL —

If you are unable to attend the virtual meeting, you can share your zip line concerns via email. You can write an email any time to the Town Planning Commission: planningcommission@jacksonwy.gov and the Town Council at council@jacksonwy.gov. These emails go directly to each council member's inbox and are placed in the public record.

Besides being [dangerous](#), noisy, and inconsistent with the values of Jackson Hole, zip lines do not align with our Comprehensive Plan or local Land Development Regulations. The Town Council will be considering the CUP next, either on May 18th or June 1--stay tuned. Please help Snow King succeed as our Town Hill and not an amusement park!

Best,
Clare

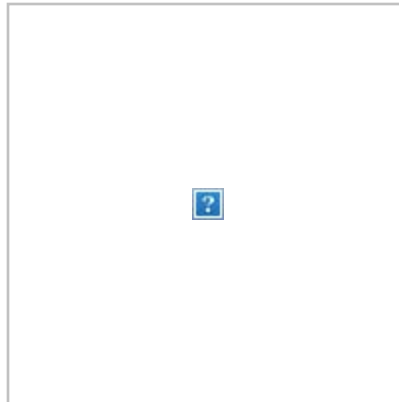
Thank you,

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



Jackson Hole Conservation Alliance
685 S Cache St
PO Box 2728
Jackson, WY 83001
United States

[unsubscribe](#)



From: [Jeff Burke](#)
To: [Tiffany Stolte](#)
Subject: Zipline
Date: Sunday, May 03, 2020 2:44:14 PM

Dear Planning Commissioners,

My name is Jeff Burke, and I've lived in the valley for well over two decades. My first job in this valley was working for Snow King Mountain in the mid 90s. I've lived on South Millward St. for the majority of my time in Jackson, and I have recreated on Snow King and its trail systems year round for thousands of days of my life. It's a godsend to the valley's character. I do not think a zipline betters the Snow King environment. Quite the opposite. There is already an expansive tree-based ropes course (with small ziplines), alpine slide, roller coaster—plenty of man-made recreation akin to an amusement park. The natural splendor of Snow King doesn't need more lowest-common denominator thrill rides. Just like Jackson doesn't need another Burger King, we don't need another fast-food recreational option that flies in the face of an otherwise healthy outdoor community environment.

Thank you for your time,

Jeff Burke

Sent from my iPhone

From: [Fred A Reimers](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Proposed Snow King Zipline
Date: Sunday, May 03, 2020 11:36:46 AM

Dear Council and Planners:

As a 30 year citizen of Teton county, I am extremely OPPOSED to the construction of a "ZIPLINE" at Snow King Resort, for several reasons:

- (1) They are very noisy, therefore disruptive to neighbors.
- (2) They are an eyesore for anyone in the area.
- (3) They are a non-skilled activity which promotes an
"Amusement Park" theme to an otherwise scenic ski area.

Please DENY the ZIPLINE permit for Snow King.

From: Fred A. Reimers, 445 Kings Highway

From: [Beverly Boynton](#)
To: [Tiffany Stolte](#); [Town Council](#)
Subject: zip line concerns
Date: Monday, May 04, 2020 4:38:08 PM

more than concerns. please vote to alter the CUP, and deny the zip line. we are not everywhere USA, and zip lines are everywhere else.

enough is enough. more noise and circus visuals is not what our GLOBALLY SIGNIFICANT STEWARDSHIP of Jackson Hole is about, and it is not aligned with our Comprehensive Plan or local LDRs.

the town council has the power to deny the zip line, and this is what the planning commission recommendation should be.

we are rapidly losing control of our historic and unique character. stop banging more nails in our coffin!

thanks for your work.

From: [Geneva Chong](#)
To: [Town Council](#)
Cc: [Tiffany Stoltz](#); [Steve Ashworth](#); [County Commissioners](#)
Subject: Snow King Master Plan and CUP - please consider these comments
Date: Monday, May 04, 2020 12:29:27 PM
Attachments: [SnowKing_3May2020_Chong.docx](#)

Dear Mayor Muldoon, Vice Mayor Morton Levinson and Town Councilors Stanford, Jorgensen and Schechter;

Thank you for your diligent work to ensure community benefit from the Snow King Resort District. As you listen to the third reading of the Snow King Base Area Master Plan and consider the conditional use permit (CUP), I ask you to consider a critical fact: several years ago the community played no part in determining the ownership of Snow King Mountain. Further, the community has no responsibility to ensure that a private owner makes a profit from Snow King Mountain.

In fact, a group of community members had reached an agreement to purchase Snow King Mountain, but Max Chapman and the other owners decided to retain ownership at the last moment. I trust that Chapman et al. determined that with revenue generating amusements and lease agreements for use of Town and Federal public property they could make operation of the Snow King Mountain Resort pencil – that is in fact what the community group who attempted to purchase the ski area had determined, and, I believe, what has gotten us to this point.

Again, the current ownership of the ski area was in no way a community decision, and the community does not bear the burden of responsibility to make a private enterprise profitable especially when the massive, private development rights granted by the resort district zoning in our town were provided to private owners with the intent of receiving a community recreation benefit – Snow King Mountain Resort – with specific support (the original conception of the Snow King Resort Master Association – SKRMA) to provide skiing opportunities because skiing alone is almost universally not profitable.

It is the responsibility of elected representatives and Town staff to protect the interests of our community. Here are three points that would serve to safeguard the community benefit of Snow King Mountain recreation opportunities, especially skiing and access to Town and Federal public lands, regardless of Snow King Mountain ownership:

1. A lease agreement that provides for routine maintenance and repair of publicly owned (Town) facilities and lands through a lease payment plus a full percent of what is currently being considered the SKRMA fee (lodging, retail, food and beverage, pass and ticket sales, etc.). The SKRMA fee, as originally intended would be a fund dedicated to Snow King Mountain related community benefits and could include use for improvements such as an additional ice sheet, a mountain sports complex, or other community recreation benefits as discussed throughout this planning process. This may require that the SKRMA fee is 2%, but that is small price to pay when this funding mechanism for Snow King Mountain should have been in place since the inception of the resort district. These funds would need to be managed by a public entity such as by the Town and County Parks and Recreation Department.
2. An agreement that ski and uphill passes are priced based on the 2019-2020 season with annual increases based on a reasonable index such as the actual wage increase granted to Federal employees each year, if any. This agreement would not impact day passes for skiing or any other amusement or activity. This would ensure that skiing and uphill access on Snow King would stay as economically accessible to our community as it is now.
3. If the SKRMA fee in item 1., above, is not enacted, then the lease cost needs to be sufficiently large to contribute to an improvements fund that would substantially contribute to the community recreation benefit (e.g., ice sheet, mountain center, Phil Baux improvements, etc.) in exchange for the resort district private development benefit. In addition, a seat for a Town of Jackson staff person, preferably the Town Attorney, on SKRMA or whatever the entity overseeing the expenditure of the “SKRMA” fee is in the future needs

to be established and exercised. This representative for the public interest would thus participate in discussion regarding how the SKRMA fee is spent and communicate with SKRMA regarding spending of the improvement fund generated via the lease agreement.

Thank you for considering these points – now is our community's opportunity to make things right and create balance between private development rights and the community recreation benefit that was agreed to with the establishment of a private resort district in the heart of our community. It is our responsibility to do this right, right now so that future generations continue to learn to love this place, ski and race on Snow King Mountain. Please do not hesitate to contact me with any questions.

Stay well,

Geneva Chong

East Jackson, 307-699-0330, Geneva.chong@gmail.com

From: [Lori Iverson](#)
To: [Town Council](#); [Tiffany Stolte](#)
Subject: Zip line permit on Snow King
Date: Monday, May 04, 2020 10:34:45 AM

Dear Planning Commission and Town Council,

I have concerns over a conditional use permit (CUP) on private land near Snow King's Rafferty lift that would include a zip line.

Various planning documents and community conversations have expressed a need/desire to continue putting more housing within Jackson's existing town limits in order to reduce "community sprawl." At the same time, though, the number of activities and events that generate substantial noise has increased, especially at Snow King. Simply put, the two don't mix. From frequent summer concerts, music at other events, snowmobile competitions, a roller coaster, an adventure ropes course, etc., the noise level and impacts to residents in the downtown and East Jackson areas continues to rise.

Day after day (and evening after evening), all summer long, I sit in my small East Jackson back yard, listening to shouting, whooping, hollering, and screaming, coming from the "adventure activities" Snow King already offers. Though not measurably loud on the decibel scale, the noise is like an annoying mosquito that won't go away: ever present, ever disruptive.

Just in my small housing development alone, we have a number of essential community workers, including two wildland firefighters, a structural firefighter, an emergency communications specialist, an ICU and recovery room nurse, a dispatch center manager, and a Search and Rescue coordinator and responder. Though these are the very people our elected officials say they hope to house, they are the same people that frequently work erratic schedules and are affected by a constant bombardment of noise that doesn't respect the need to rest, the need to recharge.

You have an opportunity to demonstrate your commitment to our housing crisis. Is the addition of another Snow King activity worth the noise impacts to neighborhoods and the people that keep our community running? We have so few housing options available to our community residents. It's disappointing that someone's only housing solution may be to live near an amusement park that generates noise day and night, weekdays and weekends. And it's very frustrating to those that have made a home here and are now faced with another noisy, unnecessary intrusion -- a zip line -- that detracts from quality of life. You need to decide if it's fair to let one business entity make money from an activity that has such long-term negative impacts to so many others and does not represent our

community values. This was at the heart of the recent backlash against helicopter scenic tours. Will it happen again, but this time right in the heart of downtown Jackson?

I hope you'll err on the side of the caution and be an advocate for the hardworking members of our community rather than a proponent for the expansion of an amusement park.

Most sincerely,
Lori Iverson

(307) 699-4747
lori.iverson13770@gmail.com

From: [Andrew Jakovac](#)
To: [Tiffany Stolte](#)
Subject: No Zipline please!
Date: Monday, May 04, 2020 1:13:03 PM

This is getting old. It seems like we are constantly under the threat of another request for amusement park like impingements on or in the airspace above public lands and community members lives. The application for a zipline is just another one that, if approved, will again degrade the experiences and value of life that once existed in Jackson, WY, now gone forever due to the shortsidedness of outside investors trying to make a little more money and overall lack of local resistance and governmental foresight.

Education empowers and creates ethical users. The addition of a zipline does nothing to promote responsible activity in and around the Jackson area. Please do not approve the zipline, and in doing so keep our town livable for its supporting community.

Thank you,
Andrew Jakovac

From: [Mark Baudendistel](#)
To: [Tiffany Stolte](#)
Subject: Zip line
Date: Monday, May 04, 2020 2:11:20 PM

My name is Ann Makley and I am an east Jackson affordable home owner. I love “the king” as all of us do in Jackson. However, I am not in favor of the king turning into an amusement park. Therefore, I am against the zip line and continued expansion into wildlife areas on the east, south and west aspects of the resort.

As east Jackson residents we listen to the screams daily from the mountain coaster. Please consider the “collateral damage or consequences”

of approving the zip line and requested expansions.

Sincerely, Ann Makley

Sent from my iPhone

From: [Brigid Mander](#)
To: [Tiffany Stolte](#)
Subject: NO to the zipline for Snow King Mountain
Date: Monday, May 04, 2020 12:35:28 PM

Hello, Planning Commissioners,

Thank you for your work on behalf of the community and serving on the planning commission. I am taking the time to write to you with serious concerns on about the plans for development of Snow King Mountain, notably the zip line, and to ask you say no to this proposal.

As a town we must maintain our values, culture and protect the special qualities here that we share with visitors, and why they come here to seek it. While the conversation is unfortunately, currently about what kind of profit the current group of owner/investors should be able to make, it should be a priority to weigh private investment ROI against the real costs, both immediate and long term, to this community and the cherished environment.

The zip line idea has proven profoundly unpopular, given that not only will its impact be seen, heard, and felt all over town, but it has nothing to do with why anyone travels to this region, and nothing to do with our values, and the wild, human powered ethos that is a major part of our identity - and driver of the tourism economy. People do not come here for ziplines, yet we are faced with a burdensome, wearying, high-impact prospect: screaming and extended hours over town, on top of the existing screams from the roller coaster that can be heard in residential neighborhoods, up Cache Creek, and through the surrounding National Forest, emanating from the heart of town. Ideas like these are an assault on all the values and reasons that make the Jackson Hole valley and culture special.

We are all acutely aware that given free reign, this area is a goldmine for all sorts of profit-making schemes and ideas, but it is so valuable today because a century ago, some individuals saw the big picture, and prioritized protection and the long view over short-sighted, short term profits. Please, be a part of a solution drawing firm lines, even when difficult - although this decision shouldn't be, given strenuous public opposition to relentless developer pressure on the mountain and base - and say NO to Snow King's zip line idea. Here, we see another move in a death by a thousands cuts scenario to the values and preservation that has survived here, and can be found in fewer and fewer places.

Please don't ask that town and residents sacrifice in this way, for private benefit on profits from banal, local quality of life ruining amusements that can be found anywhere else, from Las Vegas to Ohio.

Thank you for your time,

--

Brigid Mander
www.brigidmander.com

PO Box 1666

Wilson, Wyoming 83014

917.847.8734

From: [Mike May](#)
To: [Tiffany Stolte](#)
Subject: public comment - Snow King CUP
Date: Monday, May 04, 2020 3:59:05 PM

Good day planning commissioners,

I'm writing to comment on this week's planning commission meeting, specifically to voice my opposition to the zip line as proposed at Snow King. I'll do my best to dial in Wednesday but in case I cannot I wanted to get on record here.

I am a supporter of Snow King, having had more season ski passes there than I can remember over the years, so please as I say this, know that I truly want a viable Snow King. That said I don't think we need to commercialize every square inch of it and bastardize the place completely. I've said it before and I'll echo it again. Snow King, YES. Disneyland, NO!

Zip lines are intrusive for both human and wild residents in the immediate area and I cannot stress strongly enough that Snow King owners do not have the inalienable right to run roughshod over our community character in the name of staying afloat. If the way they've conducted business to date with the roller coaster there, i.e. violating operating hours and generally thumbing their noses at their neighbors is any indication of how zip lines would operate, please.....Just. Say. No.

There are many other amenities in place and coming in the near future that will keep the resort humming and operational without a zipline. If you have a moment, this is a bit of a longer read, but zip lines are quite dangerous too.... <https://www.outsideonline.com/2159481/just-how-dangerous-are-ziplines>

To reiterate, I'd like to see Snow King succeed. A gondola makes sense, and I'd welcome one.....but a zipline (especially a top to bottom zipline as SK is marketing on its website right now) would be a detriment to this community, NOT the asset it's being sold-in as by the developer.

Thank you for your consideration, and for the time and effort you put forward for our community.

Sincerely,

Mike S. May
Jackson, Wyo.

From: [Alexander Muromcew](#)
To: [Tiffany Stolte](#)
Subject: Snow King Permitting
Date: Monday, May 04, 2020 10:32:01 AM

Dear Town Planning Commission:

In regards to the proposed zip line for Snow King Mountain Resort, I would request that the Town of Jackson establish a clear and transparent permitting process for this and any other activities that may impact the resort's neighbors and affect the atmosphere of our "Town Hill." Is it possible to require a Basic Use Permit or some other permitting process and establish defined thresholds that would require a permit? Whether it is a zip line or some other activity or event, there should be a process to guide the Town and Snow King Resort going forward.

respectfully,
Alex Muromcew

From: [Arty Polo](#)
To: [Tiffany Stolte](#); [Town Council](#); [Erin Guertin](#)
Subject: Snow king Zip Line
Date: Monday, May 04, 2020 11:49:12 AM

I am writing you to express my concerns about the proposed Zip Line before the town planning mtg on May 6th. I have lived and recreated in Jackson for the better part of 20 years and have recently moved from the back side of the king in 810 west to slope side in the Pine Glades Units. I consider our family to be extremely fortunate for many reasons. One of which is that we have resided for a large part of our Jackson tenure in and around the King. I believe that allowing the Zip Line to run in the proposed path is out of line with what our community cherishes and appreciates. I understand that it is a difficult move to get in the way of private businesses but where do we draw the line? The main issues that I see are base area Noise, aesthetics of the Snow King base area/Phil Baux Park, and the peaceful Summit experience turning into a screaming/lets get pumped up scene. Why wouldn't we ask that the King consolidate the impacts of noise and put the Zipline by the Coaster?

Thank you for considering.

Arty Polo
artypolo@gmail.com
(307)690-6048

From: [Robert Richter](#)
To: [Tiffany Stolte](#)
Subject: zip line
Date: Monday, May 04, 2020 11:12:00 AM

Please, please, please, deny a permit for a zip line on Snow King.

Thank you,
Robert Richter

From: [LaVonda Rothman](#)
To: [Tiffany Stolte](#)
Subject: zip line on Snow King
Date: Monday, May 04, 2020 9:57:56 AM

Hello-- I am writing to voice my opposition to the idea of a zip line on Snow King. Snow King is such an asset to the town of Jackson--such a wonderful natural setting ---why on earth would anyone want to turn it into an amusement park??

A zip line would be a disaster ! It has no place on Snow King or the surrounding area. Please work to preserve all that beauty and wild-life --- now and for future generations. If it is allowed to be built, the habitat and beauty will be destroyed forever. Don't let this happen!

Thank you for your consideration.

Regards--LaVonda Rothman

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.

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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 Stoltz](#); [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

(P)(307) 734-3493

(F)(307) 734-3563

bconboy@jacksonwy.gov

www.townofjackson.com



Correspondence, including e-mail, to and from employees of Teton County, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

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.

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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.

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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:

———— ATTEND THE MEETING ————

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](#).

———— WRITE AN EMAIL ————

If you are unable to attend the virtual meeting, **you can share your concerns via email**. You can write an email any time to the Town Planning Commission: planningcommission@jacksonwy.gov and the Town Council at council@jacksonwy.gov. These emails go directly to each council member's inbox and are placed on the public record.

———— SIGN THE PETITION ————

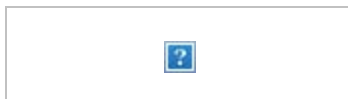
[Dangerous](#) and noisy zip lines do not align with our Comprehensive Plan or local Land Development Regulations, and there is little justification for late-night gondola rides to a massive summit complex when bars and restaurants are readily available in Jackson. The Town Council will be considering 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 Stoltz](#)
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

If you are having problems viewing this HTML email, click to view a [Text version](#).

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.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=1765>

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

Subject:: Snow King

Email Content:: Hi Town Council,

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.

I request that we delay or restrict the permit for now, to allow for realization of the proposed actions of the Forest Service EIS, before we commit to anything that would impact town and residents per Council's control.

I grew up here and have been a strong supporter of SK through the years. I would like to see them grow and prosper. However, the major development that has been proposed has created a lot of controversy in town. I believe the responsible way to move through this is step by step, allowing citizens to feel there's opportunity and control within and throughout the process. If we delay the County's part until we see the Federal part play out, I believe citizens will be able to better grasp the reality instead of fear the potential...allowing for more accurate/true voices to speak up about the zipline instead of a halt everything attitude that comes when too much change is proposed at once.

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

CONFIDENTIALITY NOTICE: This message is intended to be viewed only by the listed recipient(s). It may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. Any dissemination, distribution or copying of this message is strictly prohibited without our prior written permission. If you are not an intended recipient, or if you have received this communication in error, please notify us immediately by return e-mail and permanently remove the original message and any copies from your computer and all back-up systems.

From: [Judd Grossman](#)
To: kmalone@tetoncountywy.gov; [Skye Schell](#); [Town Council](#); commissioners@tetoncountywy.gov; planningcom@tetoncountywy.gov
Subject: Comprehensive Plan Comments
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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

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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!
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:

———— ATTEND THE MEETING ————

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](#).

———— WRITE AN EMAIL ————

If you are unable to attend the virtual meeting, **you can share your concerns via email**. You can write an email any time to the Town Planning Commission: planningcommission@jacksonwy.gov and the Town Council at council@jacksonwy.gov. These emails go directly to each council member's inbox and are placed on the public record.

———— SIGN THE PETITION ————

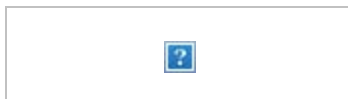
[Dangerous](#) and noisy zip lines do not align with our Comprehensive Plan or local Land Development Regulations, and there is little justification for late-night gondola rides to a massive summit complex when bars and restaurants are readily available in Jackson. The Town Council will be considering 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

If you are having problems viewing this HTML email, click to view a [Text version](#).

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.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=1765>

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

Subject:: Snow King

Email Content:: Hi Town Council,

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.

I request that we delay or restrict the permit for now, to allow for realization of the proposed actions of the Forest Service EIS, before we commit to anything that would impact town and residents per Council's control.

I grew up here and have been a strong supporter of SK through the years. I would like to see them grow and prosper. However, the major development that has been proposed has created a lot of controversy in town. I believe the responsible way to move through this is step by step, allowing citizens to feel there's opportunity and control within and throughout the process. If we delay the County's part until we see the Federal part play out, I believe citizens will be able to better grasp the reality instead of fear the potential...allowing for more accurate/true voices to speak up about the zipline instead of a halt everything attitude that comes when too much change is proposed at once.

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: [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.

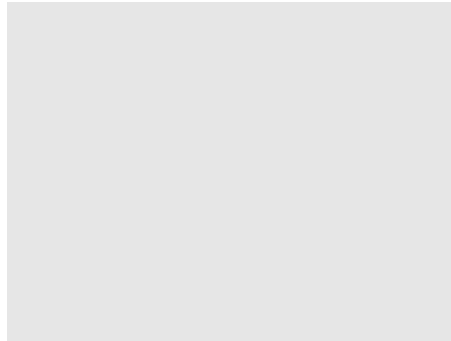
Paul W. Hansen
1155 Melody Creek Lane
Jackson, WY 83001
307 734-0330 (home)
307 413-8879 (cell)
paulwhansen@me.com

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 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: [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

This electronic message and any files transmitted with it are confidential and intended only for the person or entity to which it is addressed. Any distribution, dissemination, disclosure, or copying of this communication, or the use of its contents, is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message from all data storage systems. Thank you.

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For more information please visit <http://www.mimecast.com>

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 Stolte](#)
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 of 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

From: [Geneva Chong](#)
To: [Tiffany Stoltz](#)
Cc: [Tyler Sinclair](#); [Town Council](#)
Subject: Re: Question and comment regarding proposed operational hours
Date: Wednesday, June 03, 2020 6:40:55 PM

Please note that the Parks and Rec Board comments ask the hours of operation to generally not exceed Phil Baux Park operating hours (9:00 pm in the summer) with the exception of a limited number of special events per year.

On Wed, Jun 3, 2020 at 6:38 PM Geneva Chong <geneva.chong@gmail.com> wrote:

I did not see the extensive discussion regarding late night operations of the gondola and the proposed observatory. It seems to me this needs to be a new or revised CUP when the observatory is built. Abby Petri is saying that right now. thank you.
Geneva Chong
307-699-0330

June 1, 2020
Town Planning Commission



RE: Follow-up comments re: Snow King zip line / gondola permit

Dear Chair Vandenberg and Planning Commissioners,

Thank you for your thoughtful discussion of the Conditional Use Permits for Snow King's proposed zip line, gondola, and other amusements. We would like to provide our feedback on your discussion – a rare opportunity since in many cases we only have one chance to provide public comment and can't respond to or correct inaccurate statements by applicants.

First, please take the time to consider the Parks and Recreation Board input. We were impressed by their thorough discussion and clear decisions, and we hope you will grant them full consideration. We support their recommendation to limit gondola operating hours to 6pm in winter and 9pm in summer (lining up with other activities), vs. our previous recommendation of 8pm. We still believe that loud amusements that impact the base area *should* have 8pm summer closing times.

Safety *is* an issue for zip lines

We need to push back against the applicant's assertion during your last meeting that "there have been very few accidents in the United States on the very many zip lines" and that safety measures have taken a "massive leap." There's no central repository for injury data (or for participation numbers) but we do know that injuries grew from a few hundred in the late 1990s to more than 3,000 in 2012.¹ We also know that zip line injuries can be serious, and the sport's injuries are deemed to be "at least as serious as rock climbing" and more in line with whitewater rafting than riding a rollercoaster. And we know zip lines are not treated like either of those but rather like carnival rides; regulations vary widely from state to state, with oversight limited to simple review of plans on paper. This is an unnecessary amusement ride with real safety risks. *Please recommend denial on the permit for the zip line.*

Please say no to summit bars and weddings till the middle of the night

Although the applicant frames the 25,000 sf summit complex and wedding venue as an "if," the Forest Service (FS) included them in every action alternative in the Draft Environmental Impact Statement (DEIS) – making it clear that approval is likely. Once those facilities are built, and once the Town Council sets operating hours for the gondola, there will be no way to regulate activity hours on the summit. Events will be on FS land, and not subject to special event permits from the town or county. We believe it is utterly inappropriate to have regular operations, lighting, and activity on

¹ Borrell, Brendan. (2017, Feb. 28). "Just how dangerous are zip lines?" *Outside*. <https://www.outsideonline.com/2159481/just-how-dangerous-are-ziplines>.

the top and front of Snow King until after midnight, and we are very surprised that the applicant wants summit activities to run as late as downtown bars. Please say no. *Please require all base area activities and the gondola to adhere to a strict 6pm winter / 9pm summer closing time, with **rare** exceptions for events (a few each year).*

Wildlife impacts are relevant

Several commissioners raised concerns about impacts to wildlife – thank you – and were told that the FS was fully vetting those impacts through their Environmental Impact Statement (EIS). Unfortunately, the FS completely failed in that impact analysis (please see [our Draft EIS comment letter](#)). Most notably, the FS ignores crucial winter range for mule deer and elk in Leeks Canyon, northern goshawk nests in the proposed expansion into Cache Creek, and lynx habitat where the applicant wants to put a yurt camp. The FS will decide what may be built outside the current operating footprint, but the restrictions you recommend for the gondola hours will determine the magnitude of those impacts. Late-night service with all the associated noise, lighting, and human wandering from the summit complex and a top-to-bottom zip line clearly increases the impacts on our wildlife. *Again, please deny the permit for the zip line and require a strict closing time for the gondola.*

Who's watching the water?

Although the applicant claims the resort doesn't plan to make "a vast amount of more snow," their plans for FS land indicate otherwise. The alternatives in the DEIS present a 150-163% increase in snowmaking (including on south-facing slopes), and they propose to open earlier in the year, when temperatures are warmer – amounting to the need for more and more water. Using initial data from Town Public Works (at the end of this letter), we've calculated that the demand in one month could be as great as 298.5M gallons of clean drinking water. We do not agree with the applicant's logic that because the "town has identified no impending water shortage" that there is no problem. We support ski racing, *and* we believe there should be an honest conversation about the impacts of snowmaking. *If the resort needs more water for snowmaking, not for a massive summit complex, then the town should negotiate an appropriate cost-share for installing larger conveyance pipes through the pump house CUP.*

The noise issue isn't new

Noise has long been an issue for Snow King's neighbors, and despite town LDRs calling for planned resorts to have a "high degree of self-containment" (4.3.1.A), the resort has not solved the issue. We have found nothing in the application to back the applicant's claim that noise estimates address cumulative concerns. While snowmaking may be louder than a zip line, the proposed zip lines and other amusements are much closer to neighbors and town. *Please deny adding more noise sources to the existing base area impacts, and please require strict 6pm winter / 8pm summer closing times for existing base area amusements.*

The big picture

Decisions about operating hours, zip lines, and water pipes may seem small, but they are key issues that have fallen through the cracks of different jurisdictions. We have to remember that this zip line and gondola are part of a larger picture for our Town Hill, one that includes 25,000 sf summit complexes, [top-to-bottom lighting](#) and zip lines, roads crisscrossing the best ski terrain, and bulldozers taking out important habitat of northern goshawks, great gray owls, elk, bear, cougars, wolves – and local recreationists. These CUP discussions aren't just about small design adjustments, moving a structure by a few feet here, a few feet there; *these discussions are about if these uses should be allowed at all, and if so, under what conditions.*

We want Snow King to succeed

We'd like to recognize the profound impact coronavirus is having on all of our local businesses. We want to find a way to help Snow King succeed despite the uncertainty of the coming seasons and years. But let's not hastily approve bad ideas. If the only way the resort's current investors can think of to save Snow King is to cover it with zip lines...maybe it's time for someone else to try. We've seen the community's willingness to consider a public buy-out before, and we saw the community rally around Snow King to fund grooming for uphill exercise this spring. In these times, we've all realized the importance of public spaces like Snow King. And just like with the Café Genevieve block, sometimes we have to say no to a bad idea to create space for a good outcome. *Please say no to these bad ideas so that we can all come together in support of better proposals for our Town Hill.*

Sincerely,



Brooke Sausser
Community Planning Manager

Email from Town Public Works

During the DEIS comment period, Assistant Public Works Director Johnny Ziem provided the below information:

Johnny Ziem <jziem@jacksonwy.gov>
to me ▾

Mar 12, 2020, 8:41 AM ☆ ↶ ⋮

Brooke,

There are two 6 inch meters that are used to make snow at Snow King. See gallons below with the respective months.

6" Meter #1		Gallons
	18-Nov	5,100,000
	18-Dec	4,100,000
	18-Jan	100,000
	19-Oct	100,000
	19-Nov	3,100,000
	19-Dec	7,200,000
6" Meter #2		
	18-Nov	5,200,000
	18-Dec	0
	18-Jan	113,400,000
	18-Feb	700,000
	19-Nov	6,600,000
	19-Dec	10,900,000
	20-Jan	3,700,000
	20-Feb	0

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

From: [Diane Abendroth](#)
To: [Town Council](#)
Subject: Snow King permit comments
Date: Thursday, July 02, 2020 6:35:19 AM

Hello, I have written to the town council before urging you to say no to the zip line proposal at Snow King. I am against this proposal. Today i am sharing my thoughts about the risks associated with the restaurant at the summit.

I am okay with the idea of a restaurant at the summit. But not a bar that stays open late. It is one thing to have drunk people wandering the streets downtown, but if people can party on Snow King after ski patrol is done for the day, I predict intoxicated bar customers will attempt to ski, bike, or hike down the mountain in the dark. Some of these people will not make it to the parking lot without injury, hypothermia, or wandering off into the trees for hours. (They will certainly yell and hoot at the top of their lungs but that is another topic). I recall paying \$75 to Snow King in order to ski up and down the slope when the lifts were closed with the justification that there were safety concerns!

I urge the Town Council to consider the impact of a late night bar on Jackson's emergency services before approving this type of development. Has the applicant looked at other remote mountain commercial party spots and assessed the safety impacts and mitigations?

Thanks, Diane Abendroth

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From: [Jean Ferguson](#)
To: [Town Council](#)
Subject: Snow King
Date: Wednesday, July 01, 2020 3:26:32 PM

We would like the town council to think very carefully about the zip line to be part of the considerations next week. We are very much against it and further adding to making Snow King an amusement park. You need to quit helping a private company make a living because there is no end to their desires and their “need” for expansion. It is blackmail against our town character that can never be undone after we see the garish results. And those results will affect us all and our animals not just the neighborhood. No zip line is wanted or needed by local Jacksonites. Thank you for considering our views. Jean and Dick Ferguson.

From: [Randy Frazier](#)
To: [Town Council](#)
Subject: Comment regrading upcoming CUP for Snow King Zip Lines
Date: Wednesday, July 01, 2020 11:22:19 AM

I am opposed to these ziplines in all forms, and during any operational hours.

As a business person I understand the desire to develop and to add services, but in this case the proposed service will cause very serious degradation to the quality of life for a large portion of town residents that live near the hill. This one is a step too far.

Why do we have a noise ordinance in Jackson, only to let a business generate a continuous disturbance of our peace. It's just wrong that they get to do that already, and this zipline will make it much worse.

Already the noise levels generated at my home from the Mountain Coaster are obnoxious. I listen to screaming people all day long in the summer, often until after I go to bed.

The zipline noise will be much greater than the Mountain Coaster. This is totally unacceptable.

Decline the zipline permit request.

In the coming elections, I will vote against any council member that votes for these ziplines in any form, at any hours.

Randy Frazier
635 Cache Creek Drive
Jackson, WY 83001

From: jhoff@wyoming.com
To: [Town Council](#)
Subject: Final Approval of Snow King Resort District Gondola, Cougar relocation, and improvements
Date: Wednesday, July 01, 2020 11:48:34 AM

Dear Jackson Town Council,

I am writing to urge to you vote in favor of approving construction of a gondola, relocation of the Cougar lift, and other resort improvements to be discussed at your regular meeting on July 6th. I regret that I will be unable to attend to comment in person. I am a 25 year resident of the valley, and a property owner for 22 years half a block from the west side of Snow King and the future gondola location. I am also a parent of a Ski Club Athlete. The future of the Ski Club and their training venue is irretrievably entwined with this project. I sympathize and have compassion for the parties who oppose this project on the side of 'no change'. I love it too for the quirky, local vibe, but I believe that it is the people who utilize the 'King' on a daily basis who will maintain that vibe despite change and improvements.

I support proposed Snow King improvement project for being well thought out and well planned. I believe that the many improvements proposed to Snow King (the major items listed previously) which in turn will provide many advantages to the Town and community outweigh the few downsides of the project (disturbance, change, road cuts). Please vote in favor of viability and progress for the 'King' by voting approval for this project. Thanks.

JoAnn

JoAnn Hoff
140 Aspen Drive
Jackson, WY 83001
307.690.5460

From: [John Tozzi](#)
To: [Town Council](#)
Subject: Support for Snow King
Date: Wednesday, July 01, 2020 3:08:03 PM

Dear Commissioners,

I'm writing to voice my full support of the Snow King Resort District master plan, and the improvements sought, that will vastly improve the quality of Snow King Resort for the Town and all of it's user groups. I am a resident of the valley for over 20 years and along with my wife and three children we use and love Snow King. As a family, we are also supporters/members of the Jackson Hole Ski and Snowboard Club, and for me personally as a member of the Board of Directors for the Club I know first hand how important it is to have a sustainable and vibrant Snow King.

Please vote to move forward with the requested plan at the upcoming Council meeting.

Thank you for your compassionate, realistic and ongoing support of our town, valley and its residents.

Sincerely,
Johnny Tozzi

From: [Ann Loetscher](#)
To: [Town Council](#)
Subject: Snow King Expansion
Date: Wednesday, July 01, 2020 9:52:41 PM

Hello,

I am writing in regards to the Snow King expansion meeting on Monday, July 6th. I am all for improving Snow King etc, but I do feel a gondola is a little over the top. I am sure this has been considered, but I am all for a High Speed Quad with covers on them. I know they are trying to put a restaurant on top, but really a Quad with covers is not any more cold than a gondola. Why not go this route?

Thanks for your time.

Sincerely,

Ann

From: [Andy Parazette](#)
To: [Town Council](#)
Subject: Andy Parazette in support of Snow King Master plan
Date: Wednesday, July 01, 2020 1:40:16 PM

Our family has been involved with the Jackson hole community for the past 20 years. We have had three children go through the Jackson Hole Ski Club! They have been a part of Snow King and Snow King has been a big part of their life.

It is important to us as well as our community to make improvements to Snow King. Please approve the master plan.
It is important to us as well as our community to make improvements to Snow King. Please approve the master plan.

Best Andy Parazette

From: [astephenson](#)
To: [Town Council](#)
Subject: The JHSC and Snow King
Date: Wednesday, July 01, 2020 3:28:28 PM

To Arne

The town of Jackson has long, long standing with the Jackson Hole Ski Club. Please review the legal background and history of the relationship and preserve the history. The Ski Club was key to the successful development of Jackson and Jackson Hole. And equally important, it is a hallmark of the spirit of community. Bob Shervin, Jim Sullivan, the Chamber and Budge and Karns families, Mike Wardell: these folks can vouch for the value of Snow King and it's skiing importance.

Thank you for your perseverance.

Sincerely,
Ann Stephenson

Sent from my iPad

From: [Meaghan Tozzi](#)
To: [Town Council](#)
Subject: Snow King Resort District master plan
Date: Wednesday, July 01, 2020 1:45:19 PM

Dear Commissioners,

I'm writing to give my full support of the Snow King Resort District master plan and the improvements sought that will vastly improve the quality of Snow King Resort for the Town and all of it's users valley wide and far beyond. I am a resident of the valley for over 20 years and have three children that use and love Snow King and all it's amenities, and we give full support of the partnership with the Town Hill and the JHSC partnership together in support of our communities necessities.

Thank you for your compassionate, realistic and ongoing support of our town, valley and its residents.

Sincerely,
Meaghan Tozzi

From: [Rick Walters](#)
To: [Town Council](#)
Subject: Support for JHSC future
Date: Wednesday, July 01, 2020 3:49:18 PM

I wanted to go on record in support for the JHSC continued operation at Snow King. The club goes back generations, and has contributed to the special character of Jackson Hole across those generations. Please accommodate the logistical needs of the club as Snow King is developed.

From: [Aaron Sanders](#)
To: [Town Council](#)
Subject: Cougar Lift
Date: Thursday, July 02, 2020 7:51:11 PM

Please allow for the relocation of the cougar lift. It is vital for the lift to remain for the Jackson Hole Ski Club to continue its long history of providing ski racing programs for our community.

A.J. Sanders
P.O. Box 484
Jackson Wyoming 83001

307-413-4692

From: [Ashley Babcock](#)
To: [Town Council](#)
Subject: Snow King
Date: Thursday, July 02, 2020 3:49:05 PM

Hello Snow King,

I am writing to advocate for the recommendations made by the Jackson Hole Ski and Snowboard Club for improvements at Snow King. While I am an alumni of the Conservation Alliance, and I am looking for ways to find better alignment with what they are doing and what we (JHSC, my employer) are doing, I do not want the argument against a zip line to stop progress on improvements to the training facilities for our athletes.

JHSC is home to hundreds of local skiers and snowboarders, and Snow King resort is the venue that we rely on. I am all for protecting wildlife and natural landscape integrity. The argument about a zip line doesn't seem to me a reason to hold up the progress with what seems to be inevitably happening at Snow King to make them more financially viable. The argument against the zip line seems to benefit the large homeowners more than the community at large.

There seems to be a dominating paradigm that environmentalism and financial stability can't happen at the same time. I would like to see our community and town hill protected, and I think that allowing Snow King to make improvements to the resort will benefit the locals. It seems silly to me that the zip line is causing so much of a hold up. I just want to see our youth, our wildlife, and our precious public lands thrive together, not just one or the other.

Thanks,
Ashley

--

Ashley Babcock
Student-Athlete Support Director
307.733.6433 ext. 103 (o) / 970.376.5470 (m)
Shipping: 100 East Snow King Ave
USPS: PO Box 461
Jackson, WY 83001
jhskiclub.org



"Building Champions in Sport and Life Since 1938"

From: [Tyler Barker](#)
To: [Town Council](#)
Subject: Letter in support of Snow King improvements
Date: Thursday, July 02, 2020 4:07:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Town Council:

Greetings! I have been a board member of the Jackson Hole Ski and Snowboard Club for the past five years, am a past president of the Ski Club, and enjoy both winter and summer activities at Snow King.

I'm writing in support of Snow King's proposed improvements to the ski area primarily from the perspective of a solid supporter of the Jackson Hole Ski & Snowboard Club.

The Ski Club serves approximately 400 student-athletes every year. Among its three major programs (Alpine, Nordic and Freeride) the Ski Club's Alpine program is the largest and uses Snow King as its home and primary training venue. Because of the size of the Alpine program and its reliance on Snow King as an optimal training venue, the Club's future success is tied directly to the success of Snow King. Without Snow King, there is uncertainty if Ski Club's Alpine program could continue to exist. For various reasons, the Alpine program cannot successfully move to JHMR should Snow King cease to operate as a ski resort. Therefore, I support the improvements Snow King proposes as I believe they will ensure its future economic viability. We cannot expect Snow King to provide improvements that greatly benefit the Ski Club, the High School Ski Team, the Doug Coombs Foundation, and other community users of the ski area without providing Snow King a economic mechanism to recoup the cost of the improvements and the continuing costs of successfully operating the small ski area in the winter.

I believe that approving Snow King's proposed improvements will unlock a great deal of potential for the community, expand evening outdoor recreation opportunities for a wide array of citizens during the winter months, and add vibrancy to the town.

Thank you for your consideration, time and effort in these matters.

Tyler T Barker
VP, Regional Managing Director



Teton Mountain Lodge & Spa
Hotel Terra Jackson Hole
PO Box 564, Teton Village, WY 83025
(O) 307-739-4160
(C) 307-690-4729

tyler.barker@noblehousehotels.com

Please note my new email address



From: [Jim Coleman](#)
To: [Town Council](#)
Subject: Public Comment for July 6, 2020 Regular Meeting - Item P19-242 Snow King Conditional Use Permit
Date: Thursday, July 02, 2020 6:43:35 PM

Dear Town Council:

My name is Jim Coleman. I believe some of you know me. I have been a board member of the Jackson Hole Ski and Snowboard Club for the past eight years, am a past president of the Ski Club, and have been a season-pass holder at Snow King for the past 15 years. I generally 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 and speak 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 home and 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. For various reasons, the Alpine program cannot successfully move to JHMR should Snow King cease to operate as a ski resort. Therefore, I support the improvements Snow King proposes as I believe they will ensure its future economic viability. While I acknowledge that some of the proposed improvements are unpopular in certain circles, we cannot expect Snow King to provide improvements that greatly benefit the Ski Club, the High School Ski Team, the Doug Coombs Foundation, and other community users of the ski area without providing Snow King a mechanism to recoup the cost of the improvements and the continuing costs of successfully operating the ski area in the winter.

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. Had the cold spell lasted another two days, the ski area would have likely opened for race training beginning the first week of November. Ultimately, due to subsequent warmer 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 to our athletes. The Ski Club would have also attracted numerous other ski teams to the venue for training during that period.

Had the water capacity to the snowmaking guns been higher, it is very likely that Snow King would have been able to open that first week of last November. Currently, at optimum snowmaking temperatures, the snowmaking 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

per minute would almost certainly have meant the hill would have been ready for racing that first week of this past November. Additionally, increased water 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 8 P.M. 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 ski 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.

In closing, I believe a great portion of the ski area's potential as an athletic and educational asset remains untapped. I believe that approving Snow King's proposed improvements will help unlock a great deal of that potential for the community.

Thank you for your consideration.

Jim Coleman

Best Regards,

James A. Coleman | Levy Coleman Brodie LLP | Attorneys at Law | Post Office Box 7372, 1110 Maple Way, Second Floor, Jackson, Wyoming 83002 | phone 307.733.7057 | fax 307.733.7142 | mobile 307.699.2319 | jcoleman@jhattorneys.com

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From: [Walt Esquivel](#)
To: [Town Council](#)
Subject: Please say NO to Snow King's proposed zip lines!
Date: Thursday, July 02, 2020 11:17:45 PM

Dear Town of Jackson Councilors,

I am opposed to the Snow King project that proposes to add zip lines.

There has already been TOO MUCH development in the Snow King area. Further development will adversely impact not only the aesthetics of the area, but will diminish the public's ability to use Phil Baux Park. Do we really want to practically destroy a beautiful park so that profit seekers can continue lining their pockets? Jackson, Wyoming is better than that & the community deserves to keep its beautiful park intact!! Very importantly, many believe that further development in the Snow King area will adversely impact the wildlife we all love & that so many fight diligently to protect.

Please do the right thing & deny this unwelcome project! Thank you for your consideration.

Sincerely,
Walt Esquivel, MBA, MA; Captain, U.S. Marine Corps (Veteran)

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From: [Aaron Sanders](#)
To: [Town Council](#)
Subject: Support for the Jackson Hole Ski Club
Date: Thursday, July 02, 2020 7:46:08 PM

Additionally, the following individual elements of the plan are essential for JHSC and should be singled out for added support:

- Relocation and continued operation of the Cougar lift. The removal of the Cougar lift entirely (which was envisioned previously) would be a deathblow to the quality of training and racing operations JHSC has executed for decades. Recognizing that the Cougar lift is essential to the training and racing functions of the JHSC, Snow King has included relocation of the Cougar lift, and we are emphasizing that it is essential that it be included in any plans moving forward.
- Installation of the Cougar lift concurrently with the gondola. For the continued functioning of JHSC, the repositioned Cougar lift must be installed at the same time that the gondola goes in. This would be the most cost-efficient way to do it, and in our discussions with Snow King, they have agreed to this approach.
- Relocation of the Pump House with added capacity. Additional access to water up to 3,000 gallons/minute (a 500% increase in water flow to the snowmaking guns) will help Snow King and JHSC maximize the potential of the new snowmaking infrastructure and improve early season operations...a benefit to JHSC athletes and families and the entire local economy. Limited water capacity is one of the factors that caused hurdles in the success of the Building our Base Campaign, and efforts to have early season race training in November.
- Removal of the Summit lift and relocating the pump house. This will dramatically improve the flow and function of the base area for training, racing, and public use.
- Improved lighting from top to bottom. Along with the new gondola, this will dramatically improve the skiing experience for local kids who train after school, along with all user groups. This is an important safety consideration for our athletes in addition to a fantastic upgrade to the quality of the training venue.

Sent from my iPhone

A.J. Sanders
P.O. Box 484
Jackson Wyoming 83001

307-413-4692

From: [Tess Wood](#)
To: [Town Council](#)
Subject: Support for Snow King's Master Plan
Date: Monday, July 06, 2020 8:27:14 PM

Hello Council Members--

I am writing to express my full and enthusiastic support of Snow King's Master Plan. The ski area, and most specifically the JHSC, has made one of the largest and most positive impacts on my life as a Jackson Hole resident. I moved to the area fresh out of Harvard in 2010 and the first job I was able to secure was coaching for the alpine team; through the community there I was introduced to Margarita Cup, the Town Downhill, and the PPP and from participation in those events enjoyed an even broader group of friends and (friendly!) competitors.

I want to let you know how extremely vital the relocation and (uninterrupted) continuation of the Cougar Lift would be for the operation of the racing program. Its geography is essential to the training of all disciplines and at all times of the season. It would behoove Snow King as a whole, too; at times of peak riders, numbers on the proposed gondola can be mitigated by racers using their most efficient lift, Cougar. For races (when lift access needs to begin as early as 6:30 AM), pre-season training in October and November, and night training JHSC can utilize one single lift without taxing Snow King's infrastructure with the inefficient demand on gondola.

In your decisions please keep in mind the implications for the JHSC in Snow King's improvements. Building a more profitable, sustainable, and enjoyable Snow King Resort **must not** overlook the value and significance of this program. The JHSC has been a crucial part of the area's inception and history; it remains a powerful presence today, and so should be formative in Snow King's successful future.

Thank you so much for your time -reading this email and as diligent council member!

Be well and be safe,
-Tess Wood (JHSC coach 2010-2018)

From: [John Clegg](#)
To: [Town Council](#)
Subject: 07-06-2020 Snow King Discussion - Comment
Date: Friday, July 03, 2020 10:41:00 AM

Council,

I've been hiking trails on the face of and surrounding Snow King for fifteen years. It's my go-to place for exercise and clearing my head after a day's work, and I consider Snow King one of the jewels of Jackson.

I understand my fellow citizens' concern over expanding The King's footprint and installing more tourist-focused activities and infrastructure. I personally won't ride the zip line if they build it. Nor do I have the desire to ski easier terrain on the backside. And who wouldn't prefer to hear birds chirping over the sound of humans recreating? Or hike through forested hillside with no one else around?

But Snow King is not Alaska Basin. It's the anchor at the foot of Town. It can be seen from most places in Town, provides spectacular views of Town and can easily be reached within minutes from anywhere in Town. As I hike The King's switchbacks I often follow with my ears the sound of a truck or motorcycle or car as it makes its way from Dairy Queen toward Albertsons. Or I hear construction. Or the rodeo. Or the Fair. Or, with much appreciation, I hear sirens as EMTs, fire personnel or law enforcement move about Town. Or I hear the helicopter, which I hope will always be there for me, coming into or leaving the hospital. My point is, the Town of Jackson is a town. It's vibrant. It's alive. It's residential. It's commercial. And Snow King is part of that town.

A viable town hill benefits us through tourist dollars but more importantly through its ability to support our community – our after school programs, our world class ski club and my ability to walk out the door and ski. Full disclosure – I've been paid in the past to write software for Snow King. But through my work I've been able to visit many resort towns and see the difference a successful town hill makes to the quality of residents' lives. Sure, I'd like to hike Ferrins completely lost in my thoughts without distraction. But that doesn't happen now, if it ever did. I step aside for bikers, nod hello to folks I think I knew a decade ago and catch up with friends also out for a quick bit of exercise.

If we let Snow King do what it needs to be successful we, and more importantly our children, will be repaid with the activities, programs and access that make our town special.

Thank for for considering my comments.

John Clegg
Jackson, WY



July 3, 2020

Mayor Muldoon and Jackson Town Council
Sent via email: council@jacksonwy.gov

RE: Snow King Master Plan

Dear Mayor Muldoon and Town Councilors:

We, the members of the Board of Directors for Coombs Outdoors, urge you to vote in support of the construction of the gondola and removal of the Summit Lift, relocation of the Cougar Lift, improvement of snowmaking and lighting, and addition of a zip-line paralleling the Rafferty lift. These are critical aspects of the Snow King Resort District Master Plan that will improve the quality of skiing at Snow King and will help the mountain achieve financial viability. There are a number of different components to this project, but they must be viewed as parts of the whole, and the loss of any one could cause the entire project to fail. We cannot afford for Snow King to fail.

Skiing at Snow King is a fundamental part of the Coombs “learn to ski” program, which is foundational to our mission to empower children and youth to reach their full potential through the life-changing power of outdoor recreation. Last winter, 200 kids skied at Snow King through the Coombs program. Without the support and commitment of Snow King, and its long-term viability, this would not be possible.

We give our full-throated support to approval of all aspects of the Snow King Resort District Master Plan as approved by Town Council.

Sincerely,

Coombs Outdoors Board of Directors:

Bill Maloney, co-Chair
Philip Winder, co-Chair
Mark Snell, Treasurer
Maggie Gibson, Secretary
Beatrix Chavez
Tim Flanagan
Frank Forelle
Laurie Hunter
Katherine Michiels
Sam Rendall
Andy Salter
James Wilcox



July 3, 2020
Jackson Town Council



RE: Snow King zip line, gondola, and pump house Conditional Use Permits

Dear Mayor Muldoon and Councilors,

We want Snow King to succeed as our Town Hill, not an amusement park. We believe the investors' proposals for late-night operations at the base and summit as well as a web of zip lines all over the Town Hill are *much worse than you realized* when you approved the Base Area Master Plan. We hope you will deny the harmful aspects of these proposals.

We respectfully disagree with the staff report assessment that you can make all the 'findings' to support these projects. In this letter, we explain why.

At a high level, decisions about operating hours, zip lines, and water pipes may seem small, but they include key issues that have fallen through the cracks of different jurisdictions. This zip line and gondola are part of a larger picture for our Town Hill, one that includes 25,000 sf summit complexes, [top-to-bottom lighting](#) and zip lines, roads crisscrossing the best ski terrain, and bulldozers taking out important habitat of northern goshawks, great gray owls, elk, bear, cougars, lynx, wolves – and local recreationists. These CUP discussions aren't just about small design adjustments; *these discussions are about if these uses should be allowed at all, and if so, under what conditions.*

Gondola CUP: findings

The Forest Service will decide what may be built on Forest lands, but the decisions the Town makes about the gondola will determine the *magnitude* of many impacts. We believe that the following findings cannot / should not be made:

1. *Compatibility with desired future character* → *Common Value 1: Ecosystem Stewardship* – **does not comply.**
4. *Minimizes adverse environmental impact* – **does not comply.**

Staff notes that “The applicant has submitted relevant excerpts from the Draft EIS report which has thoroughly vetted the environmental impacts of the proposal.” Half of this statement is accurate. The applicant *did* submit excerpts from the Forest Service (FS) Draft Environmental Impact Statement (EIS). However, **the FS absolutely did not thoroughly vet the environmental impacts of the proposal.** Instead, as we [thoroughly documented in our response](#) to the Draft EIS – and as hundreds of locals, approximately 2/3 of commenters, wrote in – the FS utterly failed in their job of analyzing and mitigating environmental impacts. According to an email from the applicant obtained through FOIA, the FS colluded with the applicant to bias the whole

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EIS process. And the FS ignored crucial winter range for mule deer and elk in Leeks Canyon, northern goshawk territory in the proposed expansion into Cache Creek, and lynx habitat where the applicant wants to put a yurt camp.

The gondola project includes more lighting (even if it is more efficient) and will exponentially increase human activity on the summit late into the night, displacing wildlife that are sensitive to lighting or increased human activity, even with the proposed operating plan. This is clearly not good Ecosystem Stewardship.

We ask town council to protect and preserve the area's ecosystem. Allowing events and weddings until 1am in a massive 25,000 sf+ complex on the summit ridge overlooking Leeks Canyon is clearly harmful to wildlife and our ecosystem.

*5. Minimizes adverse impact from nuisances – **does not comply***

Hours: The gondola, if allowed to function past 10pm, will make all town residents a captive audience of any weddings or events held at the top, not to mention the associated lighting, noise, and traffic. We are shocked that Snow King would even propose a downtown bar experience on top of our Town Hill. *Please do not allow the gondola to service special events (weddings? private parties? fundraisers? corporate retreats? exclusive group tours?) until 1am.* This proposal is outrageous and should be rejected out of hand.

Please take the time to consider the Parks and Recreation Board input. We were impressed by their thorough discussion and clear decisions, and we hope you will grant them full consideration. *We support their recommendation to limit gondola operating hours to 6pm in winter and 9pm in summer (lining up with other activities). Additionally, loud amusements in the base area should have 8pm summer closing times.*

Noise has long been an issue for Snow King's neighbors, and despite town LDRs calling for planned resorts to have a "high degree of self-containment" (4.3.1.A), the resort has not solved the issue. 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. Please remember our clear goal of being a community first, not just a resort. *Please deny adding more noise sources to the existing base area impacts, and please require strict 6pm winter / 9pm summer closing times for existing base area amusements. Group events 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?).*

*6. Impact on public facilities – **does not comply***

The gondola will create the need for tour bus parking, interrupt the flow and use of Phil Baux Park (as written by the Parks and Recreation Board), and it will provide lift service to bikes that will then flood public trails.

Zipline CUP: findings

Zip lines are among the most controversial of Snow King's "improvements"; they are high-risk even within the US, as described by *Outside*; they make our Town Hill worse; and they don't align with the Comprehensive Plan's goals of retaining Western character or being a community first, resort second. We believe the following findings cannot / should not be made:

*3. Visual impacts (minimize) – **does not comply.***

We respectfully disagree with the staff assessment that because the zip line would be near other amusements, it would not have a visual impact. In fact, a zip line – part of a top-to-bottom network of zip lines – would indeed have an impact on the historic look of our Town Hill. Zip lines will be a noticeable shift away from our vaunted "Last of the Old West" character.

*5. Minimizes adverse impact from nuisances – **does not comply***

Noise: The zip line, although located next to other undesirable amusements, will only intensify an existing, and largely unaddressed, problem. A "code of conduct," oiled cables, and even a stringent operating plan will do little to reduce the number of shrieking riders – and if it is Snow King's prime revenue source, we expect it will have nonstop use.

Danger: Zip lines are high-risk. As recently described by *Outside* magazine, as zip lines become more popular, injuries and deaths become more prevalent. There's no central repository for injury data (or for participation numbers) but we do know that injuries grew from a few hundred in the late 1990s to more than 3,000 in 2012.ⁱ¹ We also know that zip line injuries can be serious, and the sport's injuries are deemed to be "at least as serious as rock climbing" and more in line with whitewater rafting than riding a rollercoaster. And we know zip lines are not treated like either of those but rather like carnival rides; regulations vary widely from state to state, with oversight limited to simple review of plans on paper.

Locally, a family sued Grand Targhee after a middle school child fell from a zip line during a field trip.ⁱⁱ Snow King has also had some very close calls, including failing safety harnesses on the roller coaster,ⁱⁱⁱ and opening the mountain on a dangerous day that led to an inbounds slide that endangered 200 children.^{iv} Given this questionable safety record, the Town should absolutely forbid any *additional* unnecessary risky amusement rides.

*7. Other relevant standards / Town LDRs – **does not comply***

Town LDRs regarding Planned Resorts state that resorts should "encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the

¹ Borrell, Brendan. (2017, Feb. 28). "Just how dangerous are zip lines?" *Outside*. <https://www.outsideonline.com/2159481/just-how-dangerous-are-ziplines>.

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 economic). Zip lines do not rely on natural attributes: they can operate at Vegas and Disneyland just as well as 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."

Pump house CUP: findings

*4. Minimizes adverse environmental impact – **does not comply.***

Both the development and operation of the pump house should be analyzed. The pump house operation (snowmaking) will enable 150% more snow coverage, yet there is no analysis of the environmental impact of the source of the water or the consequences of snowmelt into a drier and southern-facing drainage. We do not agree with the applicant's logic that because the "town has identified no impending water shortage" that there is no problem with a massive increase in drinkable water use.

According to the letter from Nelson Engineering, most snowmaking occurs at night, when the noise and associated lighting will be most noticeable, to people and wildlife.

*6. Impact on public facilities – **does not comply***

What is proposed and conditioned unnecessarily burdens public facilities. The operation of the pump house will require millions of gallons of drinkable water, sourced from our aquifer and pumped through town pipes, perhaps requiring the replacement of town infrastructure. We'd like to see more of the math behind estimated water consumption – our back-of-the-envelope math indicates that a 150% increase in snowmaking coverage would necessitate around 302.5 million gallons, not 161 million gallons. This water is finite, and the energy required to pump it is expensive. Why are we not having an honest conversation about the public and environmental costs of increased drinking water use, especially when some county residents don't have clean drinking water in their homes? *If the resort needs more water for snowmaking, not for a massive summit complex, then the town should negotiate an appropriate cost-share for installing larger conveyance pipes through the pump house CUP.*

Leases: Please negotiate fair leases (length and rate) for our public land

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Timing: 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. The applicant claims that the lease length is comparable to other leases the town holds, but the only comparable lease we could find was the lease for the fairgrounds, at 24 years. Leases on forest land range anywhere from 20 to 40 years, with longer terms to balance out capital investments. But Snow King isn't starting from scratch; it already has local, dedicated users as well as a nearly endless supply of new customers thanks to our tourist economy (and despite fears of COVID-19). *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.*

Amounts: Snow King wants to operate as a for-profit business extracting maximum revenue – charging the Town high rates for using communication towers on the hills and taking away the free access locals had to hike and skin up the hill for over 80 years. Recreation research shows that even small changes in fees can change who uses a site – radically remaking a place Zahan Billimoria described as the most democratic place in Jackson. At the same time, Snow King wants below-market rates. They can't have it both ways. *Snow King's town land lease rates should be based on a percent of its gross revenue (whole resort, not just gondola tickets) – just like its lease with the Forest Service. These rates should either be market rate (**much** higher than we've ever seen) or come with free access for locals and Town facilities.*

Please reject the permits for the zip line, gondola and pump house based on the issues identified above; and please require fair leases for town land.

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. We want to find a way to help Snow King succeed despite the uncertainty of the coming seasons and years. But let's not hastily approve bad ideas. If the only way the resort's current investors can think of to save Snow King is to cover it with zip lines... maybe it's time for someone else to try. We've seen the community's willingness to consider a public buy-out before, and we saw the community rally around Snow King to fund grooming for uphill exercise even during a public health crisis. Just like with the Café Genevieve block, sometimes we have to say no to a bad idea to create space for a good outcome. *Please say no to these bad ideas so that we can all come together in support of better proposals for our Town Hill.*

Sincerely,



Brooke Sausser
Community Planning Manager

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

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ⁱ Borrell, Brendan. (2017, Feb. 28). “Just how dangerous are zip lines?” *Outside*. www.outsideonline.com/2159481/just-how-dangerous-are-ziplines. See also “Zip line popularity leads to more injuries,” CBS News (2015, Oct. 5). www.cbsnews.com/news/zip-line-popularity-more-injuries/#:~:text=The%20annual%20injury%20rate%20for,common%20in%20children%20and%20teens.

