

TOWN COUNCIL PROCEEDINGS

JULY 27, 2020

JACKSON, WYOMING

The Jackson Town Council met in special session in the Council Chambers of the Town Hall located at 150 East Pearl at 2:04 P.M. Upon roll call the following were found to be present:

TOWN COUNCIL: *In-person*: Jim Stanford. *via Webex*: Mayo Pete Muldoon, Vice-Mayor Hailey Morton Levinson and Arne Jorgensen. Jonathan Schechter was absent.

STAFF: Larry Pardee, Lea Colasuonno, Tyler Sinclair, Zolo, Roger Schultz, Johnny Ziem, Steve Ashworth, and Sandy Birdyshaw.

Item P19-242, P20-128, -129: Conditional Use Permit for Snow King Gondola, Zip Line, and Snow Making Pump House. Tyler Sinclair made staff comment on today's review of three Conditional Use Permits (CUP) requested by Snow King Mountain Resort. Discussion was held on Item A – P19-242 Gondola, Cougar Lift, and Lighting. The applicant was requesting a Conditional Use Permit for Outdoor Recreation Use to construct and operate a detachable aerial tramway, '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. 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 primarily service night-skiing and ski racing. The proposed gondola station will contain a small plaza to accommodate the loading and unloading of guests and 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. The subject parcel is approximately 7.6 acres 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 lot, and the 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. Steve Ashworth made staff comment.

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, a motion was made by Jim Stanford and seconded by Arne Jorgensen 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 departmental reviews attached to this staff report dated July 23, 2020 [*prepared dated*], and conditions of approval one through three and five through eight as listed in the staff report plus the five new conditions as discussed today and read by the Community Development Director.

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. 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.
5. 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.
6. 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.
7. 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.

- 9. The applicant shall revise the site plan to include a required pedestrian access from the Snow King Center to the gondola plaza and ticketing area.
- 10. The Operational Plan shall be amended to require access to the gondola, and parking for organized groups with advanced purchase of tickets including commercial vehicles to be taken from Sub-area #2 (KM6 parcels) and the Snow King Center parking areas and plaza.
- 11. The restaurant and associated amenities at the summit hours of operation shall be no later than 10:00 pm in the summer and 9:00 pm in the winter for general use of the restaurant and events. The gondola may run for 1 hour after closing of these facilities to accommodate staff and closing operations.
- 12. The Town is supportive of the proposed observatory. The applicant shall be required to amend the Conditional Use Permit to accommodate gondola hours of operation to accommodate the observatory use at a later date.
- 13. Applicant shall provide an improved pedestrian access from the east to west side of the resort prior to development as part of the Shared Parking Agreement required pursuant to the Master Plan. The trigger for construction shall be determined by the Town as part of the Transportation Demand Management monitoring requirement of the Master Plan

Mayor Muldoon called for the vote. The vote showed 4-0 in favor, with Schechter absent. The motion carried.

Discussion was held on the request for 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. The subject parcel is approximately 5.3 acres 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 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 motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to continue the Snow King CUP items to the Town’s regular meeting on August 3, 2020. Mayor Muldoon called for the vote. The vote showed 3-1-0 in favor, with Stanford opposed and Schechter absent. The motion carried.

Item P19-242: Snow King Mountain and Town of Jackson Gondola Lease Agreement. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to continue the Snow King lease item to the Town’s regular meeting on August 3, 2020. Mayor Muldoon called for the vote. The vote showed 4-0 in favor, with Schechter absent. The motion carried.

Adjourn. A motion was made by Arne Jorgensen and seconded by Hailey Morton Levinson to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed 4-0 in favor, with Schechter absent. The motion carried. The meeting adjourned at 4:38 p.m. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk