

AGENDA
Planning and Zoning Commission
April 16, 2025 – REGULAR MEETING
5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 8:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled Planning Commission meeting.

ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at planning@jacksonwy.gov

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

<https://us02web.zoom.us/j/83738297980?pwd=n8qQmSCCG7aKHC1bghauJg9jIAmCbg.1>

Join at [Zoom.com](https://zoom.com) with Webinar ID 837 3829 7980; Password: 83001

NOTICE

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - I. April 2, 2025 Planning Commission Meeting Minutes
4. MATTERS FROM THE PUBLIC
5. NEW BUSINESS
 - I. P24-168, P24-174, & P24-175: Snow King Lots 53, 57, & 58
Development Plan
Tyler Valentine
6. MATTERS FROM THE COMMISSION
7. MATTERS FROM STAFF
8. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
April 2, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on April 2, 2025, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 pm. This meeting was held via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Anne Schuler, Steph Wise, and Laura Bonich appeared via Zoom.

STAFF: Paul Anthony, Katelyn Page, Mary Tippetts

APPROVAL OF MINUTES:

A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to approve the March 19, 2025 Joint Town & County Planning Committee Special Meeting minutes. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

PLANNING COMMISSION:

I. ITEM P24-168, 174, & 175: Snow King Lots 53, 57, 58 Development Plan

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Wise move to continue Item P24-168, 174, & 175 to the Planning Commission Meeting on April 16, 2025 for the Development Plan at Snow King Lots 53, 57, & 58. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

II. ITEMS P24-171 & 172: Sketch Plan and Hillside Conditional Use Permit at 1400 and 1450 S. Highway 89

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Wise to move to continue Items P24-171 & 172: Sketch Plan and Hillside Conditional Use Permit at 1400 and 1450 S. Highway 89 to a future Planning Commission meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

The Indicator Report will go to in front of the JIM on Monday, April 7, 2025. There is a contractor licensing appeal in front of Town Council on April 9, 2025.

ADJOURN: A motion was made by Commissioner Schuler and seconded by Commissioner Wise to adjourn the meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 5:42 pm.

minutes:mt

STAFF REPORT



Meeting Date:	April 16, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175)	Public Comment:	Yes

***The applicant used their one-time continuance according to LDR Section 8.2.14.D.4.a. to continue this item from the March 5, 2025, Planning Commission.**

Purpose & Policy Considerations.

A Development Plan is required in the Snow King Planned Resort District by the Snow King Master Plan for all new development and thus a Development Plan is required to develop Lots 53, 57, & 58.

Requested Action.

The applicant, Northworks Architects, is requesting approval for three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 guests (APOs), 110,897 sf of above-ground habitable, 175,876 sf total gross square footage (includes basements and non-habitable areas), 60 market short-term rental condominiums, and 12 affordable deed-restricted condominiums within four buildings that each have underground parking. Below is a summary of each lot:

- **ITEM A (P24-168):** The applicant proposes a new three-story, 42,314 sf (habitable) condominium building that consists of 26 market condominium units, 7 affordable deed-restricted condominium units, and 57 parking spaces with a basement parking garage on Lot 53 (553 Upper Snow King Loop).
- **ITEM B (P24-174):** The applicant proposes two new three-story condominium buildings – one 18,552 sf (habitable) and another 25,126 sf (habitable) - that consist of 22 market condominium units, 5 affordable deed-restricted condominium units, and 41 parking spaces within basement parking garages on Lot 57 (510 Upper Snow King Loop).
- **ITEM C (P24-175):** The applicant proposes a new three-story, 24,905 sf (habitable) condominium building that consists of 12 market condominium units and 19 parking spaces with a basement parking garage on Lot 58 (725 Upper Snow King Loop).

Key Policy Questions.

1. Does the Planning Commission find that the proposed buildings are generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge?

Recommendations.

ITEM A (Lot 53) (P24-168): The Planning Director recommends **approval** of a Development Plan for a new three-story, 42,314 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated April 16, 2025, and the following conditions:

1. Prior to Town Council review, the applicant shall revise the floor plans and project narrative to provide the type and method of affordable housing to be consistent with the analysis in this staff report.
2. Prior to Town Council review, the applicant shall revise the required EVSE-capable and installed parking spaces to be consistent with the analysis in this staff report.

3. Prior to Town Council review, Lot 53 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
4. As part of the building permit submittal, the landscape plan shall ensure that all new Quaking Aspen trees planted north of the building are at least 18' tall and planted at a one-to-one ratio to those trees removed from this same area.
5. Within 18 months of Development Plan approval, a building permit for Lot 53 shall be submitted, and each subsequent building permit shall be submitted within 18 months of completion of the prior building permit. Failure to comply with these deadlines will result in the Development Plan expiring.

ITEM B (Lot 57) (P24-174): The Planning Director recommends **approval** of a Development Plan for two new three-story, condominium buildings with a basement, one 18,552 sf and another 25,126 sf, located on Lot 57 (510 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated April 16, 2025, and the following conditions:

1. Prior to Town Council review, the applicant shall revise the floor plans and project narrative to provide the type and method of affordable housing to be consistent with the analysis in this staff report.
2. Prior to Town Council review, the applicant shall revise the required EVSE-capable and installed parking spaces to be consistent with the analysis in this staff report.
3. Prior to Town Council review, Lot 57 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
4. Prior to building permit submittal, the applicant shall work with adjacent property owners and SKRMA with the intention to install the section of sidewalk identified in this staff report that runs along the west side of Upper Snow King Loop and connects Lot 57 to the existing sidewalk adjacent to the Grand View Lodge parking lot.
5. Prior to Town Council review, the applicant shall revise the site plan and landscape plan for Lot 57 to include additional landscaping and trees (at least 18' tall) in front of the northeast section of the south building and remove the vehicular turn-out and replace it with additional landscaping and trees (at least 18' tall). In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.
6. Within 18 months of Development Plan approval, a building permit for Lot 57 shall be submitted, and each subsequent building permit shall be submitted within 18 months of completion of the prior building permit. Failure to comply with these deadlines will result in the Development Plan expiring.

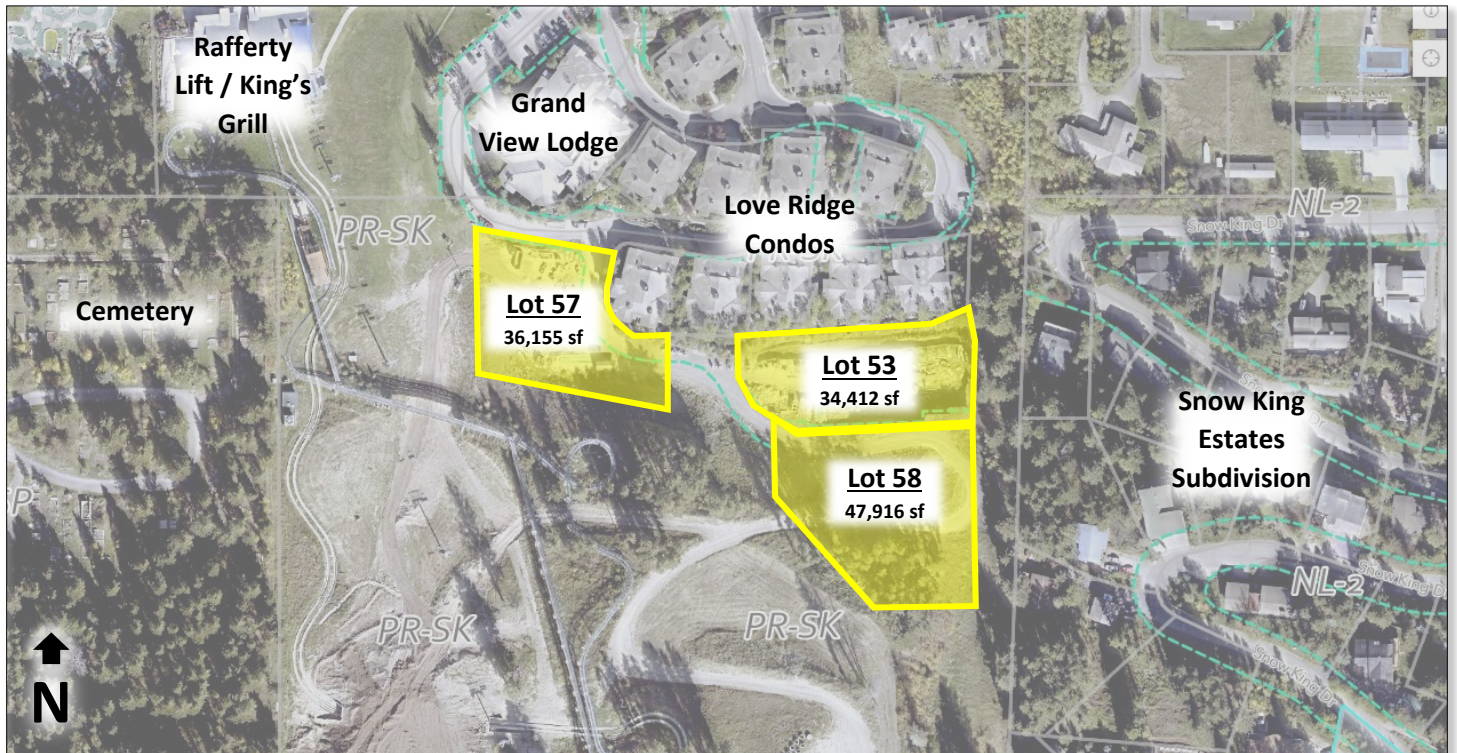
ITEM C (Lot 58) (P24-175): The Planning Director recommends **approval** of a Development Plan for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated April 16, 2025, and the following conditions:

1. Prior to Town Council review, the applicant shall revise the floor plans and project narrative to provide the type and method of affordable housing to be consistent with the analysis in this staff report.
2. Prior to Town Council review, the applicant shall revise the required EVSE-capable and installed parking spaces to be consistent with the analysis in this staff report.
3. Prior to Town Council review, Lot 58 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.

4. Within 18 months of Development Plan approval, a building permit for Lot 58 shall be submitted, and each subsequent building permit shall be submitted within 18 months of completion of the prior building permit. Failure to comply with these deadlines will result in the Development Plan expiring.
5. Because the required affordable housing generated from Lot 58 will all be located on Lot 53, a Certificate of Occupancy for Lot 58 shall not be issued until Lot 53 receives its Certificate of Occupancy.

Project Location.

The properties are located at 553 Upper Snow King Loop (LOT 53, GRAND VIEW LODGES 2ND ADDITION), 510 Upper Snow King Loop (LOT 57, GRAND VIEW LODGES 2ND ADDITION), and 725 Upper Snow King Loop (LOT 58, GRAND VIEW LODGES, THIRD ADDITION). An aerial photo is shown below on the following page:



Background/Project Description.

Background

On December 18, 2000, the Jackson Town Council adopted the Snow King Planned Resort District Master Plan (Master Plan). This Master Plan encompasses an area of 62 acres. Pursuant to the plan, there can be 915,000 square feet for above-ground uses and 2,460 lodging APOs. On April 6, 2020, the Town Council amended the Master Plan (P19-201), but there were no changes to the total allowed square footage, APOs, or the allowed uses. One change that did occur was reconfiguring the Master Site Plan from multiple smaller buildings scattered further up the hillside to what is shown today which is one building per lot located farther downhill and closer to Love Ridge and Grand View Lodge. In addition, Lots 53, 57 & 58 used to be located in Sub-Area 4 but were shifted to be part of Sub-Area 3. These site planning efforts were made to locate buildings in more practical locations with generally flatter slopes even though these lots do have some of the steepest slopes within the Master Plan.

The Master Plan is separated into six sub-areas. The proposed project is part of Sub-Area 3, which includes the Grand View Lodge and Conference Center, Grand View & Love Ridge Condos, Simpson Patent Condos, and Lots

53, 57, & 58. All building floor area and APOs developed in Sub-Area 3 shall be deducted from the total building floor area and APO units allowed within the Master Plan. The Master Plan serves as the Sketch Plan for all development projects within the Resort Boundary, and thus the application for a Development Plan for each lot is appropriate at this time. All developments within the Master Plan are reviewed for compliance with the Master Plan and not the Land Development Regulations (LDRs). However, any standards that are not in the Master Plan automatically revert back to the LDRs. All projects within the Resort are first reviewed by the Snow King Resort Master Association (SKRMA) for compliance with the Master Plan. This project received approval from SKRMA on August 19, 2024 (approval letter attached).

Lots 53, 57, and 58 are vacant lots situated adjacent to each other and located due south (uphill) of Grand View Lodge and Love Ridge Condos. Although the majority of Lots 53 and 57 are relatively flat due to previous man-made grading activities, portions of Lot 57 have man-made slopes above 50%. Lot 58 has the least amount of man-made disturbance, aside from the access/utility road that bisects through the middle and has slopes well above 50%. All three lots are accessible by vehicle only from Upper Snow King Drive, which is a private road owned and maintained by SKRMA. After Lots 53, 57, and 58 are developed, the remaining development to occur within the Master Plan is the development of the KM6 parcel at 330 E. Snow King Avenue and the expansion of the Snow King Hotel and employee housing at 400 E. Snow King Avenue.

Project Description

The applicant is requesting approval of three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 APOs, 110,897 sf of above-ground habitable, 175,876 sf total gross square footage (includes basements, underground parking, and other non-habitable areas), 60 market short-term rental condominium units, and 12 affordable deed-restricted condominium units. All buildings have daylight basement parking garages that provide a total of 117 parking spaces for the development. Lot 53 is the only building to include units within the daylight basement level. Access to all three lots will be taken from Upper Snow King Loop, which is a private road maintained by SKRMA that dead-ends between Lots 53 and 58. The attached submission packet provides detailed information on the proposed project - site plan, architectural and building elevations, floor plans, landscaping, etc. Below is a breakdown of development on each lot:

Lot 53

- One 53'-10¼" tall, three-story building totaling 104 APOs, 42,314 sf above ground habitable & 71,705 sf gross square footage (includes basement parking garage and basement habitable)
- Basement (57 parking spaces + 7 affordable units)
- 26 short-term rental condominium units – 42,314 sf
- 7 affordable deed-restricted employee housing units – 4,906 sf

Lot 57

- Two, three-story buildings totaling 88 APOs, 43,678 sf above ground habitable & 69,322 sf gross square footage (includes basement parking garage and basement habitable)
- North building (57'-8¼" tall):
 - Total of 18,552 sf above ground habitable & 32,005 sf gross square footage
 - Basement (19 parking spaces)
 - 10 short-term rental condominium units – 18,552 sf
 - 4 affordable deed-restricted employee housing units – 3,719 sf
- South building (55'-½" tall):

- Total of 25,126 sf above ground habitable & 37,317 sf gross square footage
- Basement (22 parking spaces)
- 12 short-term rental condominium units – 25,126 sf
- 1 affordable deed-restricted employee housing unit – 726 sf

Lot 58

- One 54'-8½" tall, three-story building totaling 48 APOs, 24,905 sf above ground habitable & 34,849 sf gross square footage (includes basement parking garage and basement habitable)
- Basement (19 parking spaces)
- 12 short-term rental condominium units – 24,905 sf

Staff Analysis.

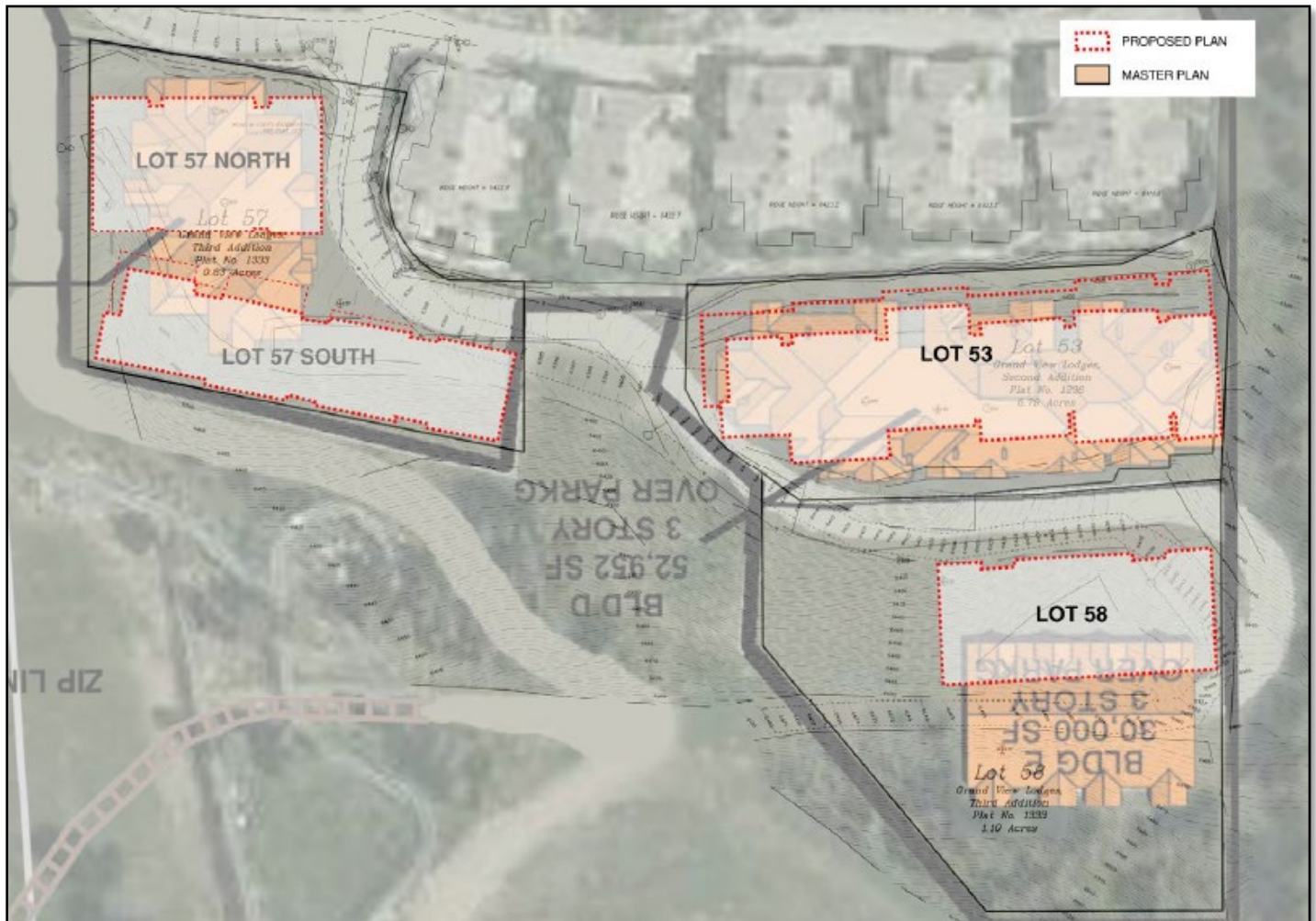
As stated above, the proposed project shall be reviewed for compliance with the Master Plan. However, any standards not addressed in the Master Plan revert to the LDRs (i.e., bike parking, EVSE parking, snow storage, etc.). Below staff has provided a review for each project as it relates to each applicable chapter in the Master Plan. In addition, a link to the complete Master Plan under the Attachments section of this report has been provided. Although these developments are being reviewed under one staff report, the applicant is proposing three separate Development Plans, each of which has their own Master Plan review and findings.

In general, the Master Plan provides a great deal of flexibility and includes far less prescriptive standards compared to the LDRs. This means that interpreting the Master Plan is more subjective in nature, allowing increased architectural freedom to design new buildings, while still emphasizing the need for new development that relates to the existing buildings and overall character. A main theme in the Master Plan – at least as it relates to reviewing for compliance – is focused on compatibility with the existing surrounding development, both in design, open space/landscaping, and pedestrian experience, along with compatibility with the hillside. An important consideration is that from a visual impact standpoint, the proposed developments are within a privately owned Master Plan district, and these buildings will not be visible from Town streets, except partially visible from a few properties along Snow King Drive. Nearly all direct visual impacts would be toward the Love Ridge Condos and Grand View Lodge developments directly to the north. As it relates to the Master Plan's vision for development on Lots 53, 57, & 58, buildings are intended to be larger in bulk and scale than the existing Love Ridge Condos and Grand View Lodge. With that acknowledgement, a main focus for Lots 53, 57, & 58 is how they interface with these existing surrounding developments, specifically the pedestrian experience and landscaping, the spaces and distances between buildings, and how the design, architecture, and materials relate to one another.

Master Site Plan (pages 39-43 of the Master Plan)

The conceptual Master Site Plan chapter provides an overview of how the overall Resort circulation (both pedestrian and vehicular) will function. The conceptual Master Site Plan(s) is broken into two portions, one for the summer season and one for the winter season, showing overall circulation and the relationship of the building envelopes to the outdoor recreation areas described in the plan. More specifically, the chapter then divides the Resort into individual sub-areas and describes the proposed building envelope locations, outdoor recreation areas, and how these allowed uses relate to each other within the sub-area and within the Master Site Plan as a whole. The building envelope locations depicted in the conceptual Master Plan are not intended to be exact but rather serve as a guideline for where future development could generally occur. The idea is that the conceptual building envelopes would work in conjunction with other Master Plan standards to ensure that new developments interface properly and consistently with surrounding buildings. Specifically for Sub-Area 3, Lots 53, 57, & 58 have no setback requirements, and although the conceptual Master Site Plan shows one building per lot (shown below), the Master Plan allows the development of multiple buildings per lot. Below is

a visual of the conceptual Master Site Plan with conceptual buildings (in orange) and the proposed building locations (dotted red line):



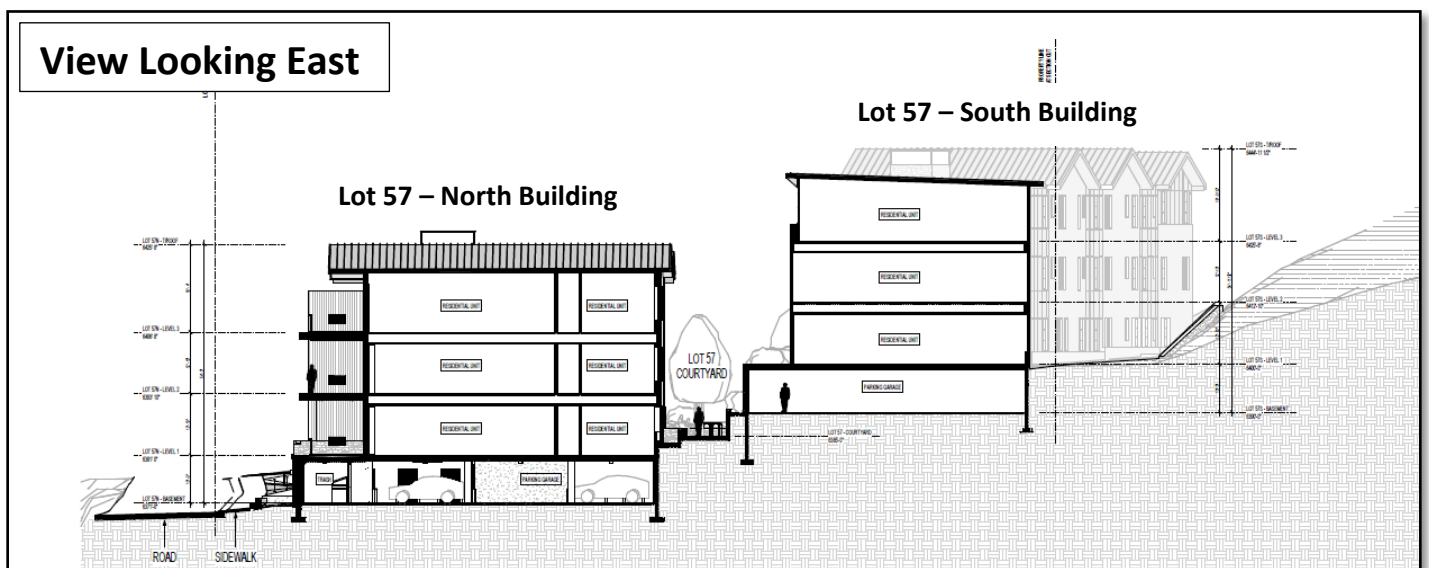
Of the three lots, staff finds that Lot 53 is most consistent with the conceptual Master Site Plan. The proposed basement footprint and upper levels include variations of push and pull along the north side of the building that are generally consistent with the building shown on the conceptual Master Site Plan. The push and pull help provide architectural breaks and relief, which are generally consistent with the architectural push and pull on the Love Ridge Condos to the north. Additionally, to address the transition between the existing Love Ridge Condos to the north, the proposed building provides space for adequate landscaping that will help minimize visual impacts to the extent possible. Overall, staff finds that Lot 53 is generally consistent with the conceptual Master Site Plan and finds that the proposed building location is appropriate for this lot.