ⁱⁱ Breysse, 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.

ⁱⁱⁱ 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.

^{iv} 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.

^v Hallberg, Tom. (2020, June 10). “Hoback water stakeholders recommend forming special district.” *Jackson Hole News & Guide*. https://www.jhnewsandguide.com/news/health/hoback-water-stakeholders-recommend-forming-special-district/article_be107eb5-9544-587f-9745-91743314aa73.html.

From: [Linore Wallace](#)
To: [Town Council](#)
Subject: Snow King CUP
Date: Friday, July 03, 2020 9:46:29 AM

Dear Mayor, Muldoon Vice Mayor Morton-Levinson and Councilmen Stanford, Jorgensen and Schechter:

In regards to your decision regarding approval of a CUP for Snow King, I ask that you do not allow for the operation of the proposed Gondola past 9pm at anytime during the year without a Special Events permit and limited to a few times a year. Without that restriction, and with a restaurant/bar operation at the summit, it is likely they will want to operate as any other restaurant or bar and extend their hours of operation to 2am. Currently, special events that take place at Phil Baux Park are strictly limited to 10pm. Since the Gondola is located on part of Phil Baux Park, it should have to conform to those restrictions already in place.

In addition to restricting the hours of operation of the gondola, the Town should also restrict the operation of lights on the hillside. The light pollution created on the mountain past the time of the gondola operations is detrimental to wildlife, unsightly and is not in the best interest of those who support dark skies for stargazing. It's more of an advertisement for Snow King; like a huge neon sign.

I also support your decision in December 2019 regarding no zip lines and ask that you stick with that decision.

Thank you for all of your hard work in keeping our community safe and maintaining the best interest of our town in the forefront of big business.

Linore Wallace
450 S Willow Street
Jackson, WY 83001
307-733-2768

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Franz Camenzind Online Form Submittal: Email the Town Council
Date: Sunday, July 05, 2020 10:10:21 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

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.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2081>

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

Subject:: Snow King

Email Content:: Mr. Mayor, Counselors, July 5, 2020

First, thank you all for your leadership during these challenging times. You have been thoughtful and deliberative leaders, making tough decisions which in my humble opinion have been “spot on!” Thank you. You are doing what governments are commanded to do: protect its constituents.

Regarding the Snow King proposals before you- I hope you can find a way to deny certain elements of the proposal. First off, I find it repulsive to see what the resort is asking for as “improvements.” In no way are their requests improvements to anything other than their “bottom line.”

We are a community with its foundation deeply established in conservation of place- in preserving an authentic way of life that works with the land, not by molding the land to the current fads of entertainment, recreation or the gains for private interests. As surely as anyone has a right to ask for permission to do this or that, so too does the community have the right to deny.

We- this community has no obligation to provide a private entity anything but an opportunity to develop and succeed- an opportunity bounded by the community’s expressed wishes and values. In this case, these wishes have been expressed for decades: we are first, a community, and second a resort.

We do not need a zip line to enhance the recreational opportunities of a landscape that naturally offers unparalleled opportunities for recreating one’s soul. We do not need a gondola with excessive long, operating hours bringing folks to the edge of the vital backcountry to have a hamburger and drink. And we do not need to develop more public land for the benefit of one businessman.

Although your decision is only applicable to the land within the Town’s jurisdiction, all these decisions are intertwined. What one you decide will directly influence what the Bridger –Teton Forest does.

I ask you to bargain here so that the south side of Snow King’s lease will never be developed. You may want “facts,” “data,” etc. to support your decision. I could argue why the south side of the mountain should remain

unadulterated with human contrivances (I have expressed this in my comments to the Bridger-Teton National Forest), but in the end, it comes down to values: who are we as a community; what is our responsibility to the people of this nation, not just today, but into the future?

We are on the front line of influencing how these public lands will look in the future. Will we yield to the impulses of the moment, or will we decide based on values, on a history of conservation that has served our community very well? Will we forge forward to a future of a constructed, synthetic community, one that is the exact opposite of what has brought us here today? Or will be old Jackson Hole true?

The Muries, the Craigheads did not always have the data and the facts to weld their arguments for the conservation decision that eventually established this valley as a crucible for conservation. They fought for their visions based on values as much as any other thing. Values based in the protection of the land we are blessed to call home, for the conservation of our wildlife, all of which has supported this community for a century- and made us unique in the business. We are this land's stewards; will we defile it with contraptions, or will we protect?

Please, do not let industrial recreation become the signature of Jackson Hole. Please, do not allow the desires of one to change the landscape and image of this community forever.

Thank you for your dedication to keeping this valley wonderfully natural,

Franz Camenzind

Jackson

Your Name:: Franz Camenzind

Your Company Name::

Your Phone Number:: 733 6806

Your Email Address:: fcamenzi@wyoming.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 7/5/2020 10:10:29 PM

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

From: mike.frontier-landscape.com
To: [Town Council](#)
Subject: Snowking expansion
Date: Sunday, July 05, 2020 4:52:35 PM

I just want to write in favor of the expansion at Snowking Mountain. Our little town needs a ski hill that has safe updated lifts and summer services. With the crazy crowds now overtaking Teton Village Snowking has become a great alternative for locals to enjoy. They have always supported the Jackson Hole ski club and the kids and families that call Snowking home. Please help that to continue.

Thank you

Erin Flynn

From: [Judd Grossman](#)
To: [Town Council](#)
Subject: Item P19-242: Conditional Use Permit for Snow King Gondola, Zip Line, and Snow Making Pump House
Date: Sunday, July 05, 2020 8:02:51 PM

Dear Mayor and Town Council,

I do not support the expansion being proposed for Snow King Mountain Resort.

I oppose the massive trojan horse increase of summer commercial activity that is masquerading as "saving the town ski hill". I oppose clear-cutting for new roads and ski runs that will scar the hillside and impinge upon wildlife.

Regarding Item P19-242 specifically, I am very concerned that the additional lighting being proposed, and the noise of increased snow making and screaming zip line riders will dramatically increase the already sizable off-mountain impacts of the resort. Light and noise pollution have very real negative impacts on the peace and quiet of our town's residential neighborhoods.

Best Regards,
Judd Grossman

--

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: [Lori Iverson](#)
To: [Town Council](#)
Subject: opposition to proposed zip line
Date: Sunday, July 05, 2020 9:43:03 AM

Dear Mayor and Town Council Members,

I wrote a letter earlier this year regarding opposition to a zip line on Snow King, and though it may not be necessary to restate all my thoughts from before, I do want to remind you of the noise that is already generated from the development there and the likelihood it will only increase with the installation of a zip line.

There are community related problems we all know of that can make dense downtown living challenging: barking dogs, off leash pets, and inadequate, congested parking to name a few. But there are other issues that get less consideration, and noise pollution is one of them.

In the 15 years I've lived in my East Jackson affordable home, the issue of noise and loud disruptions continues to rise. Notably, the Snow King area is often the source of the problem. The Jackson Hole Live concerts common throughout the summer are loud, so much so that I've felt vibrations in my living room couch as the bass booms on through the evening. I've been regularly woken up as revelers walk home from concerts and other downtown events long after the event has ended, listening to their shouting -- and often cursing -- as they make their way home. I've left the Jackson area for the day several times during snowmobile events in order to get a break from the drone of engines that never lets up all weekend long. I've also laid in bed winter night after night listening to Snow King's snowmaking equipment running through the wee hours of the morning. And here I sit today in my little backyard on a sunny holiday weekend, once again listening to the constant screams that have now become a part of summer living as people scramble through Snow King's adventure course and ride down the roller coaster. Day after day, evening after evening, all season long, their laughter, screams, and shouts float throughout the neighborhood. As a county commissioner once described when we talked about the constant commotion associated with the adventure course and roller coaster, the noise impact was an "unintended consequence." So please understand my concern that we're adding another activity that will have a big impact on the landscape when it comes to the topic of noise -- more screaming, more shouting, relentlessly and incessantly. Rather than letting it be an unintended consequence, let's make sure it's in the forefront of our planning and a key consideration.

While we'd all like to have our cake and eat it too, trying to mix critical workforce housing with an expanded amusement park just doesn't work. As I explained in my previous letter, my little affordable housing development has collectively housed up to four wildland fire personnel, a Search & Rescue coordinator, a federal law enforcement officer, a supervisory dispatcher, and an ER nurse. Our work is

stressful, our hours can be varied and long, and our successful and safe work performance is dependent upon at least an occasional respite. Please take this into consideration, too, when considering a proposed gondola that might remain operational until 2:00 a.m.! The higher the elevation, the further the noise carries.

Your commitment to our housing crisis goes beyond just approving new developments. It includes providing an environment that takes into consideration the needs of individuals who work hard to keep our community running.

Thank you for your consideration in this matter.

Most sincerely,
Lori Iverson

(307) 699-4747
lori.iverson13770@gmail.com

From: [nancy leon](#)
To: [Town Council](#)
Subject: Support for Snow King's Master Plan
Date: Sunday, July 05, 2020 4:15:47 PM

Dear Jackson Town Council,

I serve on the Jackson Hole Ski & Snowboard Club (JHSC) Board of Directors, and would like to add a vote of support for the proposed Snow King Master Plan.

The JHSC currently serves 400-500 student -athletes from our local community , and depends on the operations and facilities at Snow King to successfully provide our programs .

While there are a number of different components to the proposed Snow King project, it is important to recognize that collectively they constitute a package deal, and need to be included for the new Plan to succeed as a whole.

Of special importance to the JHSC youth and community programs are:

- Relocation and continued operation of the Cougar lift.
- Installation of the Cougar lift concurrently with the gondola.
- Improved lighting from top to bottom. Along with the new gondola, this will dramatically improve the skiing experience for local kids who train after school, along with all user groups. This is an important safety consideration for our athletes in addition to a fantastic upgrade to the quality of the training venue.
- Relocation of the Pump House will add snowmaking capacity.

Beyond JHSC, Snow King and its proposed enhancements are a key in-town center of year-round recreation for our community, youth, and visitors. It's time to allow for sustainable development, that is also attentive to the environment.

I believe that approving Snow King's proposed improvements will bring a great deal of value for all for our community.

Thank you for your consideration and support.

Sincerely,
Nancy Leon
Wilson WY

From: [Whitney Ballard](#)
To: [Town Council](#)
Subject: Snow King
Date: Monday, July 06, 2020 11:25:13 AM

Dear Mayor and Council-

I am writing to voice my concerns regarding Snow King's future development plans. First of all, it's incredibly difficult to support new plans when other promises haven't been fulfilled, and there has been no compliance to their current operating agreement. What has been done about noise mitigation in the past 5 years since the coaster has been open? Nothing! Not a tree planted, and no attempts to confine their impacts. Municipal Code enforcers and the Planning Department don't even seem to know how to address this.

A row of trees/bushes might reduce the noise by 10%, but it cannot block the constant shrieks and screams, it would take a significant amount of berms on the eastern boundary. This can be done easily by relocating their service road(annoying/dangerous/dustprone ATV and machinery route), and reclaiming valuable ski terrain. The Alpine Slide is perhaps the most annoying, and resembles an echoing jackhammer. It should be decommissioned ASAP, or the least they could do is backfill underneath it or replace with cement sections. If a compliance check was performed by town, I am positive that the decibel level would be far beyond an acceptable limit.

My biggest concern has been and will always be the operating hours. Closing after 9pm(or even after 7pm) is a slap in the face to anybody within earshot of the coaster etc, which is incredibly unnerving and intrusive. There is no escaping it without leaving my home(closing doors and windows still doesn't silence it). It shows management doesn't care about the surrounding neighborhoods, or even the wildlife that has also learned to stay away during their operating hours. The thought of a code of conduct is laughable, how is that going to be enforced? Is management going to be out there enforcing rules? Doubtful any Snow King employee gets paid enough to uphold any type of conduct. There has never been an attempt to help mitigate noise, and Snow King should be required to improve the situation before asking for even more. Do not fall for their "quid pro quo", instead give them one instead. Right now, it sounds as if they will never address the issue unless they get an annoying zipline, and I do not trust them to properly screen the noise anyway. Perhaps I would be amenable to supporting these operations in the future if they could vastly improve the noise situation in the next year, and limit their hours. Make them prove it first!

Please vote "no" to the zipline instead of making things much worse. Close it down by 7, like every other resort does. Enough is enough, and I just want to have a couple hours of evening daylight without having the most annoying screams constantly detracting from my quality of life.

I look forward to Town Council and Snow King finally acknowledging that this is unacceptable, and instead encouraging people to go enjoy a quiet sunset on our Town Hill and most accessible public lands. If this is approved without strong terms and conditions, then the community benefit of living in town will likely be gone forever.

Thank you-

Whitney Ballard

Sent from my iPhone

From: [Eve Barnett](#)
To: [Town Council](#)
Subject: Snow King Plans
Date: Monday, July 06, 2020 3:43:15 PM

Dear Town Council,

I am writing to express my concerns about the proposed Conditional Use Permits for Snow King. I still oppose the idea of putting in a zipline on Snow King regardless if it is near the Rafferty Lift or near Phil Beaux Park. As a resident of East Jackson, the sounds of the Alpine Slide and other current amenities can already be heard all summer with lots of screams and I expect this would only intensify with a zipline. I also feel it will give our town an amusement park feel that detracts from the overall experience of why many visitors come here.

While I am not against Snow King adding a gondola (within their current boundaries and not on town park space), I don't feel that having it run until 2am is appropriate. The lights from night skiing already create a ton of light pollution in Jackson, and I can only imagine what access to a bar at the top of a ski hill will add as far as injuries and noise pollution that will not only affect residents but wildlife habitat. I don't see this being used by stargazers but more as an option for Snow King to offer late night wedding receptions and other events. I feel that gondola hours should never go past 9pm.

I hope you will consider these comments in our decision.

Best Regards,

Eve Barnett

From: [Pat Butts Pat Butts](#)
To: [Town Council](#)
Subject: Snow King Conditional Use Permit
Date: Monday, July 06, 2020 11:26:04 AM

July 6, 2020
Jackson Town Council:

Re: **Item P19-242:** Conditional Use Permit for Snow King Gondola, Zip Line, and Snow Making Pump House

I moved to Jackson many years ago and taught at the old Jackson-Wilson High School—the building which was replaced by the Center for the Arts. My classroom windows looked out over Snow King Mountain. I thought I was in paradise. School let out every day around 2pm, leaving us two hours to enjoy skiing on the local hill. Jackson was truly the last of the Old West with open spaces, beautiful natural environment, and great concern for maintaining the quality of life so many of us moved here to enjoy.

Now Jackson is being overrun with commercialism. I am writing to ask you to take a careful look at Snow King's request for a conditional use permit and to heed the concerns presented by the Jackson Hole Conservation Alliance in their July 3rd letter. Mechanical upgrades, especially unsafe zip lines, and incompatible operating hours that do not comply with long held and published community values, must not be allowed. We are not enhancing the visitor experience with these upgrades; we are shooting ourselves in the foot as a community.

Why should visitors come here for an experience they can get in Disneyland? Visitors come here to enjoy our natural environment. Please say NO to Snow King's requested conditional use permits. Hold the line in maintaining a livable community for all of us.

Respectfully,
Pat Butts
Teton County Resident since 1968

From: [Ashley Cassat](#)
To: [Town Council](#)
Subject: Snow King CUP
Date: Monday, July 06, 2020 2:13:16 PM

Dear Town Council,

I know you will be discussing the Snow King CUP at tonight's meeting. I am extremely concerned about the noise and safety at Snow King with the proposed changes. Please be mindful that Snow King is a place for us locals to enjoy hiking and skiing and we do not need additional noise and safety concerns.

Thank you,
Ashley Cassat

From: [Geneva Chong](#)
To: [Town Council](#)
Subject: Snow King CUPs comments
Date: Monday, July 06, 2020 12:28:50 PM
Attachments: [SnowKingCUPs-6July2020-Chong.pdf](#)

Dear Mayor Muldoon and Council;

Please find my comments attached. Please consider my request that this application is not ready for your vote because the impacts to Town public lands - especially Phil Baux Park, have not been adequately addressed such as with Parks and Rec staff in conjunction with Planning staff, let alone their volunteer advisory boards.

Thank you for your tremendous work for our community.

Geneva Chong
307-699-0330

July 6, 2020

Dear Mayor Muldoon and Town Councilors;

Thank you for taking public comment regarding the Snow King Conditional Use Permits (CUPs) application for the gondola, zip lines and pump house. I am providing comment as a town resident, a Jackson Hole Ski Club (JHSC) parent, a previous member of the Town Planning Commission and Board of Adjustment, a member of the Snow King Stakeholder Advisory Team – including the sub-team that discussed the Phil Baux gateway to Snow King Mountain, and a current member of the Parks and Rec Board. Fundamentally, now is the time to codify the community benefit of skiing, on which the JHSC is dependent, AND to codify the continued community benefit of Phil Baux Park that a private developer has NO right to negatively impact as an expectation of their approved master plan. As currently presented, all findings cannot be made regarding negative impacts to Town public lands because of direct and indirect impacts to Phil Baux Park. The CUPs approval process is critical and needs to be respected. I have two lines of comment. The first is regarding lease agreements and the second is regarding process.

Lease agreements:

The previous Master Plan outlined the community benefit to be gained from providing private development rights via resort zoning in the heart of our town: skiing on the Town Hill with operations subsidized by the private development through an organization called the Snow King Resort Master Association (SKRMA). The current Master Plan still contains language regarding the community benefit of skiing, but there is no specified way for private development to support the community benefit of skiing. As currently defined SKRMA funds are for use at the will of the private owners, such as by a traditional homeowners' association. Therefore, to support the community benefit of skiing, please ensure that any lease agreements the Town enters are water-tight to fund the community benefit of skiing at least at current levels of operation. Ideally, this includes a base lease fee, a portion of all activity ticket sales and a recreation fee on lodging. These funds would go into an account dedicated to winter skiing operations regardless of Snow King Mountain ownership (e.g., would convey with any sale of the mountain).

CUPs planning and approval process:

Please, at a minimum, direct Town Planning staff and Parks and Recreation staff to consult regarding the CUPs application specifically related to direct impacts on Phil Baux Park and indirect impacts on town public lands along Snow King Ave. including Phil Baux Park, parking, the Event Center, bathrooms and other facilities and report back to you BEFORE you vote. There are many reasons why this is critically important, but I believe what is most important is that the process, to date, is fundamentally flawed. There has been no open discussion between the applicants and Planning and Parks and Rec staff despite the direct and indirect impacts of landing a gondola on Town public land in Phil Baux Park (not to mention all the other impacts). Further, the volunteer Parks and Rec Board CUPs comments to the Planning Commission were summarily dismissed – likely because we were forced to comment as any other individual member of the public – a letter to the Planning Commission after the staff CUPS report was out, mere days before the first meeting. We scrambled to hold a special meeting to craft detailed comments to have submitted before the Planning Commission's second meeting. At no time during the Snow King Stakeholder process (started January 2018) through now has there been a presentation or

discussion between Parks and Rec staff, Planning staff, the applicants or the volunteer Parks and Rec and Planning Commission boards. This is a travesty.

The lease agreements and the CUPs planning and approval process intersect in the focused example presented by the Cougar Lift. After the CUPs staff report for the Planning Commission was prepared, the applicant decided to keep Cougar Lift with a proposed relocation uphill (to the south) to still allow the gondola base to be constructed in Phil Baux Park just west of the current Cougar Lift base. Keeping the Cougar Lift is a huge positive outcome for the community benefits of skiing and the success of the JHSC when combined with operating hours, snowmaking and lights at least in their current level of service. Please keep this in sharp focus as lease agreements are crafted and as the structure and function of Town public lands, including Phil Baux Park, are impacted by ski area operations. It is not too late to connect Planning and Parks and Rec staff, at least, and, ideally the volunteer Planning and Parks and Rec boards and the applicants to delight in the details to ensure the Town Hill and our community's heritage of skiing and ski racing thrive into the future. Please.

Thank you for considering my comments and please contact me any time with questions.