Staff finds that the proposed building on Lot 58, which is located farther downhill (north) than the building shown on the conceptual Master Site Plan, is appropriate because Lot 58 is the steepest of the three lots and shifting the building farther downhill reduces hillside disturbance by decreasing the length of road needed to access it. The building shape is also more of a rectangle and better aligns with the contours of the hillside compared to the building shown in the conceptual Master Site Plan which is more of a square. Staff questions why the original building was shown so high up the hillside where the slopes are steepest, but as previously stated, the conceptual Master Site Plan was not intended to determine the exact location of future development. Additionally, shifting the building further downhill reduces visual impacts from adjacent

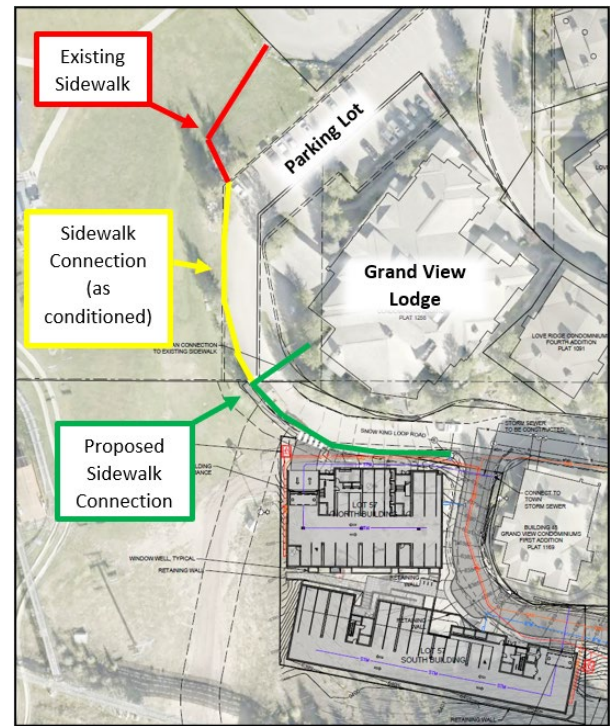
neighborhoods, namely Snow King Estates to the east. Overall, staff finds that Lot 58 is generally consistent with the conceptual Master Site Plan and finds that the proposed building location is appropriate for this lot.

Amongst the three lots, Lot 57 deviates the most from the conceptual Master Site Plan, specifically because two buildings are proposed instead of one, and because the south building is pushed up against the southern property line and extends nearly to the eastern boundary, which is not explicitly prohibited but was not anticipated by the Master Plan. Although different from the conceptual Master Site Plan, this lot has no setbacks or limits on the number of buildings. The building shown for Lot 57 in the conceptual Master Site Plan illustrated one example of how a building could be situated, knowing it would need to step up the hillside and fit into the surrounding character. While stepping up the hillside can be accomplished in a single building design, multiple buildings can also accomplish the goal of stepping up the hillside, which is what the applicant has proposed. Page 86 of the applicant's submittal shows an east-looking section that demonstrates the stepping up the hillside with two buildings (visual provided below for reference). The proposed two-building plan also provides a visual break between the north and south buildings, allowing views and light to pass through the development from east to west.

Regarding the location of the south building on Lot 57, staff acknowledges that the Master Plan designated development rights on this lot with the understanding that future development would involve significant hillside disturbance due to the existing man-made steep slopes. And given that there were no assigned setbacks or limits on the number of buildings, buildings on Lot 57 can be located as proposed provided the design complies with all other applicable standards in the Master Plan (e.g., Design Guidelines, FAR, LSR, etc.) and is in character with the existing surrounding development. Staff do have character-related concerns over the northeast portion of the south building because it is located close to the road, which creates a canyon effect that is not in character with the surrounding developments. This topic is discussed further under the Dimensional Limitations Plan section. However, staff has added a condition of approval requiring the applicant to make design and site plan changes prior to Town Council review that are geared at reducing the bulk and scale and improving the character of this section of the south building. Overall, staff finds that as conditioned, Lot 57 is generally consistent with the proposed building envelope location described in this chapter of the Master Plan for Sub-Area 3.



In addition to the building locations as discussed above, page 42 of the Master Site Plan identifies existing and proposed sections of pedestrian circulation. According to the Master Plan, a sidewalk connection is identified along the west side of Upper Snow King Loop that connects the subject properties to the parking lot adjacent to Grand View Lodge and Snow King Hotel. Currently, the applicant is proposing new sidewalks that merge along Upper Snow King Loop but stop short of the intended connection to the parking lot and instead connect pedestrians into the vehicular courtyard of Grand View Lodge. Although the Master Plan does not specify the exact pedestrian improvements required at the time of developing each lot, staff finds that the applicant needs to work with adjacent property owners and SKRMA to extend the sidewalk farther downhill along the west side of Upper Snow King Loop and connect it to the existing sidewalk adjacent to the Grand View Lodge parking lot. The visual to the right shows the existing sidewalk (red), proposed sidewalk (green), and sidewalk connection identified in the Master Plan (yellow). Staff finds that this improvement should be installed as part of this development because it serves as the primary pedestrian connection downhill, otherwise, this section of sidewalk might need to wait to be installed as part of the Snow King Hotel expansion sometime in the future. However, because this development will likely be a primary user of this sidewalk section, it makes more sense to make this downhill connection now, versus requiring the Snow King Hotel to make an uphill connection later. With that said, staff acknowledges that the proposed connection is off-site and staff's condition only requires the applicant to work with adjacent property owners and SKRMA to install this section of sidewalk.



Land Use Plan (pages 44-53 of the Master Plan)

The Land Use Plan and its associated land uses are divided into two broad categories: 1) uses allowed within building envelopes and 2) uses allowed outside the building envelopes. Staff finds that the proposed short-term rental condominiums and affordable workforce condominiums are allowed uses within the Sub-area 3 building envelopes.

The Land Use Plan also includes an example development table to describe the anticipated allocation of square footage and uses by sub-areas in order to calculate impacts such as traffic, parking, employee housing, and utilities at the master plan level. The Master Plan states that the example development table represented only a sample illustration of a possible Master Plan buildout and that precise areas dedicated to each use would be defined at the time of individual Development Plan review. With that said, staff finds that the proposed applications for Lots 53, 57, and 58 are consistent with what was illustrated in the example development plan based on the following analysis of square footage and APOs:

- The Master Plan approved a total of 915,000 sf for above-ground uses in the Resort area. Thus far 334,675 sf have been used, leaving 580,325 sf remaining to be used. The example development table contemplates 252,000 sf for Sub-Area 3, and since Love Ridge Condos and Grand View Lodge have used 143,655 sf, 108,345 sf remains for Lots 53, 57, & 58. The applicant is proposing 110,879 sf, which is 2,534 sf more than the example development table, but is allowed because the Master Plan did not allocate exact floor areas and APOs per sub-area but rather provided examples. Development rights have been privately sold and transferred throughout the Master Plan's history and determining what can be built in each sub-area is determined at the time of Development Plan review. Staff has no concerns over the

proposed square footage and finds that the remaining square footage of 469,428 sf would allow for the remaining sub-areas (Sub-Area 1 and Sub-Area 2) that still have development rights to develop consistent with what was contemplated in the Master Plan.