Geneva Chong

307-699-0330

Geneva.chong@gmail.com

East Jackson

From: [Bailey Collins](#)
To: [Town Council](#)
Subject: Opposing Snow King zip line
Date: Monday, July 06, 2020 2:00:37 PM

Hello,

My name is Bailey Collins and I am emailing to oppose the development of a zip line on Snow King mountain. I think this development would be harmful to the local community and to the nearby wildlife. Turning Snow King into more of an amusement park takes away from the authenticity that the local community loves about the town ski hill. The zip line would affect appearance of the hill and add noise pollution that could disrupt nearby citizens. The addition of a zip line would also affect the wildlife and the land by disrupting more of the natural ecosystem during the construction process. The added noise pollution and potential habitat fragmentation would negatively impact wildlife. I urge you to oppose the development of a zip line on Snow King mountain. Thank you for your time and consideration.

--

Bailey Collins
Project Manager
Yellowstone-Teton Clean Cities
www.ytcleancities.org
bailey@ytcleancities.org
307.699.5895

July 6, 2020

Jackson Town Council

RE: CUPs: Gondola, Zip Line, Pump House

Dear Mayor Muldoon, Councilors Jim Stanford, Hailey Morton Levinson, Arne Jorgensen and Jonathan Schechter:

Thank you for your work on controlling COVID, and we appreciate the mask requirements in Jackson.

Thanks for opening consideration of Snow King CUPs for public comment. A virtual meeting is a challenging and less than satisfactory way to hold public meetings. The realities of the public's ability to attend a virtual meeting, however well intended, during the COVID crisis are extremely difficult.

All decisions which the Council makes should be grounded in "community first" to maintain community character and community benefits. (Another major longstanding community goal is to protect wildlife which is increasingly difficult to accomplish.)

Decisions the Council makes on the private land zip line, are just portion of the overall SK zip line development proposal. Instead of a single zip line, the staff report says SK has plans for "additional zip line connections...to be accessed via the proposed gondola." The decisions on both on private land and public land are far reaching, totally interconnected and forever.

The proposed zip line will have major noise impacts on the neighborhoods, which include yelling and screaming, combined with mechanical sounds of operation. Noise abatement in conjunction with the Cowboy Coaster has not been successful. Yelling and screaming does not have a "high degree of self-containment" as current LDRs and Comp Plan require. The staff report suggests visual screening should be "equal to Cowboy Coaster". There is no visual screening for the Cowboy Coaster. Visual impacts should be evaluated not only from adjacent property owners, but from town and the north. The historic and iconic view of Snow King, the Elk Refuge and Jackson enjoyed annually by the millions of visitors coming south from GTNP from the top of the hill above the Fish Hatchery has been damaged by Cowboy Coaster and will be further damaged by the zip line. This sensitive viewshed can also be seen from the Teton Wilderness area. The iconic landscape, valley, the Tetons, including GTNP and Bridger-Teton National Forests have been protected and influenced by visionaries like the Rockefellers, Steven Mather, Isaac Walton League, Muries and Craigheads to name just a few. The proposed zip line is inconsistent with the "enhancement" of the ski area.

Visitors in cars and busloads of tourists milling around the base will impede the local activity in Phil Baux Park; parking is a major issue; the connectivity of the east side of SK to the west side through Phil Baux Park, both summer and winter remains unsolved. The Parks and Recreation Board, an important voice for the public, made good recommendations about operating hours for both a zip line and a gondola. In fact, Parks and Rec raised many issues as it pertains to TOJ public lands at the base. Please incorporate their important input by restricting operating hours, 6 pm winter closure and 9 pm summer closure. Include a mechanism to enforce closures and noise abatement. To allow the gondola to operate until 1 or 2 am, which is SK's desire, is outrageous. One can only imagine the drunken parties which could be held. Access to the presumptive planetarium should be on a special use basis, as should a limited number of special events at the summit. Application for special events should be treated through the existing TOJ process. What if SK never builds the planetarium and the requested gondola hours are granted? There is still no bonding in place for any of the projects.

Other issues yet to be discussed in the SK development such as water use, as pointed out by some in in public comments to council as well as FS DEIS comments. The proposed pump house to be approved as a CUP does not address the long-range water needs for snowmaking and increased base development use. Sewage disposal is another major consideration. Nor has there been a discussion of the increased power usage. Has there been a serious public discussion of climate change and the affects on water and certainly on the success of snowmaking particularly on the back/southside. The southside SK development proposal is not today's issue, but it is inherently connected to water and the pump house.

During the past several years, efforts to incorporate public comment into outcomes, of whatever is the current development crisis, are minimal resulting in skepticism about the public comment process. Reference the Stakeholder process when SK took the zipline off the table. The public is not privy to the behind the scenes conversations and never will be. However, when the community is resounding in its opposition to a zip line (singular) and zip lines (plural), we hope elected officials will not just listen politely (thank you), but actually base your decision on public comment, fact and clearly represent the public not a private for profit business.

Again, we appreciate your continued efforts on behalf of our community.

Thank you.

Patty and Frank Ewing

From: [Don Frank](#)
To: [pete muldoon](#); [Hailey Morton Levinson](#); [Jonathan Schechter](#); [Arne Jorgensen](#); [Jim Stanford](#); [Pete Muldoon](#)
Subject: Snow King H.R. 765 Ski Area Recreational Opportunity Act of 2011
Date: Monday, July 06, 2020 10:36:36 AM

TO: Mayor and Council,

FROM: Don Frank

Snow King Improvements, uses, expansion and governing law.

You will, once again, consider Snow King improvements this afternoon. I acknowledge the duration of these discussions.

You will hear sincere concerns about change, noise and culture.

You will hear concerns over proportional expansion.

It is evident that Snow King and community members of various viewpoints have participated and negotiated over long periods of time to find middle ground between those who would thwart reasonable improvements and those who would advocate for greater expressions.

Perspective regarding area acreage expansion:

Teton County land mass is 4,216 square miles or 2,698,240 acres. Proposed ski area expansion (+ or-) 78 acres? = .0028 % of Teton County land and water.

Keep in mind that every aspect of Snow King Ski experience is a man made manipulation of steep, wilderness terrain including adjacent residential uses.

All human colony uses have impacts on the natural world.

Humans have consistently manufactured artificial, lift serviced, gravity induced recreational downhill amusements for 75 years now.

Perspective on Ski Area Improvements:

Keep in mind that urban and conservation planners consistently identify the “front country” closer to population centers as the preferred and desirable place to develop interface between humans and habitat.

Such improvements limit travel and concentrate human activity adjacent to established human activity.

The opposite and very significant “development” being expressed into more remote “Back Country” characterized by back country skiing, mountain bike trail development, remote climbing, kayaking, snowmobile exploration, bicycle paving projects etcetera.

These popular activities (Yes I participate) are intrusions and disturbances into once pristine, remote, quiet wild lands yet we hear no such pitched, emotional backlash, do we?

Simply the Snow King Forest lease is the MOST appropriate location to serve the recreational desires of the **330 (+or-) million Americans to whom National Forest Lands** belong.

I'll spare you the percentage ratio of TOJ & Teton County population as a function of the entire citizenship of the United States of America.

Please be law abiding:

You will hear emotional and deeply held advocacy and reluctance. Please keep in mind that we are a country of laws and the way to change national recreational policy is through systematic requests to alter existing law.

I remind you that although “locals” live nearest to Forest Service leases “we” are not the directors of National Ski Area policy.

Please respect the will of the American people as it is expressed in the law of the land.

Please refresh your understanding of the **2011 Congressional Act H.R. 765 This Act may be cited as the Ski Area Recreational Opportunity Enhancement Act of 2011.**

Please be diligent in recognizing that the Forest service lease is governed by this act which identifies “inclusions” and “exclusions”. These are specific and legally authorized uses and constraints.

(3)

Inclusions

Activities and facilities that may, in appropriate circumstances, be authorized under paragraph (1) include—

(A)

zip lines;

(B)

mountain bike terrain parks and trails;

(C)

frisbee golf courses; and

(D)

ropes courses.

(4)

Exclusions

Activities and facilities that are prohibited under paragraph (1) include—

(A)

tennis courts;

(B)

water slides and water parks;

(C)

swimming pools;

(D)

golf courses; and

(E)

amusement parks.

(5)

Limitation

The Secretary may not authorize any activity or facility under paragraph (1) if the Secretary determines that the authorization of the activity or facility would result in the primary recreational purpose of the ski area permit to be a purpose other than skiing and other snow-sports.

(6)

Boundary determination

In determining the acreage encompassed by a ski area permit under subsection (b)(3), the Secretary shall not consider the acreage necessary for activities and facilities authorized under paragraph (1).

(7)

Effect on existing authorized activities and facilities

Nothing in this subsection affects any activity or facility authorized by a ski area permit in effect on the date of enactment of this subsection during the term of the permit.

[Summary](#)

[Details](#)

[Text](#)

[Study Guide](#)

The text of the bill below is as of **Oct 19, 2011** (Passed Congress).

You are reading a bill enacted 3,164 days ago. In the intervening time subsequent legislation may have amended or repealed the provisions below.

[Download PDF](#)

ONE HUNDRED TWELFTH CONGRESS OF THE UNITED STATES OF AMERICA

AT THE FIRST SESSION

Begun and held at the City of Washington on Wednesday, the fifth day of January, two thousand and eleven

H. R. 765

AN ACT

To amend the National Forest Ski Area Permit Act of 1986 to clarify the authority of the Secretary of Agriculture regarding additional recreational uses of National Forest System land that is subject to ski area permits, and for other purposes.

1.

Short title

This Act may be cited as the Ski Area Recreational Opportunity Enhancement Act of 2011.

2.

Purpose

The purpose of this Act is to amend the National Forest Ski Area Permit Act of 1986 ([16 U.S.C. 497b](#))—

(1)

to enable snow-sports (other than nordic and alpine skiing) to be permitted on National Forest System land subject to ski area permits issued by the Secretary of Agriculture under section 3 of the National Forest Ski Area Permit Act of 1986 ([16 U.S.C. 497b](#)); and

(2)

to clarify the authority of the Secretary of Agriculture to permit appropriate additional seasonal or year-round recreational activities and facilities on National Forest System land subject to ski area permits issued by the Secretary of Agriculture under section 3 of the National Forest Ski Area Permit Act of 1986 ([16 U.S.C. 497b](#)).

3.

Ski area permits

From: [zaidee fuller](#)
To: [Town Council](#)
Subject: Snow King expansion
Date: Monday, July 06, 2020 7:40:33 AM

Unfettered by gondolas, roads, ziplines, lights, and mountaintop development, Snow King is an iconic view.

Let it be your legacy that you chose to preserve it for future generations.

Thank you for your consideration.

Zaidee Fuller
PO Box 8
Wilson, WY 83014

From: [Dana Grant](#)
To: [Town Council](#)
Subject: Proposed Snow King (over)Developments
Date: Monday, July 06, 2020 3:29:06 PM

Esteemed Council,

My name is Dana Grant, I am a long time Jackson resident and I own a home in downtown Jackson very close to Snow King. I am writing once again to express my concern about the development requests being made by current Snow King management that will affect the quality of life and nature of our town for residents and visitors alike.

The motive of Snow King management is clear: profit for their already wealthy investors, but what benefit is there to the people and town of Jackson is installing a noisy and unsightly zip line down the middle of the natural area most easily accessed by the working people of this town? Why would we want the resort to run a light and noise polluting Gondola until the wee hours of the morning so that a bar and nightclub can be established in our cherished National Forest?

Ask yourself, what is it that draws both tourists and residents to our town? Are they looking to down booze and party all night aided by an energy guzzling convenience device? Are they in desperate need of amusement park thrill rides? There's much better places to go for those types of activities, like Las Vegas or Orlando, why not send these developers there? Why don't we send anyone voting yes to these intrusions in that direction as well?

What has always made Jackson special is the serenity, beauty and awe of coexisting with the natural wonders, wilderness and wildlife that surrounds us. Why ruin that with developments that most local people here in town don't have the means or any interest in using? I mean how many times a year do you think the average town resident rides the \$20+ per 5 minute ride super boring Mountain Coaster?

What's better for the mental and physical health of our residents and the people visiting our town: An invigorating hike through an open area filled with natural beauty, inhabited by mule deer, lynx, goshawks and other threatened wildlife to a beautiful view on a mostly undisturbed mountain summit, or an expensive noisy slide down a series of cables and a gondola ride through the darkness to yet another overpriced bar? What kind of tourists and residents is our town interested in attracting? Respectful nature lovers or reckless species endangering drunks? Are you really considering outlawing a little kids' homemade mountain bike track but letting these major disturbances proceed? It's a simple choice if you ask me, VOTE NO!

Thank you,

Dana



July 6, 2020

Dear Jackson, WY Council Members and Snow King Mountain Stakeholders,

The **U.S. Ski and Snowboard** Western Region (WR) and Intermountain Division (IMD) would like to offer support regarding new improvements proposed at Snow King Mountain Resort (SKMR). Jackson Hole Ski and Snowboard Club (JHSC), in cooperation with SKRM, annually host in excess of thirty days of training and racing for WR and IMD athletes. Around 200 athletes per day attend these events at SKMR, with athletes arriving from the California resorts, Idaho and Utah resorts, Pacific NW resorts, and resorts from Alaska and Montana.

WR and IMD coaches and officials are always impressed with the ideal training and racing environment available at SKMR. We believe it is important to express what SKMR represents, not only to the local community and the JHSC, but to the athletes and clubs of the WR and IMD. From the excellent training surface and weather conditions, to the quick chairlift turn-around time and easy resort access from town, to the partnership and relationship WR has with JHSC, the resort and club offer a service that is hard to beat.

Throughout the entire region, this type of quality training environment is hard to come by, especially in the early season. JHSC regularly hosts early season training and racing for WR and IMD athletes. With the new snowmaking infrastructure and relocation of the Cougar lift, the resort's race venue becomes even more important to our sport.

We are excited to hear about the plans for Snow King's Phase 2 improvements. It appears that these improvements would further enhance amenities for both local skiers and visitors, and would alleviate pressure on the training and race venues. The **U.S. Ski and Snowboard** Western Region, if not the entire country, would like to voice strong support for these plans, and our commitment to continue working with JHSC and SKMR for many years to come. There is no doubt that Snow King has tremendous potential to be one of the most important training and competition venues in the West.

Thank you to SKMR, JHSC and Jackson for your hospitality, helping many young athletes and supporting our sport. We look forward to seeing continued developments at Snow King Mountain.

Best regards,

A handwritten signature in black ink, appearing to read "Bill Gunesch".

Bill Gunesch

Western Region Director

U.S. Ski & Snowboard

bill.gunesch@usskiandsnowboard.org

From: [Martin Hagen](#)
To: [Tiffany Stolte](#)
Subject: Snow King zip lines and gondola
Date: Monday, July 06, 2020 1:47:46 PM

Dear Mayor and members of the town council,

My name is Martin Hagen and I would like to address my concerns regarding the direction the development on Snow King Mountain is taking. To do this I must tell you a personal story about my attempt to place a sculpture at the base of the hill commemorating the heritage of skiing in this community. I am a sculptor and a product of that heritage which is tied directly to Snow King.

First let me say that my attempt failed after more than a decade of trying, not because of the plans or decisions made by the current owners, but, because of other hurdles in my path that I couldn't overcome.

What I will convey is the inspiration for my project. It was to be a symbol of the history involved surrounding why Snow King is there and why we shouldn't forget it. My dad told me stories of the winters in the early days of this valley being snowed in all winter long and riding in a covered horse drawn sleigh with a small wood stove in it for heat. That was the "school bus" up north which also carried the mail and there are as many stories as there are people who lived here in those times. My point here is this, winters were hard and when the Engen brothers came up from school in Salt Lake city, skied down the pass and built a jump on what is now Snow King mountain it gave the people here something that they could all do and enjoy during the cold, dark months of winter. Therefore, it became more than a place to slide down a hill and try to stand up, it became a social gathering for people of all ages and occupations to talk, laugh and be engaged in something fun that winter brings instead of just coping with it.

That is a cornerstone of the community in Jackson's Hole and one of the major contributors to its unique quality. That's what my project was about, not roller coasters, zip lines, or a gondola. They are just more tourist trappings that do nothing to contribute to the integrity of our community.

Time will tell, but, I still believe that all of this overkill development is going to be a huge weight around our community's neck in the future when it fails and is abandoned. There is nothing of value or unique about that.

Sincerely,
Martin Hagen

From: [Joaquin Hanson](#)
To: [Town Council](#)
Subject: Snow King Expansion
Date: Monday, July 06, 2020 5:36:14 PM

My name is Joaquin Hanson, I live at 975 Snow King Drive, which borders Snow King. I retired in 2018 and have lived there since that time. While I understand Snow King must earn a living from it's summer usage, the hours that go to 9 PM are very difficult to live with. The new zip line will be no exception. Hours on all of these entertainments really should end earlier in the evening. Thank you for your consideration. Joaquin Hanson

Sent from my iPad

From: [Lori Iverson](#)
To: [Town Council](#)
Subject: noise impacts related to a proposed zip line
Date: Monday, July 06, 2020 8:54:13 AM

Dear Mayor Muldoon and Town Council members,

As a follow-up from a letter I sent yesterday opposing a zip line on Snow King:

I read the following in today's (Monday, July 6) Jackson Hole daily: "Snow King Vice President Ryan Stanley ...mentioned a number of noise-mitigating measures Snow King would take, including certain equipment design elements and planting trees in strategic locations."

I'm struggling to grasp how planting some trees and tweaking a zip line's design can mitigate for the constant screams and shouting of someone flying down a hill. I encourage you to test this first by going into a wooded area thick with trees, have someone stand behind a building or other obstacle, and scream in order to see if the sound is blocked. In other words, before accepting someone's statement that the activity won't be noisy, you need to make sure it's a solid, effective plan and not just an empty promise made in order to get the activity approved.

The same Jackson Hole Daily article later referred to: "...a kids' bicycle pump track on Blair Drive that is popular with youngsters but has become a nuisance to neighbors because of noise issues...". It confirms for me, along with numerous conversations with friends living in various parts of the city limits, our residents are getting fed up with the increase in noise that resonates through so many neighborhoods as we allow loud activities near residences. Whether it's children shouting in a bike park, loudspeakers from the rodeo grounds, concerts in various downtown locations, or a whole range of Snow King events that generate substantial noise, these activities are not compatible in such close proximity to people's homes. It's a juxtaposition that will only continue to frustrate homeowners and become a bigger issue as more and more manufactured experiences concentrate recreationists and the associated noises characteristic of these activities.

Let's consider an overall community noise mitigation plan before approving more adventure activities within the city limits that are guaranteed to impact our neighborhoods.

Thank you for your consideration.

Respectfully,
Lori Iverson

(307) 699-4747
lori.iverson13770@gmail.com

July 6, 2020

Re: Item P19-242: Conditional Use Permit for Snow King Gondola, Zip Line and Snow Making Pump House; Snow King and Town of Jackson Gondola Use Agreement.

Dear Town Council:

My name is Mark V. Jackowski. I have lived in Wilson on a full-time basis since May, 2009. I am a member of the Jackson Hole Ski Club ("JHSC"). I have regularly skied at Snow King both recreationally and as a part of the JHSC's Masters Race Program since I moved here. I am quite familiar with skiing conditions at Snow King while JHSC and other racers are training or recreational skiers are skiing. Snow King provides an unparalleled race training venue and an economical and safer alternative to skiing at an increasingly crowded Village.

I write in support of Snow King's proposed improvements to the ski area. I specifically want to address the importance of the Cougar lift to JHSC's Alpine racing program and to the public.

The Critical Importance of the Cougar Lift

Cougar serves intermediate and expert terrain. It is used for race training, races and recreational skiing. It is the lift principally used by the JHSC and Jackson Hole High School ski team for race training and races. Over 200 JHSC, Jackson Hole High School, FIS, collegiate and local ski leagues all utilize Cougar for their races. Coombs Outdoors, which provides outdoor programs for the low-income Jackson Hole youth, uses Cougar for its higher—level skiers.

Cougar serves a critical function for ski race training. Cougar provides efficient and easy access to the traditional training lanes off of the lift: lanes 4,7,8,9 and 10. That access includes quick turn-around times between runs which enable the athlete to finish a run, take the lift, quickly get back up the hill and resume training. Athletes thereby do not have to spend unnecessary time on the lift which is not conducive to effective training. Cougar is used by JHSC student-athletes for 6,000 to 12,000 training runs per week during the December-March season: at least 200 JHSC student-athletes train from 3-6 runs per week during the December-March season: at least 200 JHSC student-athletes train from 3-6 times a week, skiing approximately 10 runs each training session.

The necessary part of race training and the races themselves is preparation of safety zones and race courses. This requires the placement of essential safety netting, course grooming, gate setting and course inspection. The Cougar lift enables coaches and course workers to efficiently and safely accomplish these tasks with minimal interaction with the general public.

As others have stated, JHSC's future and continued success is tied directly to Snow King's viability. As I believe the Council is aware, the JHSC Alpine Program cannot successfully operate out of the Village. The JHSC needs Cougar to be able to operate its Alpine program at Snow King.

Not only is Cougar of critical importance to the JHSC, it also provides great utility to the skiing public. For instance, the Cougar lift enables the general public to ski multiple laps without having to go to the top of the King. This enables many recreational skiers to sneak out to Snow King for a few quick runs during the work day.

The Proposed Relocation of the Cougar Lift

As I understand it, Snow King is in agreement with JHSC that the base of Cougar lift should be relocated approximately 30-50 yards directly uphill from where the Cougar base now sits. One or two of the existing lift towners would be shortened. This relocation, which would be done concurrently with the installation of the new gondola, would present no additional environmental impacts.

This would be a win-win-win: for the JHSC, Snow King and recreational skiers. JHSC would be able to continue to function, Snow King would be positioned to continue its operations and the skiing public would be able to use the new gondola and related Cougar lift

Conclusion

The retention of Cougar is of critical importance to the JHSC's Alpine racing program. Ski racing is a large and important part of Jackson Hole's traditions. Ski racing on Snow King is a large part of why the "King" is the "Town Hill." I respectfully request that the Town Council make sure it stays that way.

If you require further information or have any questions concerning my submission, please do not hesitate to contact me.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Mark V. Jackowski".

Mark V. Jackowski

From: [Rob Kingwill](#)
To: [Town Council](#)
Subject: Snow King
Date: Monday, July 06, 2020 10:17:04 AM

Hi there,

I'm writing to voice my support for the improvements on Snow King. Snow King is a crown jewel for the Town of Jackson, and should get the facelift it deserves.

Building new infrastructure and investing in the town hall is a great idea!

Cheers!

--

Rob Kingwill
AVALON7

From: [Gina Kyle](#)
To: [Town Council](#)
Subject: Support for Snow King Improvements
Date: Monday, July 06, 2020 4:44:29 PM

I'm writing to voice my support of the improvements proposed by Snow King Mountain. The upgrades and additions that they seek to implement will not only benefit local skiers and boarders and the youth that train with the JHSC but will also make SK a more financially viable year round business which is a benefit to our community as a whole. While we all appreciate the small town, local feel that Snow King offers, it is important that they are able to continue to operate in order for our community to benefit from the trails, maintenance, snow making, patrol and numerous other services that are provided. Improvements to outdated lifts are critical for business operations and user safety. Snow King has worked diligently with the community to craft a plan that incorporates feedback while maintaining features that will help fund the overall scope of work.

Thank you,
Gina Kyle

From: [Gmail](#)
To: [Town Council](#)
Subject: Support Youth with Snow King Master Plan
Date: Monday, July 06, 2020 9:33:55 AM

To Council Members;

We are writing in support of Snow King Resort Master Plan as proposed. One of the primary reasons for our support is that these improvements will benefit youth athletes within the Jackson Hole Ski and Snowboard Club now and for years to come. Organized youth activities, especially sports, is vital to emotional and physical development of young people to adulthood. Opportunities provided thru JHSC are unique life-sports and a similar program provided life-lessons for ourselves, we are forever grateful. Today as community members we grasp the challenges in your decision weighing town needs with tradition. Acknowledging change is difficult. We urge you to support the Snow King Master Plan as the benefits to community moving forward are vital for development of the next generation.

Thank you for your commitment to our community.

Chip & Ineke Leer

From: [lorna miller](#)
To: [Town Council](#)
Subject: Snow King CUP comments..... Is the observatory a Trojan Horse?
Date: Monday, July 06, 2020 10:22:35 AM

Dear Mayor Muldoon and members of the town council,

First of all, thank you for taking action regarding the wearing of masks and for all your efforts regarding the impacts of Covid19.

I am writing to comment on the Snow King CUP applications

Words Matter and Definitions Matter.

Legally enforceable language is an imperative.

The language used in the staff report and in the review process generally requires greater clarity precision and definition.

Zip Line:

What *exactly* is being requested in this CUP: A **zip line** (singular) or **zip lines** (plural) or "**zip line facility**" (which seems to infer the possibility of accommodating zip lines (plural)? Throughout this lengthy Snow King process. The community has been led to believe that the applicant was seeking a zip line (singular) but now we read in the staff report: "*The applicant has plans for additional zip line connections on Forest Service land accessed via the proposed gondola. A map of two possible zip line alternatives on Forest Service land has been **included in the applicant's latest additional materials submission.***"

Does this mean that applicant has also submitted additional materials to the USFS since the comment period on the draft EIS was closed? Please note that the USFS Draft EIS said that the "proposed action" is a singular zip line" From the draft EIS pg 69

*2.4.8.1 Zip Line Expanding on current summer operations, **Snow King proposes a zip line from the proposed summit building to the base area, paralleling the Summit lift.** This project is consistent with the 2013 Jackson Town Council amendment to Snow King's land use lease to include "additional recreational uses related to ski areas such as zip lines, mountain bike trails and other outdoor amenities."*

If this this means zip lines plural will be using the "**zip line facility**" then **it is a significant change** and the public should be duly informed and given additional opportunity for further comment.

Please ensure the exact definition of "zip line facility"

<https://buckrail.com/snow-king-gets-its-zipline-master-plan-finally-approved/>

Mayor Muldoon quotes referencing "A Zipline" "The Zipline" (singular)

The number of people using one zipline is quite different the number that can be accommodated by "additional zip line connections" This will affect Phil Baux Park. (See Parks and Rec comments for pedestrian traffic flow impacts etc)

If there is indeed a change to multiple zip lines, can the findings still affirm genuine compliance?

Is this singular versus multiple zip line confusion yet another example of Snow King bait and switch obfuscation?

(Perhaps Snow King could rename itself Morph King since the applications continually Morph into something other than what was previously presented.) Legally enforceable language that is crystal clear is an imperative. Any document and agreement with Snow King must not be open to interpretation.

If the intention of the applicant is now to construct multiple zip lines then this is a betrayal of the negotiations that led to the approval of a singular zip line. This is surely grounds to deny the zip line CUP

Parks and Rec Comments:

Given that the potential impacts on Phil Baux Park are so significant, I was extremely disappointed to see that the detailed comments and recommendations from the Parks and Rec Board and staff appear to have been simply acknowledged as received and then ignored.

Please take the time to have planning staff properly analyze and report on the recommendations.

Mere acknowledgement of receipt of the P&R recommendations and comments does not serve the community interest or address the potential loss of public benefit nor does it address information that may affect the findings compliance. Parks and Rec comments are a voice for the community and public benefit issues and the impacts on Phil Baux Park

Reliance on the USFS Draft EIS

Throughout these CUP applications, the staff report relies heavily on the USFS Draft EIS to address wildlife impacts and other environmental concerns. Given that the Draft EIS is just that - a DRAFT - ; that it has been heavily criticized as inadequate and flawed; that it is currently under review and has not been finalized: using it to support findings and compliance is grossly inadequate and undermines the TOJ planning process.

It does the community a great disservice to avoid addressing the overall and the environmental impacts of the zip line (by deferring to the pending USFS decision " 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. “ **Note here too: zip line singular**

Given the lack of clarity and confusion in the application outlined above, perhaps the Council will consider deferring the decision on the CUPs until the USFS has announced their decision on the possible alternatives.

Gondola Hours of Operation:

The observatory as Trojan Horse for hours of operation:

The hours and mode of operations suggested by Snow King read like a carte blanche menu with options for an unlimited smorgasbord of activities. Who knows what special, creative and unique events will be dreamed up in the future?

Please pause for a moment to consider the County's current dilemma regarding events which have devolved from a few special weddings or small event opportunities to help support ranching activities to heavy metal concerts with possibly thousands of visitors.

Act now to retain some say in what will impact Phil Baux Park and what happens on top of the mountain by requiring special event permitting for later hours of the Gondola and of the summit facilities. Let Snow King prove that it will properly manage the facilities and adhere to an operating plan. The history of operations of the coaster etc do not give confidence thus far.

Please consider implementing the recommendations outlined in the recent Park and Rec Board letter in particular as it related to hours of operation and summit activities and special events.

Highlighting the use of the observatory as a principal reason for the Gondola to run as late as 1am (or even later) is an over reach. It brings to mind the concept of a Trojan Horse.

There is absolutely no guarantee that an observatory will ever be built. To set hours of operation to ostensibly support a possible observatory sometime in the undetermined future makes no sense. The Community Development Director's justification of carte blanche has no built in safeguards to protect the community interest. You could give Snow King the operating hours they are seeking and never see an observatory. But those hours will work exceptionally well for those unrestricted weddings, conferences and special events that SK plans on hosting. Given the economic uncertainties of the COVID near and intermediate future this is not an unrealistic consideration. Actually, having the later operating hours conditioned as a special use upon completion of a functioning observatory might actually help the WY Stargazing community achieve its hoped for partnership with Snow King. Without such a condition and given Snow King's history of following through once it gets what it wants, what are the chances for the realization of WY Stargazers observatory dream? Incremental approvals to help build trust and confidence that SK might actually keep its word would be recommended.

Please ensure that the TOJ interest is protected. Require bonding to ensure completion of construction once it has started. These are uncertain times. Protect the public interest.

regarding water supply

At the very least, consider a condition to clarify that the water use is , in effect, a “junior “ right and that if, at some point in the future if drought (climate change) or other things affects town water supplies, then Snow King water supply for snow making may be restricted or terminated (even if the weather is cold enough to make snow)

thank you for the opportunity to comment

Lorna Miller

From: [Jeff Moran](#)
To: [Town Council](#)
Subject: Please Approve Snow King's Master Plan - It's a vital need for our community and the JH Ski & Snowboard Club
Date: Monday, July 06, 2020 3:11:09 PM

Dear Jackson Town Council,

I am writing in support of **all** of Snow King Mountain's proposed master plan developments. I have been an East Jackson resident for 21 years and an employee of the Jackson Hole Ski & Snowboard Club (JHSC) for 16 years. I believe both personally and professionally that moving forward with all of the proposed improvements is vital to Snow King's longevity, JHSC's longevity, and will be a positive addition to Jackson Hole's tourism-based community.

I believe the proposed improvements will:

- Make Snow King viable for future generations of local skiers and snowboarders.
- Enhance and continue the tradition of Snow King being a place where kids and families can affordably recreate together.
- Make Snow King more accessible for the general public and greatly increase and enhance beginner and intermediate ski/snowboard opportunities in Jackson Hole.
- Create safer, year-round access with a gondola to the summit.
- Offer more family-friendly, easily-accessible summer outdoor recreation options during our world's new Covid challenge.
- Continue to support the tradition of ski racing on our Town Hill long into the future, which is a vital component to the JHSC's future success.
 - This is only effective with the relocation of the Cougar lift concurrently with the installation of the new gondola as well as the relocation of the pump house with increased capacity, and improved trail lighting.

I believe Snow King leadership has gone above and beyond with their community outreach and their willingness to modify plans as opinions have been voiced. I believe many people in our community don't understand that the success of Snow King is not an a-la-carte proposal. If Snow King Mountain is not allowed to move forward with their proposed improvements, our entire community will suffer a great loss. And by default, the Jackson Hole Ski & Snowboard Club could suffer an unimaginable blow to our ability to fulfill our mission to 500 local student-athletes.

Thank you for your time and consideration of my position.

Sincerely,

Jeff Moran
Chief Marketing Officer
307-733-6433 x110 (o) / 307-690-0032 (m)
Shipping: 100 East Snow King Ave
USPS: PO Box 461
Jackson, WY 83001
jhsclub.org



From: [Frederick Reimers](#)
To: [Town Council](#)
Subject: Snow King Conditional Use Permits
Date: Monday, July 06, 2020 3:21:13 PM

Dear Town Council,

I am writing to express my opinion on Snow King's Conditional Use permits. Critics charge that a small minority oppose Snow King's plans to make the town hill into an all-hours amusement park. That simply isn't true. Close to a thousand comments flooded into the Forest Service to comment on the resort's plans. At least half of those (500 people) opposed the ziplines, siting a gondola on town land, and boundary expansions. Their opinions haven't changed just because Snow King has chipped away at your resolve.

I'm one of those people.

It should be noted that decisions based on that Environmental Impact Statement are not to be trusted. The draft EIS was written by a consultant paid for by the resort. It cannot be considered objective.

Above all, these projects will create a ton of impact on wildlife, locals, and even visitors. We can't grant carte-blanche permission to the resort to run a gondola until 1 am. The resort claims the late-night gondola will serve meek stargazers, but in reality, the resort is using the stargazers as a straw man in order to run late night wedding receptions. Imagine the noise showering down on everyone from Jimmy Buffet cover bands at midnight every Saturday. Gondola hours should never go past 9 pm.

The town council has been bamboozled into this zip line plan. The community has pushed back on these things from the get go. Now they want zip lines to criss cross the entire mountain? That will be a visual impact. The shrieking will be an audial impact. Zip lines are not a skill-based activity and go against our town LDRs, specifically they violate our town's indigenous character.

Frederick Reimers
Jackson, WY
541-520-4873
frederick.reimers@gmail.com

From: [Shane Rothman](#)
To: [Town Council](#)
Subject: Snow King CUP: pump house
Date: Monday, July 06, 2020 3:30:54 PM

Hello Mayor and Council,

Before possibly approving a potential snowmaking pumphouse behind the Ice Rink, please ensure that this small building envelope would not be used for a mountain maintenance facility, as it is a poor location for an industrial use. There are plenty of other options throughout the vacant lands of the Resort District. Encourage SKMR LLC to have a real “mountain operations building” that would contain this, as well as offices, employee locker rooms and housing. Delay this decision to acquire more information from the applicant. As a reminder, the town currently owns SK’s new snowmaking pipes and pumps, while leasing them for an unknown fee, likely very favorable to a private company with an unknown investment group, in return for very little community benefits that have been replaced by controversies...

Thanks again for listening!

Shane Rothman

From: [shane_rothman](#)
To: [Town Council](#)
Subject: Video of coaster from August 15 2019
Date: Monday, July 06, 2020 4:55:23 PM
Attachments: [IMG_9264_MOV.msg](#)

Hello Mayor and Council,

Here is a video of the coaster operating while it's pitch black out. The screams are obnoxious, but it gets waaaay worse than the few in this video. The Alpine Slide had just barely closed a minute prior to this. It's unacceptable to operate a gimmick like this for such long durations into the night, and it has caused extreme resentment toward the permanently oblivious applicants.

I'm not sure what the sunset time was, but all sunsets on the King are ruined when these activities operate, and the impacts spread outside the resort, even through the walls of my nearby residence. Tonight's sunset is 9:06, and the 7pm closure gives the public ample time to get out there and enjoy our community benefit.

I'm pretty sure the coaster is not allowed to operate in the dark, unless the ski area lights are on. This is just one more example of their non-compliance, and SK should be thankful that they got away with all of this for so long.

I've been as patient as I could possibly be waiting for these ridiculous hours and nonstop noises to finally be addressed, and sorry if my letters have gotten annoying. It pales in comparison to the most annoying sounds on Earth though, there's nothing like hearing repetitive screaming!

I hope you find it easy to say NO to making the problems worse, so we can all get back to being more productive and happier without controversies and distractions. I am very excited for a positive outcome, and it would be devastating to know that any of you would vote to allow these gimmicks to continue past 7pm.

Sincerely,

Shane Rothman and Whitney Ballard

Sent from my iPhone

From: [shane_rothman](#)
To: [Town Council](#)
Subject: Snow King hours of operation
Date: Monday, July 06, 2020 12:26:12 PM
Attachments: [IMG_5911.PNG](#)

Hello Mayor and Council,

Here are Snow King's operating hours for the Summer of 2020. If it weren't for the pandemic and a restriction of J1 workers, these hours would likely be extended until 9pm all summer long, and many more people would be irritated and writing letters. I still have no idea how they got away with operating their nuisances until 9pm for the previous 4 summers(business application states an 8pm closure, and it's been clearly out of compliance).

Living in town next to an amusement park is not good for my mental health, and it's been rough to see the community benefit of having a beautiful mountain like Snow King being exploited far beyond what many people ever imagined. Nowadays, for my own sanity, I just make sure that I go anywhere else but Snow King until the last screams spiral down, and the last ATVs parade back down the mountain. I would like to have my community benefit back, as well as my place of residence.

I am really enjoying having the quiet time start by 7:20 instead of 9:20, and I would support these hours in the future, but not any later. The entire town should be encouraged to head up the hill and catch one of the best sunsets on the planet, without obnoxious screams from the flood of tourists. These hours are still much later than most of the other coasters in the west, (with the exception of Park City that stays open until 8, but is completely closed 3 days per week).

Please encourage SK to be more respectful with their operations, or use your power as elected officials to force them to. Let's see them prove that they can mitigate the noise before making it much worse with a towering long zipline. Currently, it sounds as if they are threatening to do absolutely nothing about their noise, unless they are given the rights to add the noisiest feature yet. Do not lose your leverage permanently in exchange for the promise of a few trees and a "code of conduct". Limiting the hours of operations is the only thing that is guaranteed to address the noise issue. Anything helps though, and more measures should be discussed such as relocation of their service road, decommissioning the Alpine Slide or backfilling underneath it(or replacing it with cement or stainless steel), berms of earth in certain areas, and even a wall where the first turns directly project screams at our residence. These measures are all over 5 years overdue.

Thanks for reading, and hope you all agree.

Shane Rothman and Whitney Ballard
Jackson WY

AT&T LTE

8:50 PM

66% 

 snowkingmountain.com — Private



SUMMER COWBOY COASTER

Day

Time

Opening Day Sat

Opening Day: Sat
May 23 10am-5pm

Early Summer - Sat
May 23 - Thurs July
2 10am-5pm 5pm-9pm
private groups by advance
reservation only

Peak Summer - Fri
July 3 - Sun Aug 16 10am-7pm Contact us
for private group opportunities

Late Summer - Mon
Aug 17 - Labor Day
Sept 7 10am-5pm 5pm-9pm
private groups by advance
reservation only

September - Tue
Sept 8 - Sun Oct 4 Weekends 10am-5pm

From: [Shane Rothman](#)
To: [Town Council](#)
Subject: SK Gondola CUP: Delay decision to negotiate
Date: Monday, July 06, 2020 9:46:09 AM

Hello Mayor and Council,

Please negotiate strongly during lease negotiations for a gondola in Phil Baux Park, and do not agree to a fixed annual fee. Instead, negotiate for a fair percentage of SK's ticket sales, which can help fund Parks and Rec, as well as potential future public facilities at the base area and elsewhere. I'd also recommend to begin with 5 year leases, and increase it to 10 year lengths after foreseeable adjustments would need to be made after the inception of unprecedented usage at Snow King Mountain. It sure would be nice for the public to know that supporting Snow King Mountain also helps more than just a private entity, and there is ample opportunity for a stronger partnership to be created.

As for the hours of operations, running a gondola to access a bar until 2am is likely unprecedented in the USA ski industry, and we can all assume that the only reason this is even being considered is because it has been strategically "packaged" with an astronomy observatory to help gain public support. Years ago, the 43North/Lift Restaurant had to reduce their hours due to noise complaints, and it would be unfair to allow SK to operate theirs even later, especially since it will be accessed through a public park that closes at sunset. Instead of calling the police on inebriated subjects, it is likely that Search and Rescue will be called in to track down patrons that have disappeared into the surrounding area. Meanwhile, it is obvious that our skies will be cloudy a fair portion of the time. If late night observatory gatherings are going to be allowed, please consider having the Wyoming Stargazers submit their own request for a CUP and special events, because it does not need to be packaged with restaurant/bar operations.