- Regarding APOs, the Master Plan approved a total of 2,460 APOs in the Resort area. Thus far 824 have been used, leaving 1,384 APOs remaining to be used. The example development table contemplates 700 APOs for Sub-Area 3, and since Love Ridge Condos has used 280, 420 APOs are remaining for Lots 53, 57, & 58, and the applicant is proposing 240 APOs. Thus, staff finds that the applicant's proposed APOs comply with the Master Plan. Staff also notes that the remaining APOs after Lots 53, 57, & 58 are developed (i.e., 1,144 APOs remaining) would allow for the remaining sub-areas (Sub-Area 1 and Sub-Area 2) that still have development rights to develop APOs consistent with what was contemplated in the Master Plan.

Design Guidelines (pages 54-65 of the Master Plan)

The Master Plan provides a completely separate set of conceptual Design Guidelines from the Town Design Guidelines that apply throughout Town outside of the Resort area. The Master Plan requires that SKRMA review and approve all new developments for consistency with the Master Plan-specific design guidelines prior to Development Plan submittal. The applicant has provided a letter (attached in submittal) confirming that the proposed development on Lots 53, 57, & 58 was reviewed and approved by the SKRMA Board of Directors. In addition, since the 2019 Master Plan Amendment, the Master Plan now also requires that the Town Design Review Committee (DRC) review all new developments for consistency with the Master Plan-specific design guidelines. The DRC reviewed the proposed development of each lot on June 12, 2024, and recommended approval to the Town Council. Below is a 3D contextual rendering of the proposed developments that also show the existing Love Ridge Condos:



After reviewing the proposed development of Lots 53, 57 & 58, staff finds that all proposed buildings comply with the general purposes and conceptual architectural Design Guidelines that govern the Master Plan. In general, the main theme of the conceptual Design Guidelines is striking a balance between control and creativity, to encourage flexibility and creative design on newer buildings while maintaining a sense of

cohesiveness and character with existing development. In considering the cohesiveness and character with existing development, the Love Ridge condos and Grand View Lodge developments play a large role due to their proximity to the subject properties. These existing buildings also served as general guidance for the applicant's use of exterior materials (i.e., stone base, wood siding, etc.), generous deck and balcony spaces, gable roof forms, and large roof overhangs. However, some of the proposed roof forms include reverse shed roofs at the bookends of each building that extend upward, which is not consistent with roof forms at Love Ridge Condos or Grand View Lodge that have hip and gable-style roofs that "waterfall" downward. However, such shed roof forms are not explicitly prohibited, and the applicant's inspiration for them came from the "butterfly" shed roofs on the Raftery Lift / King's Grill building located just northwest of these subject properties. Although the proposed buildings are larger in bulk and scale compared to the adjacent Love Ridge Condo buildings, the Master Plan permits Lots 53, 57 & 58 allow to have three stories over basement, includes no height limit, and contemplates larger buildings based on the example development table in the Master Plan. Overall, staff finds that the proposed development of Lots 53, 57 & 58 complies with the conceptual Design Guidelines.

Dimensional Limitations Plan (pages 66-100 of the Master Plan)

The Dimensional Limitation Plan specifies the dimensional limitations necessary to achieve the overall design theme in the Master Plan and includes floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etc. Below are the specific standards that apply to Lots 53, 57, & 58, which the applicant is complying with, as conditioned:

Standard	Requirement	Lot 53	Lot 57	Lot 58	Complies?
Setbacks	N/A	N/A	N/A	N/A	Yes
LSR (min)	10%	20% LSR 7,245 sf	17% LSR 6,500 sf	57% LSR 27,401 sf	Yes
FAR (max)	<u>Blended FAR</u> Sub-Areas 1-5 = 0.40 x +/-2,700,000 sf (site area) = 1,080,000 sf Sub-Areas 1-4 = 0.60 x +/-2,400,000 sf (site area) = 1,440,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Yes*
Lodging Capacity (max)	240 APOs for Lots 53, 57, & 58	104 APOs	88 APOs	48 APOs	Yes
Allowed Bulk	One or multiple buildings	1 building	2 buildings	1 building	Yes
Height (max)	N/A	N/A	N/A	N/A	Yes*
Stories (max)	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement	Yes

*Floor area in the Master Plan can be shifted from site to site provided that any additional floor added to a site beyond what was contemplated in the Master Plan still results in a project that complies with the intent of the Master Plan and any other applicable standards.

In addition to the prescriptive standards above, page 70 of the Master Plan provides "Specific Considerations Related to Sub-Area 3" which addresses the bulk, scale, and character of future development of lots 53, 57, & 58 related to existing surrounding development. This specific language (shown below) parallels language in the

Master Plan Design Guidelines that new development needs to consider the character of existing surrounding developments, namely Love Ridge Condos and Grand View Lodge.

“The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums. Parking is to be primarily provided on-site and generally consistent with neighboring development. Active uses, such as retail and services, are permitted on the lower two levels, with lodging, residential or office on upper floors. The minimum landscape surface ratio for these lots is 10%. Sketch plans for buildings on lots 53 and 57 are included with this Master Plan. Both of these buildings were previously approved for construction by the Jackson Town Council. Additional landscape screening around these buildings will be included at the time of development plan submittal for these buildings. At the time of development on any additional lots within this sub-area the developer will be required to provide alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage and other best practices associated with this connection. Plans for lot 58 must ensure compatibility with the neighborhood to the east at the time of development plan including but not limited to additional landscape screening and architectural design that best incorporates the building into the hillside.”

When considering whether the proposed buildings fit with the bulk, scale, and character of the existing Love Ridge Condos and Grand View Lodge, there must be an understanding that Lots 53, 57, & 58 generally allow for larger buildings than the Love Ridge fourplexes based on the floor areas and APOs that were contemplated in the Master Plan. In addition, a theme among all four proposed buildings is the daylight basements, which are allowed, but give the appearance of four stories on certain elevations, and the applicant purposely stepped back the upper levels to help provide visual relief. Staff mentions this theme throughout the proposed development because it is similar to the theme of the 15 Love Ridge Condo buildings, which all have the same design style and were built at the same time. Below staff have provided a review of each lot for consistency with the Specific Considerations Related to Sub-Area 3:

- **Lot 53** – Staff finds that the proposed building is generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. The proposed above-grade habitable square footage of 42,314 sf is over 10,000 sf smaller than what is shown on the conceptual Master Site Plan, which shows a building with 52,952 sf of above-ground habitable. Although the proposed building is much larger than the 15 Love Ridge Condo buildings, each around 8,000 sf (above-grade habitable), the proposed vertical and horizontal push and pull and step backs help reduce the bulk and mass. This is done by stepping the upper three levels back from the daylight basement and stepping the building walls of the upper three levels back from the exterior balconies, giving a three-tier terraced appearance. The use of a stone base, wood siding, and ample outdoor balconies is also a design trait shared by Love Ridge Condos and Grand View Lodge. Although a single building, the circulation towers on the north elevation are recessed back from the wall plane of the units, which further helps break up the building, helping it appear as six attached buildings from certain angles.

Since this lot is already graded and relatively flat, staff finds that the building fits into the existing topography well. Although the daylight basement level does give the appearance of four stories from the north and west elevations, three stories over a daylight basement is permitted, and stepping all three levels back from the basement helps provide visual relief. Staff have also confirmed that the basement complies with the basement definition. The design also leaves ample room between the Love Ridge Condos for landscaping to help screen and soften the new building, and the applicant states that the existing boulder retaining wall along the north will remain and new landscaping will be replanted to maintain the same level of screening. Staff have added a condition of approval requiring the applicant to install new Quaking Aspen trees along the north at a one-to-one ratio to those removed and that are at least 18' tall.

Finally, the Master Plan includes sketch plan-level renderings for Lot 53 (pages 95-96 of the Master Plan). These conceptual renderings were intended to exemplify what a building could look like while acknowledging that the Master Plan provides flexibility to designers to meet the intent and standards of the Master Plan through a more modern approach to design that reflects the time period in which the building was constructed. The sketches were also produced with the original Master Plan back in 2000 and are arguably outdated. The conceptual Design Guidelines even include a statement that *"The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many."* Overall, staff find the Lot 53 building is generally consistent with the Specific Considerations Related to Sub-Area 3.

Lot 57 – Staff finds that, as conditioned, the proposed buildings are generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. Staff are supportive of the two-building approach because it breaks up the proposed total square footage of 69,332 sf (includes basement) into two buildings. Similar to the buildings on Lot 53 & 58, the Lot 57 buildings include vertical and horizontal push and pull and step backs to help reduce the bulk and mass. The buildings also include a stone base, wood siding, and ample outdoor balconies, which are design traits shared by Love Ridge Condos and Grand View Lodge. Similar to the other buildings on Lots 53 & 57, the daylight basement level does give the appearance of four stories from the north and west elevations, however, three stories over a basement is permitted, and stepping all three levels back from the basement helps provide visual relief. Staff have also confirmed that the basement complies with the basement definition.

As previously mentioned above under the Master Site Plan section, staff have character-related concerns over the northeast portion of the south building because it is located close to the road and creates a canyon effect, which is more urban and not in character with surrounding developments that include adequate landscaping and space between the road the buildings. The cause of this canyon effect is because 1) the south building is proposed in a location that the Master Plan did not anticipate, but otherwise allows, and 2) the applicant is proposing more overall floor area and basement square footage on Lot 57 than shown on the conceptual site plan even though they are compliant with overall square footage, APOs, parking, FARs LSR, etc. The Master Plan Example Development Table and conceptual Master Site Plan contemplated a 25,393 sf habitable building over parking, and the applicant is proposing a total of 43,678 sf habitable, which is 18,285 sf larger. The additional habitable floor area on Lot 57 is a result of transferring over 10,000 sf from Lot 53, and over 5,000 sf from Lot 58, resulting in smaller buildings on Lot 53 & 58. In addition, +/-2,500 sf of additional floor area is proposed on Lot 57 that complies with the Master Plan's allowed FARs for this sub-area. Although the Master Plan does not

prohibit transferring floor area within the sub-area nor does it prohibit proposing more floor area than the Example Development Table and conceptual Master Site Plan, these transfers inadvertently create a larger development on Lot 57 and are contributing factors to staff's concerns over the south building needing to better fit in with the bulk, scale, and character of the existing surrounding development.

This canyon effect mentioned above can be mitigated through the use of additional landscape screening, modifications to the design and floor plans, reduced square footage or units, larger step-back on upper levels, and reducing roof overhang on the third level units. Staff have added a condition of approval requiring the applicant to make design and site plan changes prior to Town Council review that are geared at reducing the bulk and scale and improving the character of this section of the south building. This section of the building has also been the focus of concern from the adjacent neighbors, and thus the applicant will need to make changes to address these concerns related to neighborhood character and the pedestrian realm.

Similar to Lot 53, the Master Plan includes sketch plan-level renderings for Lot 57 (pages 97-100 of the Master Plan). But again, these conceptual renderings were intended to exemplify what a building could look like while acknowledging that the Master Plan provides flexibility to designers to meet the intent and standards of the Master Plan through a more modern style of design that is current and keeping up with the times. These sketches were also produced with the original Master Plan back in 2000 and are arguably outdated. Staff finds that the proposed materials, outdoor spaces, two-building approach to stepping up the hill, and upper-level step backs from the basement meet the standards and intention of the Master Plan.

- **Lot 58** – Staff finds that the proposed building is generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. The proposed above-grade habitable square footage of 24,905 sf is over 5,000 sf smaller than what is shown on the conceptual Master Site Plan, which shows a building with 30,000 sf of above-ground habitable. The proposed building is similar to the other buildings on Lots 53 & 57 in that the upper three levels are stepped back from the basement level, which gives a slight appearance of stepping up the hillside. The vertical circulation towers along the north elevation are recessed further forward and have flat roofs, which further break up the building wall and help it appear as four attached building forms from certain angles. The use of a stone base, wood siding, and ample outdoor balconies is also a design trait shared by Love Ridge Condos and Grand View Lodge.

Lot 58 is the steepest of the three lots. To deal with the challenges of developing on steep slopes, the applicant is proposing to lower the grade of the existing road and sink the building into the hillside, which will reduce visual impacts in general, especially from the neighborhood to the east. Sinking the building into the hillside also fits into the topography of the hillside because it involves more cut and reduces the amount of fill that would otherwise be needed if the building pad was propped up from the hillside.

Similar to the other buildings on Lots 53 & 57, the daylight basement level does give the appearance of four stories from the north and west elevations, however, three stories over a basement is permitted, and stepping levels one through three back from the basement helps provide visual relief. Staff have confirmed that the basement complies with the basement definition. Due to this lot's hillside challenges, large retaining walls are needed to support the design, and the applicant is proposing a series of terraced retaining walls to the west of the building which is the most visible (but not to the public) elevation.

Although areas for landscaping are limited due to the steep hillside, landscaping and trees will mostly be located within the terraced retaining wall sections. Finally, there are no Sketch Plans for building on Lot 58 in the Master Plan. Development on Lot 58 is envisioned to match the architectural style and design of Lots 53 & 58, which the applicant has accomplished.

Housing Element (pages 101-103 of the Master Plan)

Since the original adoption of the Master Plan in 2000, up until the 2019 Master Plan amendment, affordable workforce housing requirements lived in the Master Plan separate from the LDRs. However, after the 2019 amendment, affordable workforce housing requirements were removed from the Master Plan and required that all affordable workforce housing be provided in accordance with the Jackson LDRs, similar to any other development in town. Based on the proposed 60 short-term rental condominiums, the LDRs require the applicant to provide a total of 12 affordable workforce units in addition to three separate fees-in-lieu for the remaining fractional requirement of each lot that cumulatively totals \$1,062,271.61. Below on the following page is a breakdown of the affordable workforce housing requirement, type, and method for each lot:

	Lot 53	Lot 57	Lot 58
Required Housing	5.925 units	5.516 units	2.962 units
Units Provided	5 units provided + fee of \$381,793.49	5 units provided + fee of \$212,978.85	2 units provided + fee of \$467,499.27
Type & Method Area Median Income (AMI)			
Unit 1	2-bed, 80-120% AMI	2-bed, 80-120% AMI	2-bed, 80-120% AMI
Unit 2	1-bed, <50% AMI	1-bed, <50% AMI	1-bed, <50% AMI
Unit 3	2-bed, 80-120% AMI	2-bed, 80-120% AMI	
Unit 4	1-bed, 50-80% AMI	1-bed, 50-80% AMI	
Unit 5	3-bed, 80-120% AMI	3-bed, 80-120% AMI	

As proposed, the applicant plans to meet their affordable housing requirement by providing 12 affordable deed-restricted ownership condominium units on-site in addition to paying three fees-in-lieu. Although each lot has the correct number of required affordable housing, staff notes that the type and method are not correct according to LDR Section 6.3.4. – Type of Affordable Workforce Housing Required. Staff has added a condition of approval requiring the applicant to revise their floor plans and narrative prior to Town Council to reflect the table above.

Lots 53 and 57 have provided 100% of their required affordable housing on-site. The required affordable housing for Lot 58 is being provided on Lot 53, which is allowed according to the Master Plan. Staff has added a condition of approval that ensures completion (i.e., Certificate of Occupancy) of Lot 53 before completion of Lot 58 because the LDRs do not allow employee-generating development to be completed before its required units are completed.