As far as special events go, 5 per year is a reasonable amount to allow exceptions. I strongly urge you to require them to give the public notice of these dates well in advance, and please encourage them to make these events benefit our local nonprofits. Under no circumstance should our public lands be used for political fundraising purposes, and I hope that TOJ can use their authority or influence to ensure this.

For the record, I am adamantly against such an excessive facility on the top of a mountain, and would much prefer to see an improved Panorama House. I believe that a 150 person capacity for a summit facility is as much as the environment can handle, and then it's going to be TOJ's nightly problem when everyone comes down at once.

Thanks again for listening,
Shane Rothman and Whitney Ballard
Jackson WY

From: [Shane Rothman](#)
To: [Town Council](#)
Subject: SK Zipline CUP: Deny
Date: Monday, July 06, 2020 8:58:32 AM

Hello Mayor and Council,
I appreciate all of your efforts to safeguard Jackson during the pandemic, and am proud of that all of our representatives acted unanimously, using great foresight.

Today you are tasked with making a decision that pales in comparison to putting lives at risk, but will definitely have permanent effects to local moral, community character, quality of life, and our mental health. I strongly urge all of you to deny the CUP for one of the many ziplines proposed for Snow King Mountain, and advise the applicant to try again in the future if they can successfully mitigate the nuisances that have been out of control for years. I believe much more can be done to mitigate their nuisances than some trees and an unenforceable "code of conduct", and there are still many lingering questions about the design(much more information is needed). I desperately would like to enjoy sunsets on my public lands on the King once again, as well as the home that I must vacate during their operating hours(for my own sanity).

Before making an educated decision, it would be wise to watch some youtube videos of ziplines. When the coaster was approved in 2014, the applicant only showed a picture of one in Park City, not a video. Zipline videos often contain music, because the actual sound of them is an awful high pitch noise, and the screaming is obnoxious(all riders will have a long duration shriek/scream). Please require the applicant to show the difference between a "coated cable" versus the industry standard cable, and make a comparison. This noise mitigation effort surely had to have been done somewhere, right? I am not sure if there are any zipline parks that dominate steep slopes above a real town, and this is likely an unprecedented proposal. Personally, I think a zipline theme park on Snow King is extremely distasteful, and an insult to the residents, wildlife, and heritage of this area.

Visit the site, and envision this from the bottom, top, and midway. This zipline would need to be almost 100 feet off the ground(the higher it is, the louder it will be, and the longer/faster ziplines are much louder than short ones) to cross over the lift and land in front of the hotel. The proposed route appears to be impossible to engineer. I do not believe Ryan Stanley is being honest about the proposed exact location, and I presume that it will instead be built entirely on the East side of the chairlift, requiring significant tree removal. Please also ask the applicant if they are proposing two ziplines side-by-side, which is common at nearly every other zipline park(this will make it even worse, like a screaming contest). While visiting the site, be sure to take note of the noise that is already being generated.

While many believe that this additional revenue is crucial for SK to "survive", I recognize that

this liability could result in accidents, deaths, and lawsuits. One accident on this could scar Snow King's image forever. I also highly doubt that much revenue will be made, considering that the ropes course costs \$79, and a "Big King Pass" costs \$125. I hesitate to believe that they would dare to raise these prices any higher, or that their booming business is not currently profitable enough to operate their rather small ski area.

I fully agree with Councilman Stanford that Ryan Stanley and Jeff Golightly have strategized a "bait and switch" since the "network of ziplines" were "taken off the table" during the stakeholders meetings of 2018(It's sad to see the progress evaporate, which in hindsight has wasted the time and energy for everyone who does not get paid to participate). I was there to witness this breakthrough in negotiations, and it was an incredible relief to see the progress made. Even Jeff Golightly and Ryan Stanley had patted themselves on the back for making this "concession". This proposal has indeed resurfaced "like a zombie", but I believe the community has already spoken loud and clear about our desire to confine the noise to the impacted areas, and further mitigate it. At the very least, do not vote today, and allow yourselves and the public to digest any new information.

Please do not believe that a "code of conduct" or some trees will drastically improve the situation, but anything that can be done to improve the situation should be immediately required, not just "encouraged". SKMR LLC has had 5 years to do something about this, and has done absolutely nothing, except make things worse(like selling "discounted" evening passes and promoting alcohol at King's Grill). They haven't even attempted to address the many complaints I've submitted in regards to their loudspeaker, which repetitively blares "here we go, press the handle forward and have fun", about 8 times per minute, perhaps over 1000 times a day(Jeff Golightly told me that a volume control for it was purchased, but later confirmed to me that he did not). I do not envision any of their meagerly paid employees reprimanding a high paying customer for "having fun", I think it is more foreseeable that an employee who scolds a customer would be terminated. They did not even obey their 2014 revegetation plan(which contained trees on the eastern boundary that were never planted), the trees were much smaller than what they proposed, and a good portion of their trees died anyway.

During the last 6 summers since the coaster's inception in mid 2015(under a minor development plan with minimal analysis, if any), the TOJ has not enacted any compliance checks for these operations, despite clearly being much louder than 65 decibels, and operating well past the 8pm closure time in the business application. Please do not allow these operations to continue without ensuring that our rules and regulations can(and will be) strictly enforced.

Please negotiate strongly using good foresight, and encourage SK to fix their issues immediately, and come back with a more respectful proposal next year.

Once again, thanks for listening, and please do not be afraid to say no to the zipline CUP.

Sincerely,

Shane Rothman&Whitney Ballard

980 Snow King Drive

From: [Shane Rothman](#)
To: [Town Council](#)
Subject: Snow King Access Road
Date: Monday, July 06, 2020 3:22:14 PM

Hello Mayor and Council,

Before any new projects are approved to begin on Snow King Mountain, please don't forget to require SK to reroute their current service road. I am worried that this issue will continue to slip through the cracks of this long and winding comprehensive discussion. SK has clamored for a "safe road" for beginner skiers and "emergency access" to the summit for years, yet they haven't even do anything to improve the route from the Midstation of Rafferty. This is all on private land and could've been done decades ago, and should be encouraged to begin immediately. I have seen this reroute proposed on paper but never discussed, and I believe Ryan Stanley will attempt to avoid having this built because it would likely jeopardize the future of the Alpine Slide. A new route would also be appreciated for public access, as there are no other routes for hikers and bikers on the east side(it is also so steep that there's only a few bikers in town capable of riding uphill this way)

This road is sketchy, steep, dusty, slippery when wet, and has seen unprecedented usage since 2015, when suddenly the road was used for hundreds of trips by heavy machinery/dump trucks/logging trucks/concrete trucks each day, and conditions deteriorated quickly. Prior to this, vehicle and ATV traffic were very rare, but since then it feature dozens of trips a day with an assortment of vehicles. 4WD is needed to climb it, and I have witnessed many 2WD vehicles fail, while trying over and over and spinning out into a dustcloud. I have witnessed accidents, close calls, and injuries there, on machines, bikes, and even on foot. A few years ago a runaway ATV somehow stopped by hitting the only huge rock beneath it, instead of tomohawking through the 2nd story of a house on Snow King Court. With the proposed projects, it is foreseeable that a much larger runaway vehicle could kill someone while inside their own home.

On another note related to their access , since SKM desires to place a Mountain Maintenance Facility next to the Ice Rink, it is totally foreseeable that in the near future, they will be asking Council to allow them to improve their access on the Jump Run trail(town owned parcel above the cemetery)to access the rest of the mountain, in order to avoid driving ATVs/trucks/machines all the way around, using Town roads. It is also very likely that they will want their beginner skiers to be able to return to the gondola(a glaring omission in their desire to provide an easier way down for skiers). Back during the 2014 snowmaking project, Ryan Stanley ordered his employees to attempt to build a route up this area(without consent from town), and totally ruined the skiing for a dysfunctional pathway. Please bring up this subject, ask relevant questions, and provide SK with terms and conditions for future projects on this parcel. This inevitable "need" for Snow King Mountain's future deserves to be part of the conversation as well.

Thank you for your representation,
Shane Rothman

Sent from my iPhone

From: [Jim Bob Schell](#)
To: [Town Council](#)
Subject: Support for Snow King Expansion
Date: Monday, July 06, 2020 9:15:00 AM

Dear Council Members,

I am writing in support of the Snow King Master Plan and expansion of operations at Snow King. I am an alumnus of the Jackson Hole Ski Club and can point to my experiences as a member of the club as being one of the most significant elements in making me the person I am today. The club was not only an outlet for my skiing, but more significantly it served as a major influence in my life's education. The continued ability of the JHSC to operate is obviously tied to the success and operation of Snow King. The training opportunities at Snow King for winter athletes can be second to none, but Snow King has always seemed to lack the support it really deserves.

The master plan to expand snow making and lighting, move the cougar lift and add a summit gondola are all major improvements to a neglected resource. I recently became a father and I worry that if our community doesn't get behind Snow King's efforts my son may not be able to grow up on the mountain that I love so much.

I hope to see Snow King grow into the pre eminent winter training facility in the US. I hope to see my son learn to love the sport of skiing at the King. I hope that a very vocal minority of dissent will not persuade the community to shun upgrades at the King. I hope that Snow King survives and I appreciate the support that this body continues to provide to that effect.

Sincerely,

Jim Bob Schell

--

10810 S. HWY 89
Jackson, WY 83001
(307) 699-5868

From: [Samuel Singer](#)
To: [Town Council](#)
Subject: Snow King CUP; Gondola Operational Hours
Date: Monday, July 06, 2020 10:46:43 AM
Attachments: [Public Comments to Town Council Regarding Snow King CUP and Gondola Operational Hours.pdf](#)
[Online_Petition_for_Observatory_Operational_Hours.pdf](#)

Dear Mr. Mayor and Jackson Town Council:

On behalf of Wyoming Stargazing, a Jackson-based 501(c)3 nonprofit dedicated to astronomy education, we urge you to issue Snow King Resort a Conditional Use Permit (CUP) that allows the proposed gondola to operate until 1am from May - September and until 11pm the rest of the year in order for the proposed observatory and planetarium on the summit to be functional.

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. Those months are also when the vast majority of residents and tourists look to us for stargazing services. If the Town Council denies Snow King the ability to operate the gondola late at night during the summer months and the rest of the year, then the observatory will not make practical or economic sense.

We realize that the observatory and planetarium are not parts of the current proposed CUP and that approval of those facilities are actually in the domain of the USFS. However, approval to operate the gondola to provide access to those facilities is crucial to our ability to fundraise for the observatory and planetarium. We will be asking our donors to collectively make more than a \$4 million investment in those facilities. We need to be able to tell them that we have approval from the Town Council to use the gondola to provide access to the observatory and planetarium late at night. Please find the attached petition (created on July 2nd) with approximately 30 names of people who support late night operation of the gondola.

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. In fact, we need that to be the case for full functionality of the observatory. We are working with Snow King to incorporate measures that will all but eliminate light pollution from the summit facilities.

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. We are happy to discuss any further concerns in more detail.

Sincerely,



Samuel Singer, PhD
Executive Director of Wyoming Stargazing
On behalf of the WYSG Board of Directors

--



Samuel Singer, PhD

he/him/his
Founder and Executive Director

Wyoming Stargazing

PO Box 9584

Jackson, WY 83002

www.wyomingstargazing.org

1-844-WYO-STAR (1-844-996-7827) ext. 3

Educating and Inspiring through Wyoming's Extraordinary Skies and the Universe Beyond





Educating and Inspiring through Wyoming's Extraordinary Skies and the Universe Beyond

info@wyomingstargazing.org 1-844-WYO-STAR www.wyomingstargazing.org PO Box 9584 Jackson, WY 83002

Dear Mr. Mayor and Jackson Town Council:

On behalf of Wyoming Stargazing, a Jackson-based 501(c)3 nonprofit dedicated to astronomy education, we urge you to issue Snow King Resort a Conditional Use Permit (CUP) that allows the proposed gondola to operate until 1am from May - September and until 11pm the rest of the year in order for the proposed observatory and planetarium on the summit to be functional.

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. Those months are also when the vast majority of residents and tourists look to us for stargazing services. If the Town Council denies Snow King the ability to operate the gondola late at night during the summer months and the rest of the year, then the observatory will not make practical or economic sense.

We realize that the observatory and planetarium are not parts of the current proposed CUP and that approval of those facilities are actually in the domain of the USFS. However, approval to operate the gondola to provide access to those facilities is crucial to our ability to fundraise for the observatory and planetarium. We will be asking our donors to collectively make more than a \$4 million investment in those facilities. We need to be able to tell them that we have approval from the Town Council to use the gondola to provide access to the observatory and planetarium late at night. Please find the attached petition (created on July 2nd) with approximately 30 names of people who support late night operation of the gondola.

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. In fact, we need that to be the case for full functionality of the observatory. We are working with Snow King to incorporate measures that will all but eliminate light pollution from the summit facilities.

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. We are happy to discuss any further concerns in more detail.

Sincerely,

Samuel Singer, PhD
Executive Director of Wyoming Stargazing
On behalf of the WYSG Board of Directors

Submission Date	Name	E-mail	Comments
2020-07-03 21:38:41	James R Loudenslager	jrloudenslager@gmail.com	We have such amazing views of the stars!!! It would be a shame to not let people enjoy them to their fullest!
2020-07-03 14:42:21	Kathleen Glover	kmglover@verizon.net	
2020-07-03 14:08:15	Michael Adler	michaeladler@earthlink.net	
2020-07-03 11:27:21	Ian K Edwards	ianedwards86@gmail.com	It is critical the public can access the observatory at late hours. The sun doesn't set until 10:00pm in summer. The facility would not be usable unless late gondola access is permitted.
2020-07-03 11:27:08	Keelan Schupman	Dkschupman@gmail.com	This is a wonderful opportunity for Jackson to expand its reach to tourist groups and locals alike. A view through a telescope can be life-changing, with Jackson's tourism industry it can literally reach any corner of the world and construct positive change. Nothing would be better than hearing "I saw this at Snow King in Jackson Hole and now I want to do this in my community".
2020-07-03 10:55:56	Shannin Waldaias	swaldaias@gmail.com	Please approve the late night gondola hours so we can appreciate all that Wyoming Stargazing offers for Space Exploration from Earth!
2020-07-03 07:56:41	Natalie Singer	natsinger@aol.com	Good Luck!
2020-07-03 07:44:28	Rachel Warren	rshadow73@yahoo.com	Please, our little town really needs this! The educational possibilities are limitless!
2020-07-03 07:17:14	Maggie Gibson	ma3gie@gmail.com	A lively healthy Snow King is a key element of our community.
2020-07-03 06:56:55	Howie Singer	howiesinger83@gmail.com	This is a must-have for the tourist town of Jackson!
2020-07-03 05:37:30	Johnson Fran	wyoming@bellsouth.net	
2020-07-02 20:59:17	Danny Jost	dannyjost@gmail.com	With our dark skies and high altitude, Wyoming stargazing will have a fantastic facility for all to enjoy. I highly encourage the Jackson Town Council to approve this request. Thank you D. Jost
2020-07-02 19:51:49	Debra Brand	debrabjh@aol.com	
2020-07-02 19:48:15	Phyllis Green	pgreen610@gmail.com	We need access to more outdoor activities during this time of COVID-19. Support this attempt to show more people the stars!
2020-07-02 19:45:33	Brandt Williams	bhwilliams917@gmail.com	Please listen to the voices in support of approving late night operation of the Gondola to the Snow King Observatory.
2020-07-02 19:29:48	Karen Smith	ksmith@healthstarcom.com	
2020-07-02 19:09:53	Gary Winter	gawinter@umich.edu	

2020-07-02 18:48:39	Tisch Brown	tischbrowm7@gmail.com	How wonderful
2020-07-02 18:23:30	Steve Singer	19steve50@gmail.com	What an exciting project! Will put Jackson on the map for generations of stargazers!
2020-07-02 18:13:02	Susie Blasko	deercreeksusie@gmail.com	
2020-07-02 18:05:13	Linda Wasserman	coolauthor2@gmail.com	I would like the council to allow late night operations of the Gondola to provide access to the planned observatory to allow visitors and locals to enjoy the wonderful skies in Jackson. Thank you for allowing me to comment
2020-07-02 18:04:39	Judith Campbell	rfcampbell@aol.com	We live at Snow King and are in full support of extended gondola hours so many can enjoy the observatory. It is a real asset to our Jackson community.
2020-07-02 18:03:05	Heather Hansen	heather.d.hansen@gmail.com	
2020-07-02 18:01:11	Greg Wright	retail@gregorywright.com	
2020-07-02 17:46:57	Lucinda Abbe	lucindaabbe@charter.net	I think that the observatory is a wonderful idea and I hope it will be useful in introducing many people from Jackson and from around the country to the wonders of the night sky. Our dark skies here in Jackson are a treasure not available to many people. I think of all the children growing up in big cities with out the experience of seeing stars filling the sky on a summer night! Watching the night sky has been a part of my life and I feel it has helped me be a better person, putting my role in the universe into perspective.
2020-07-02 17:36:43	Samuel Singer	scws00@gmail.com	I am really excited about this getting so close to finally happening!
2020-07-02 17:35:32	Anne Marie Wells	amwells.wy@gmail.com	I support operational hours for the gondola to end at 1am from June to September and until 11pm the rest of the year to accommodate use of the observatory.
2020-07-02 17:31:18	Vicky Moore	janevickymoore@gmail.com	Please support WY Stargazing and all the important community and educational connections they provide.

From: [Rose Strand](#)
To: [Town Council](#)
Subject: Snow King Improvements
Date: Monday, July 06, 2020 12:21:38 PM

Dear Town Council:

I am writing to you today in support of Snow King's proposed improvements to the ski area as a representative of local families and supporter of the Ski Club.

Local families and the ski club rely on the safety and success of Snow King to make alpine skiing a viable activity for the long winters in Jackson. I am a board member of the Jackson Hole Ski and Snowboard Club, my two boys race with the alpine program, and our family has been season-pass holders at Snow King for the past decade. We ski and skin at the King on average 3-4 days a week. As a family with young boys, we represent many local families whose children have grown up learning to ski affordably on the town hill and continue to benefit from all it offers.

The Ski Club serves 400 student-athletes and their families. It not only serves as a training venue, but a safe place for kids to recreate outdoors after school in the winter months. Furthermore, the Ski Club's future success is tied directly to the success of Snow King. Without Snow King, the Ski Club's Alpine program might not be able to exist. For various reasons, the Alpine program cannot successfully move to JHMR should Snow King cease to operate as a ski resort.

The improvements Snow King proposes will ensure its future economic viability. Even though some of the proposed improvements are unpopular with certain people, it is important to note how these changes will impact what is available for the children in this community. Too often our younger community citizens, who don't have a voice or purchasing power, lose out against the determination of the environmentalists and the pocketbooks of older, wealthy citizens in our town. How can we expect to cultivate future citizens who care about the local environment and their community, if they are not given opportunities to recreate within it? This being said we cannot expect Snow King to make improvements that greatly benefit kids and other community users of the ski area without providing Snow King a mechanism to recoup the cost of the improvements and the continuing costs of successfully operating the ski area in the winter.

In closing, Snow King's potential as an athletic, educational, and community asset has only slightly been tapped. By approving Snow King's proposed improvements, you will be serving the youth and local families in our town.

Thank you and kind regards,

Rose Strand

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My new email is rosestrand4@gmail.com

From: [Heidi Thompson](#)
To: [Town Council](#)
Subject: Snow King Improvements
Date: Monday, July 06, 2020 3:05:14 PM

Dear Town Council,

I am in support of the new Snow King Resort District master plan. Thank you for considering these improvements for our town.