Regarding the three fractional housing requirements generated by each lot, which cumulatively add up to 2.403 units, the LDRs do not require the applicant to provide the sum total of fractional housing of each lot because each lot is a separate project with its own Development Plan. Each Development Plan has a housing mitigation plan and findings, and from a housing standpoint, they are viewed separately. Although the applicant can willfully choose to provide more units instead of a fee, the applicant is choosing to pay three separate fees, which is allowed per the LDRs.

Transportation Element (pages 105-148 of the Master Plan)

The Master Plan assumed a total of 1,710 trips per day for residential uses in Sub-Area 3. Based on a Traffic Impact Study of the existing and proposed uses, a total of 1,216 trips per day would occur, which is less than was assumed.

According to the Master Plan (pg. 131), the parking requirements for the proposed uses are as follows:

- 72 condominium units total @ 1 space per unit = 72 spaces required
- Total Parking Proposed: 117 spaces

The applicant has proposed 117 covered parking spaces, some of which are tandem, spread out amongst the four proposed buildings to meet the 72-space requirement. Lot 53 provides 57 spaces, Lot 57 (north building) provides 19 spaces, Lot 57 (south building) provides 22 spaces, and Lot 58 provides 19 spaces. Each building has sufficient parking to meet parking demand per the Master Plan and does not rely on other buildings or lots to satisfy its parking demand. Each building has its own vehicular access directly from Upper Snow King Drive that leads directly into daylight basement parking garages. The only lot with surface parking is Lot 53, which has a small surface parking area (three parking spaces) on the first level that also serves as a required Fire Department. Based upon the requirements of the Master Plan for parking and access, staff finds that each lot complies and, in some cases, exceeds the applicable standards.

Regarding Electric Vehicle Supply Equipment (EVSE) parking, lodging/residential requires 30% of parking provided to be EVSE capable and 5% of parking provided to be EVSE installed. The applicant is proposing to provide both EVSE-capable and installed spaces within all four buildings. However, after reviewing the calculations, all three lots are slightly below what is required. Staff has added conditions of approval requiring EVSE requirements to be addressed prior to Town Council review, consistent with the calculations below:

- Lot 53 (57 spaces provided) = 17 capable + 3 installed.
- Lot 57 - South (22 spaces provided) = 7 capable + 1 installed.
- Lot 57 - North (19 spaces provided) = 6 capable + 1 installed.
- Lot 58 (19 spaces required) = 6 capable + 1 installed.

Regarding bike parking, residential uses of five or more units per lot require 0.75 bike parking spaces per bedroom and 25% must be short-term bike parking and 75% must be long-term bike parking. The applicant has shown compliant short-term bike parking for each lot, however, long-term bike parking storage compliant with LDR Section 6.2.2.D.2.b has not been shown, and staff has added a condition of approval requiring it to be addressed prior to Town Council review. Below are the bike parking requirements for each lot, which the applicant will be required to adhere to:

- Lot 53 (70 beds) = 14 short-term and 39 long-term bike parking spaces.
- Lot 57 - South (36 beds) = 7 short-term and 20 long-term bike parking spaces.
- Lot 57 - North (27 beds) = 6 short-term and 21 long-term bike parking spaces.
- Lot 58 (29 beds) = 6 short-term and 16 long-term bike parking spaces.

Capital Improvement Plan (pages 149-171 of the Master Plan)

The Capital Improvement Plan focuses on how the Resort water, sewer, and stormwater systems will interface and connect to the larger Town of Jackson systems. The applicant has provided an initial Engineering Report that demonstrates the anticipated demand and discharge of the proposed development to be consistent with the assumptions made in the Master Plan. The Town Engineering Department has reviewed the application against the Master Plan and Town Utility requirements and has recommended approval subject to their departmental review. At this time no public capital improvements have been identified.

Phasing and the Snow King Resort Master Association (pages 172-174 of the Master Plan)

The Master Plan in Chapter XI Phasing and the Snow King Resort Master Association states as follows:

Snow King will develop the property in phases and in a well-balanced manner. While there is no specific timeline and individual phases will be constructed according to market demand, Snow King will ensure that all facilities required for the convenience of guests, public safety and mitigation of any negative impacts are constructed in a timely and concurrent fashion and follow a logical sequence. As additions are completed, the entire infrastructure and other required performance components for each phase will be in place and performance standards will be adhered to. These components include utilities, parking, housing and transportation elements that will be developed in increments in tune with commercial, lodging and other development. When any of these components are built in excess of the required needs of a particular phase, and in excess of the cumulative needs to date, this excess will be credited towards the requirements of future phases. Final Development Plans for each building or phase will address the specific impacts and required mitigation associated with it.

Upon review of this specific section with this application and in a 2010 letter to Snow King related to this issue (see attached), staff finds there is no specific timeline that the Master Plan is subject to and thus may proceed as stated “according to market demand”. As a result, staff find that the proposed development is compliant with this chapter. In addition, staff finds that the proposed application has mitigated all requirements of the Master Plan on site as part of this application and is not reliant on any future phase of development to gain compliance.

The Land Development Regulations set forth requirements for vesting of the entitlements under the Master Plan. Staff have attached an August 20, 2010, letter stating that the required entitlement requirements have been satisfied (see attached). In addition, in a July 6, 2015, letter the Town stated that:

SKRMA is operating in compliance with the Snow King Resort Master Plan. Upon review of the Snow King Resort Master Plan and your March 27, 2015 letter and supporting documentation the Town finds that SKRMA is operating in compliance with the Master Plan as required. Based upon this finding property owners within the Master Plan may apply to the Town for Development Plan approval.

Regarding the specific phasing plan for Lots 53, 57, & 58, the applicant states that a building permit will be submitted within 18 months of Development Plan approval, likely starting with Lot 57, and each subsequent building permit will be submitted within 18 months of completion of the prior building permit. Staff are supportive of this phasing plan and have added conditions of approval addressing this topic.

Public Comment

Public comment has been received and is attached. In general, the majority of public comments were received by owners in the Grand View & Love Ridge Condos, who in general oppose the overall development. With that said, the majority of the concerns are related to the development of Lot 57 not fitting in with the bulk, scale, and character of the existing surrounding development.

Comprehensive Plan & Priority Alignment.

ITEM A (Lot 53): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

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

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. As conditioned, staff finds that the project complies with all applicable standards found in the Master Plan, which is the governing pre-approval document for Lot 53.

ITEM B (Lot 57): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

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

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. As conditioned, staff finds that the project complies with all applicable standards found in the Master Plan, which is the governing pre-approval document for Lot 57.

ITEM C (Lot 58): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

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

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. As conditioned, staff finds that the proposed application is in conformance with the Master Plan, which is the equivalent to a Sketch Plan in this instance.

Staff Impact.

The amount of staff time to review these Development Plans and staff report drafting is approximately 80-100 hours.

Attachments or Links.

Department Reviews

Public Comment

Applicant Submittal

Snow King Master Plan link

Suggested Motion.

ITEM A: I move to **recommend approval** of Development Plan P24-168 for a new three-story, 43,209 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop) based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated April 16, 2025.

ITEM B: I move to **recommend approval** of Development Plan P24-174 for a new three-story, 44,518 sf condominium building with a basement located on Lot 57 (510 Upper Snow King Loop) based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated April 16, 2025.