Sincerely,

Heidi Thompson

From: [molochai twig](#)
To: [Town Council](#)
Subject: zip line commentary for Snow King MountainResort Association
Date: Monday, July 06, 2020 3:51:46 PM

Dear Councillors,

As a recent customer at Snow King, I witnessed some very unprofessional management methods that resulted in injury to a customer. As the Alpine slide is much fun, yet dangerous in regular conditions and extremely dangerous in wet conditions, it was used while the weather was simply not conducive to a safe operation of this activity. I witnessed employees attempting to dry the slide itself with kitchen rags, which can simply not ensure that the operation is safe for the customer. As the weather consisted of a pattern of rain clouds hovering over Jackson all day, the slide was not closed. It was raining most of the day, and eventually a young girl came down and lost control, crashing into the end piece and hurting her foot badly enough that she could not walk alone. Immediately after this an employee came down and hit the tires much too fast after having lost control, flipped over, and luckily landed in his feet instead of his head on concrete. The fact that management kept open an activity while the main danger was prevalent for this operation is simply unacceptable. It is the perfect example of why Snow King Mountain Resort should not have a zipline from the middle of the mountain down to the base of the resort, and rather a much shorter one if any at all. A zipline from the Rafferty mid station to the base, going over the Cowboy coaster, simply seems to be a recipe for a serious if not fatal injury to a customer or employee at some point in the near future. The management of Snow King, while being knowledgeable, simply does not seem to prioritize either their operation by making it safe and attractive, nor do they seem to be aware of their own safety protocols. I strongly urge the council to consider at the very least to put strong safety measures in place for the zipline, as well as strongly encouraging that it be made shorter, and not go to the base of the resort. It is important for the management of this company to realize that to be successful, they should put effort into their current infrastructure and follow their safety protocols.

Thank you for your time,

A concerned customer and Jackson resident.

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Missy Whelan Online Form Submittal: Email the Town Council
Date: Monday, July 06, 2020 10:36:35 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

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.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2084>

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

Subject:: Zip Line

Email Content:: I oppose the zip line proposed for Snow King. This amusement will alter the character of town and have a persistent impact on noise levels.

Your Name:: Missy Whelan

Your Company Name::

Your Phone Number:: 3076905896

Your Email Address:: juliannwhelan@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 7/6/2020 10:36:52 AM
Submitted from IP Address: 184.167.21.244
Referrer Page: <https://www.jacksonwy.gov/256/Mayor-Town-Council>
Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: [Jeff Wogoman](#)
To: [Town Council](#)
Subject: Support For Snow King Master Plan Components
Date: Monday, July 06, 2020 12:03:23 PM

Councilors,

This email is to voice my support for the remaining components of the Snow King Master Plan.

- Construction of Gondola
- Cougar lift moved uphill
- Snowmaking Improvements
- Zip Line

The viability of Snow King as a world class training ground for local athletes hinges on these improvements. No major upgrades or improvements have been made on the west side of Snow King in decades. As a parent of two children who have been part of the JHSC, a healthy and economically viable Snow King is essential to the future of JHSC's vision of building champions for life.

Living in fear of a zipline is petty and honestly somewhat elitist. Believe it or not, there's a segment of the Jackson population that would probably enjoy the addition of another activity in town. Chamonix, Aspen, Verbier, Mont Blanc. All locations with Ziplines and the last I checked the whores and drunks haven't moved in en masse.

The additions that the investors are willing to make to Snow King will provide continued opportunity for the youth of Jackson. Yes, as with anything in life, there are tradeoffs, but I'm willing to accept the totality of the project in exchange for a quality venue that has only been in decline.

Thanks for you time,

Jeff Wogoman
307-690-5923

From: [Matthew Trucco](#)
To: [Town Council](#)
Subject: Snow King Development
Date: Thursday, July 09, 2020 7:07:14 PM

To my representatives. As you consider the fate of Snow King I would like to remind you/us that we reside in the Greater Yellowstone Ecosystem. With this privilege comes the responsibility of stewardship. The choices you make will reach far beyond the immediate. The impact irreversible.

As our town grows it is incumbent upon us to strike a balance between human activity and the wildlife and wild lands we inhabit. Developing the back side of Snow King will displace wildlife, degrade the vegetation , and require an excess amount of town water and resources to sustain a limited ski operation. Any lift improvements on the front side should be placed in a position that will not impinge on the current park. We should take every measure to preserve the "Town Hill". We must also guard against over use of this incredible Ecosystem in Which we reside. Let's take the long View. Thank You for your effort and good luck moving forward. Matt T.

From: [Shane Rothman](#)
To: [Town Council](#)
Subject: Nice and quiet on Snow King
Date: Sunday, July 12, 2020 9:06:42 PM

Dear Mayor and Council,

I just wanted to let you all know how amazingly peaceful it is on Snow King after about 7:30, once all of the customers and employees funnel out. I am so incredibly thankful that the coaster etc is closing at 7pm this summer. Please consider taking an evening stroll out there to beat the heat and the crowds, and you will likely agree that having these easily accessible slopes is perhaps the most priceless benefit of living in this town!

It is currently 8:52, and I cannot imagine hearing hordes of shriekers ruining nights like this for eternity. It's time to draw the line on what is appropriate out there. 7pm closures are still plenty gratuitous, and plenty of local residents would be grateful to know that the "Town Hill" could permanently offer us an ideal escape from our increasingly busy town, roads, trailheads, rivers, and national parks. I sincerely hope that even the SK executives will eventually acknowledge this, and I certainly hope you all will too.

Sincerely,
Shane Rothman(&Whitney Ballard)
980 Snow King Drive

From: [Douglas Vogel](#)
To: [Town Council](#)
Subject: CUP for Snow King expansions and operations
Date: Tuesday, July 14, 2020 1:11:11 PM

Dear Jackson Town Councillors,

I am writing to voice my concern for the expansion and operations efforts now underway for Snow King Resort. I do not support anything other than a very modest Zip Line. I think in the order of 200 yards should be sufficient .

I also am concerned about late evening Gondola service to the proposed restaurant on top. I would think an 8 pm stopping time should also be sufficient.

I am a Wilson resident . I live at 6125 Burcher Rd.

I appreciate being able to voice my concerns about town matters.

Thank You,

Douglas Vogel

From: [Wyoming Stargazing](#)
To: [Town Council](#)
Subject: Snow King CUP
Date: Sunday, July 19, 2020 9:35:17 PM

Dear Jackson Town Council,

Although I was unable to offer live public comment at the last discussion about the Snow King CUP because I needed to get ready for a stargazing program, I have since listened to the recording of that discussion. I feel compelled to respond to two comments that were made during the public comment period concerning light pollution and the proposed observatory on the summit of Snow King that Wyoming Stargazing is supporting.

First, there was a comment made about light pollution to the effect of "that ship has already sailed". That statement is simply not true. The Town of Jackson currently has a similar amount of light pollution as Flagstaff Arizona. Flagstaff is regarded as one of the best Dark Sky Communities in the country. Jackson is a much smaller town in both land area and in population compared to Flagstaff. So, Jackson does have a rather large amount of light pollution for our population size and land area. However, from my house on Redmond Street and from many other locations beginning about a 1/4 mile away from Town Square the central disk of the Milky Way Galaxy is still visible. The Milky Way is only visible in areas that have relatively low light pollution. As you know, Wyoming Stargazing helped to re-write the current Exterior Lighting Standard several years ago. We are in the process of preparing another LDR Amendment Proposal that will update the Exterior Lighting Standard again and help Jackson become a Dark Sky Community. We still have great potential to [Save Our Night Skies](#). That ship has NOT sailed!

Secondly, the future observatory we are proposing on Snow King was called a "fantasy". The facts are that I have regular conversations with Jeff Gollightly as well as occasionally with Max Chapman about the proposed observatory. I last talked with Max Chapman four days ago to discuss the specific equipment that we intend to have at that observatory if we are given approval by the USFS. The observatory is NOT a fantasy. I have worked on that proposal for nearly five years. If given USFS approval as well as your approval to operate the gondola late at night the observatory is going to be built.

So, I would like to ask for your support for late night operational hours of the gondola to provide access to the observatory. We need the gondola to operate until 1am during May - September and until 11pm the rest of the year in order to get our guests up and down the mountain to and from the observatory.

Sincerely,

Samuel

--



Samuel Singer, PhD

he/him/his
Founder and Director of Education

Wyoming Stargazing

PO Box 9584

Jackson, WY 83002

www.wyomingstargazing.org

1-844-WYO-STAR (1-844-996-7827) ext. 3

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From: [lynne becker](#)
To: [Town Council](#)
Subject: ZIPLINE
Date: Monday, July 20, 2020 9:40:34 AM

Do I want to be sitting in my backyard relaxing and dreaming.....
And hearing people coming down the zip line yelling and screaming?
No and definitely no. Not only will the situation be aggravating to all that live around Snow King it will impact animal wildlife. Definitely not the place for a zip line.
Is Snow King a ski area or an amusement park?
Many enjoy the serenity and beauty of the town hill.
Please please please do not make it an unpleasant experience.

From: [Geneva Chong](#)
To: [Town Council](#)
Subject: Snow King CUPs
Date: Monday, July 20, 2020 4:12:48 PM

Dear Mayor and Council Members;

I need to tell you why I almost broke down during my July 6 oral comments regarding the Snow King CUPs. I felt heartbroken by the process. The redevelopment of the Snow King Mountain base area - private and Town public lands including Phil Baux Park, offers a once in a lifetime opportunity for private profit and community benefit. Participating in this process since serving on the Stakeholder group however, shows me that we went in looking at what the applicant wants, and, except for keeping Cougar, that is what is coming out at the end. Worse, the Cougar decision by the applicant was so last minute that there has been no meaningful opportunity for staff or the public to comment on the impact (potentially beneficial) of the gondola base location. Further, there has been no meaningful integration with Parks and Rec staff or the volunteer board. I implore you to at least consider the impacts of late night, early morning operations if the observatory is built and set a limited number of nights for them in the summer outside of Park hours. The observatory is not an overall public benefit as very few members of the community have any chance of going to any events. Please don't forget that at one point the Mountain Community Center concept was a "pink unicorn" and later Jeff Golightly mentioned it (JHN&G) as a community benefit they would like to be part of while at the same time saying keeping Cougar was out of the question and any other replacement for training and racing could not be committed to. In short, whatever you decide despite public and Park and Rec staff and board input, please make it iron-clad for our community. Phil Baux Park and Snow King Mountain are priceless and operates dependent on our public lands. Please don't forget that.

Thank you for all your work for our town.

Best,

Geneva Chong
307-699-0330

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Wes Gardner Online Form Submittal: Email the Town Council
Date: Monday, July 20, 2020 4:20:39 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

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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<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2174>

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

Subject:: Snowking

Email Content:: Dear Mayor and Town Councilors,

Thank you for continuing to take public comment on Snowking's redevelopment proposal.

I have followed this process fairly closely, and I'm shocked at how successful this applicant has been in getting nearly everything they've asked for. Consider: they asked for more zip lines- check. They asked for a 25k sqft restaurant/bar/etc at the summit- check. They asked for a gondola- check. They asked that it land in a public park- for \$3k/month- check. They asked for a complete redeployment of their square footage at the base- check. They asked for a TDM with absolutely no teeth- check. I know there are other things I'm leaving out- backside access, road up the front face, etc. Check, check, check. They have enlisted partners like the ski and snowboard club and Wyoming stargazing who have sent messages urging their membership to write on behalf of the applicant.

Tonight you have one last opportunity to stand up for your community. Please be clear in your refusal to allow the gondola to service patrons of the restaurant/bar after 9pm. Please do what you can to keep the gondola from landing in Phil Baux Park. Please do what you can to limit the noise pollution which will now emanate from what is quickly turning into a summertime amusement park.

We have already missed the opportunity to adopt a meaningful TDM. Please do not miss any opportunities before you tonight to suppress the noise pollution and degradation of the hillside that will come with more zip lines, drinking on the summit, roadway up the front, and gondola based on public land.

Thank you,

Wes Gardner

Your Name:: Wes Gardner

Your Company Name:: Teton Toys

Your Phone Number:: 307-690-4209

Your Email Address:: Tetontoys@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 7/20/2020 4:21:17 PM

Submitted from IP Address: 174.198.135.107

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

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

From: [Mike May](#)
To: [Jonathan Schechter](#)
Cc: [Pete Muldoon](#); [Jim Stanford](#)
Subject: Re: Snow King - public comment in advance of tonight's council meeting
Date: Monday, July 20, 2020 12:53:14 PM

Hi Jonathan,

I hope this finds you well. I wanted to give some time after my public comment to reach out, but as I hear that Snow King is on the docket again I thought it time to check in again.

Something you said in the last TC meeting really resonated with me.....however, it wasn't in regard to Snow King actually.

As the conversation around the transfer of the Virginian's liquor license was swirling you went down the path of how New West is gentrifying so much of our valley. And sadly, it's true. They're applying their vision to town and county without much regard for their neighbors and with a pretty heavy hand.

Like you, I feel it's as striking as it is unfortunate. Which brings me to my point. That is **exactly** what Snow King is attempting to do with their over-sized proposal and plans. They haven't really given an inch here and it's time that they did.....or rather were made to do, as despite what this community had said time and time again, they are still going full bore ahead with a plan that will irrevocably change our valley.

You have the power to hold them to a higher standard for the greater good of Jackson Hole. Please use it to move this plan into a more moderate development. Say NO to a top to bottom zip line, a grossly overbuilt road and operations until 1am that will severely affect surrounding neighbors. Oh, and one thing I didn't touch on in my past public comment. The time for sweetheart lease deals is long over. There is no good reason for those to continue at all given the way the resort operates the leases they hold.

Thanks as always for your time and service. I've CC'd Mayor Muldoon and Councilor Stanford here as I had their emails at the ready, but by all means please feel free to share this with the rest of the team and drop me a call if you'd ever like to discuss live.

Be well.

Mike May
307-690-6939

On Mon, Dec 2, 2019 at 3:33 PM Jonathan Schechter <JSchechter@jacksonwy.gov> wrote:

Hi Mike

Thank you very much for your note and perspectives – deeply appreciated.

Best regards

Jonathan Schechter

From: Mike May <mikesmay14@gmail.com>

Sent: Monday, December 2, 2019 2:13 PM

To: Town Council <electedofficials@jacksonwy.gov>

Subject: Snow King - public comment in advance of tonight's council meeting

Good day, Mr. Mayor and Town Councilors,

I hope this finds you all well this holiday season. Thank you for your service to the town and the greater Jackson community!

I'm writing today to comment in advance of tonight's meeting as I'm guessing there will be a robust comment period and I want to make sure to get my thoughts into the public record.

A number of you know me, but for those who don't, I'm a two-decade+ resident of the valley, and a long-time season pass holder and supporter of Snow King. Like the majority of the valley's stakeholders, I'd dearly like to see Snow King succeed. That said, I don't think the resort needs to be developed to the Nth degree or devolve into a Disney like amusement park to do so. We've been around the issue again and again, so I'll keep this brief.

Development at the resort base and whatever plans are under consideration on-mountain are inextricably linked no matter however piecemeal the process has been. I.e. we've had to exempt the KM-6 parcel in past discussions, while we wrangle about SKRMA and the Forest service tackles potential development on public lands, etc.... It's confusing, to say the least, and as I know you've felt too, it can get frustrating at times.

At the end of the day, I think we all agree. We all want Snow King to succeed. However, any benefits around the Town Hill should be felt town and community-wide and not strictly for resort owners and landowners at the base. As you work through the myriad issues, I simply ask that you hold Snow King towards protecting the high standards we as a community have said we hold dear time and time again - namely our irreplaceable wildlife, scenic resources, and community character values.

I was recently having a conversation with a client that I think is relevant. The discussion

centered on things that would be "nice to have" versus things that we "need to have". Snow King will tell you, as they have often, that they need to have boundary expansion, a network of ziplines and a massive building and lift complex at the top of the mountain. Those things would be nice to have for them, I'm sure, however I'd argue what we NEED as a community is uninterrupted room for our wildlife to freely roam, some sort of revenue stream to help support area ski operations (a functional and enforceable SKRMA anyone?) and a balance between development and recreation that surely exists.

It's no easy task I know, and thanks again for your time and efforts. We can have a ski area that works without overdevelopment and we're counting on this town council and our elected leaders to help guide us to the best solution possible.

Sincerely, Mike May

Jackson, Wyo.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: JULY 23, 2020

SUBMITTING DEPARTMENT: COMMUNITY
DEVELOPMENT

MEETING DATE: JULY 27, 2020

DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

SUBJECT: TOWN OF JACKSON AND SNOW KING MOUNTAIN GONDOLA LEASE
AGREEMENT

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

This item was continued at the July 20, 2020, Regular Town Council meeting following public comment and Council discussion. There will be no further public comment taken at this meeting. There have been minor changes made to the July 20, 2020, staff report for this item, including new information in the Staff Analysis section (in italics) regarding Condition #9 of the Master Plan and other Associated Agreements.

REQUESTED ACTION

For Town Council to consider entering into a Lease Agreement with Snow King Mountain to locate a proposed Snow King Mountain privately owned and operated gondola and other associated improvements on Town owned property best described as a portion of Phil Baux Park and the Town Mountain Tract.

BACKGROUND

The Town and Snow King Mountain have been in a lease agreement for private improvements (Cougar Lift, pump station, towers, etc.) on Town property for some time. The current lease terms were renegotiated once during the lease term to address financial challenges facing the applicant at that time. The proposed lease would replace all current leases.

Staff provided an overview of the lease and associated Conditional Use Permit requests at the June 15, 2020 Town Council Workshop. This item was continued at the July 6, 2020, regular Town Council meeting due to lack of time on the agenda. There have been minor changes made to the staff report since the July 6, 2020 report.

PROJECT DESCRIPTION

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 ANALYSIS

Master Plan Condition #9

The Snow King Resort Master Plan condition #9 contains a requirement that a gondola lease agreement be signed by August 1, 2020. The condition reads as follows:

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 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.

Staff finds that both parties have proceeded in good faith to meet the August 1 deadline but due to timing constraints related to COVID-19 this may not be possible. Staff recommends the best way to address this condition is to continue to work to come to an agreement on the gondola lease by the August 1, 2020 deadline. Staff finds that this may mean an agreement in principle with both parties agreeing to the overall structure of the lease without it being finalized and executed until a later date. In addition, staff is recommending that a modified condition be added to both the Gondola CUP and Zipline CUP to address the requirements contained in Master Plan condition #9 going forward for both parties. The recommended condition would read as follows:

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 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.

Associated Agreements

Based upon discussion by Council at the July 20 meeting staff has continued to work on the other associated agreements with Snow King Mountain specifically as follows:

- *Facility and Use Agreement for Phil Baux Park*
 - *This will cover the use of the park for the tube hill and other temporary uses*
- *Facility Lease Snow King Center*
 - *This will cover leasing a portion of the Snow King Center to Snow King Mountain*

Staff notes that similar agreements have also been requested by or identified by the Town for Center Management Inc. (CMI). Staff will continue to work with all parties in a timely manner to understand the interrelatedness of the agreements and to complete all required documents. The specific timing of negotiating these agreements with all parties, final execution, and/or agreement in principle of agreements will be dependent on many factors with Town Council providing all final direction on content and timing.

Staff is working with the applicant on a draft lease agreement for 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.
 - 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.**

- 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.
- 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.**

- 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**

Key Issue

Specifically, at this time staff asks that Council provide discussion and input on Article 3, regarding the Rent Amount. Since the June 15, Town Council workshop staff and the applicant have revised the Rent Amount section to include a Monthly Base Rent (\$3,000.00) that will increase annually based upon CPI and a requirement that the applicant pay for the completion of Phil Baux Park, Phase 1 improvements with no requirement for Supplemental Rent. The phase 1 improvements that would be paid for by and/or completed by the applicant would generally include re-grading, removal of ballfield and associated improvements, sodding, irrigation, curb and gutter, sidewalks, etc. as generally shown below. Staff has also included below the overall Phil Baux Park Re-development Master Plan for Council reference.



Phase 1 – Landscaping of Phil Baux Park



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?
- Is Council supportive of requiring the applicant to pay for and/or to construct phase 1 of Phil Baux Park improvements as described instead of providing credit for improvements made to the public park and/or the provision of public commonly used infrastructure provided by the tenant against the lease requirements?
- 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.?

PUBLIC COMMENT

Staff has compiled all public comment letters to date on this item and the associated Conditional Use Permits and attached them to this report. There has been extensive public comment related to the future of Snow King over the past many years.

LEGAL REVIEW

Ongoing as required.

ATTACHMENTS

None

RECOMMENDATIONS / CONDITIONS OF APPROVAL

None

SUGGESTED MOTION

I move to direct staff to finalize the draft lease agreement between the Town of Jackson and Snow King Mountain as outlined in this report based upon the direction provided at this meeting as follows:

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