ITEM C: I move to **recommend approval** of Development Plan P24-175 for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated April 16, 2025.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-168		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-168		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-168		ENGINEERING DEPARTMENT COMMENTS	See attached PDF.		
P24-168		FIRE DEPARTMENT COMMENTS	Phase 2 (553 Upper Snow King/Lot 53) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	LEGAL DEPARTMENT COMMENTS		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	PLANNING DEPARTMENT COMMENTS		LPOTZ@JACKSONWY.GOV	12/16/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	12/24/2024	PC ROUGH DRAFT		KSLUDER@JACKSONWY.GOV	12/24/2024
	02/03/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		PC PUBLIC NOTICE			
		DETERMINATION OF SUFFICIENCY			
		FINAL REPORT			
		COMPLETE REPORT			
		START DEPARTMENT COMMENTS			
		POLICE DEPARTMENT COMMENTS			
		FINAL LETTER			
		TOWN COUNCIL MEETING			
		COMPLETENESS REVIEW			
		PC FINAL DRAFT			
		TC PUBLIC NOTICE			
		INITIAL REPORT			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PATHWAYS DEPARTMENT COMMENTS			
		PC KEY ISSUES			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-174		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-174		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-174		ENGINEERING DEPARTMENT COMMENTS	See attached PDF.		
P24-174		FIRE DEPARTMENT COMMENTS	Phase 1 (510 Upper Snow King/Lot 57 North & South Buildings) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	PC PUBLIC NOTICE		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	TC PUBLIC NOTICE		LPOTZ@JACKSONWY.GOV	12/16/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	12/24/2024	PLANNING DEPARTMENT COMMENTS		KSLUDER@JACKSONWY.GOV	12/24/2024
	02/03/2025	JOINT HOUSING DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		DETERMINATION OF SUFFICIENCY			
		FINAL LETTER			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		COMPLETENESS REVIEW			
		PC ROUGH DRAFT			
		POLICE DEPARTMENT COMMENTS			
		PC FINAL DRAFT			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		INITIAL REPORT			
		TOWN COUNCIL MEETING			
		PC KEY ISSUES			
		START DEPARTMENT COMMENTS			
		FINAL REPORT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-175		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-175		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-175		ENGINEERING DEPARTMENT COMMENTS	Please see attached PDF.		
P24-175		FIRE DEPARTMENT COMMENTS	Phase 2 (725 Upper Snow King/Lot 58) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	PC FINAL DRAFT		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	PC KEY ISSUES		LPOTZ@JACKSONWY.GOV	12/16/2024
	12/24/2024	FINAL LETTER		KSLUDER@JACKSONWY.GOV	12/24/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	02/03/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		POLICE DEPARTMENT COMMENTS			
		TOWN COUNCIL MEETING			
		PC PUBLIC NOTICE			
		PC ROUGH DRAFT			
		TC PUBLIC NOTICE			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		PLANNING DEPARTMENT COMMENTS			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		FINAL REPORT			
		START DEPARTMENT COMMENTS			
		COMPLETENESS REVIEW			
		JOINT HOUSING DEPARTMENT COMMENTS			
		INITIAL REPORT			
		DETERMINATION OF SUFFICIENCY			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			

DEVELOPMENT – APPROVED with CONDITIONS

P24-168, 174, 175

ADDRESS: 510-553-725 Upper Snow King Loop

OWNER: BREG SK57A, LLC & BREG SK57B, LLC & BREG SK57C, LLC

APPLICANT: Northworks Architects – Joe Bongiorno

2/3/2025

Jeff Silliman and Brian Lenz, 733-3079

DATE OF SUBMITTAL: 11/8/2024

DATE OF MATERIALS: 10/29/2024 (Civil)

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

Three separate development plans were submitted, our review for all three is consolidated into one review.

****The following conditions are being provided for use in preparation of Building Permits. Unless otherwise noted, the items shall be addressed with any resubmittal of the development plan or with the Building Permit. The information for Building Permits should be detailed for final construction documents.***

CONDITIONS OF APPROVAL

- A. LDR 5.7.1.D.3: Review and revise the geotechnical reports and provide updated plans and reports with the Building Permit Application as necessary. Applicant is responsible for the cost of any third party review of the geotechnical analysis.
- B. LDR 5.7.2.A.1: Provide signed and stamped reports from ATLAS. Update Geotechnical Reports for any changes in design or analysis.
- C. LDR 5.7.2.A: Prior to presenting to Town Council provide a narrative and exhibits that show how the buildings conform to the general natural form and minimize cuts and fills. In particular, forty-foot-deep-retaining walls on the south side of Lot 58 provide a significant break in the form and require a large cut without offsetting fill.
- D. LDR 5.7.2.B.6: Provide detail on the interceptor ditches uphill of the developments that stable and with capacity for the runoff. Clearly define where the runoff is conveyed. For conveyance off site see notes on LDR 5.7.2.B.8.
- E. LDR 5.7.2.B.8: In the absence of a mutual grading easement between adjacent landowners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal
 - a. Permit drawings must show grading within the property lines or submit proposed easements with the building permit and show them on the plans noting that they need to be executed and recorded prior to permit issuance.
 - b. Prior to permit approval the easements need to be executed and recorded.

- c. Where work is being completed within an existing road and easement, e.g. between Lots 57 and 58, provide a Letter of Authorization from the landowner to do the work. Show the easements clearly on the plans and cite the legal document that creates them.
- F. LDR 5.7.2.B.4 / IBC 1807.2: Provide structural calculations and factors of safety for all retaining walls. Stability analyses demonstrating minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall should be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 should be maintained as measured from back of lower wall to face of higher wall. Provide notes on the plans and details that require Special Inspections by the design professional in responsible charge, IBC 1704 and 1705.1.1. Provide guards as required by IBC 1807.2.5 or as needed to protect wildlife.
- G. LDR 5.7.4.B.1: For connection to the downstream storm system determine the actual path of discharge, certify that the lines and detention are clear and functioning, that the new connections are in accord with the original design, and that capacity exists in the system.
- H. LDR 5.7.4.B.2.h: Provide pollution abatement treatment prior to any discharge to a stormwater or infiltration system.
- I. LDR 5.7.1.D.4: Grading Pre-Applications required for each building prior to Building Permit submittal. If all of the necessary information is prepared for all sites and building permits will be submitted within 6 months of the meeting then one grading pre-application meeting could be used to cover the projects.
- J. LDR 7.2.2.A.1.b: Provide a striping and signage plan for the development.
- K. LDR 7.7.2.A/G: Show compliance with ISO, DEQ, and Fire standards for number of hydrants and hydrants served on 6-inch lines.
- L. LDR 7.7.2.A: Provide will serve letter from the Snow King [Mountain] Resort that clarifies the entity that owns the improvements and the status of the water tank, e.g. when last cleaned and if the full volume of the tank is in use or if the tank is portioned for half capacity. Ownership should coincide with the easements and parcels where the utilities are located. Unless isolated and master metered the water and sewer need to be owned by Snow King Mountain Resort that owns the system the development is connecting to.
- M. LDR 7.7.2.A: Provide hydraulic analysis for the development and its flows. Analysis provided was limited to volume. Provide the source for the assumed water demands.
- N. LDR 7.7.2.G: Provide a letter from the Fire Marshall that fire supply, protection, and hydrants proposed are acceptable.
- O. LDR 7.7.2: Provide size and location of water meters backflow devices for each building. Adhere to Town Standards for utility connections. Each building to have a single tap at main and branched domestic and fire outside of the building with an individual domestic meter for the building. Provide separate meters for irrigation. Reduced Pressure Backflow required on domestic, irrigation and fire. Locate meters and backflow as close as possible to the point of entry to the building.
- P. LDR 7.7.3: Town inspection showed that the sewer line is full of dirt and rocks. Provide a note on the plans to isolate/plug the connection to the active sewer prior to cleaning and inspecting the line. DO NOT DISCHARGE THE DEBRIS INTO THE ACTIVE SEWER. Depending

on line condition, the lines may need to be retested, repaired, or replaced. Provide video inspections to Town Engineering. Check status of manholes on access road. Make sure they're open, functioning, and accessible.

- Q. LDR 7.7.3: Revise wastewater volumes to correspond with Town of Jackson Capacity Fee Max Day, Code 13.08.020.
- R. LDR 8.3.3.C.3: For each building, provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room with USPS Caller service, private mail delivery, etc.
- S. IBC CHAPTER 11 / ADA ACCESSIBILITY: Provide an accessibility plan. Final design and compliance is required with the building permit application but the Development plan needs to show that the plan is feasible.

Show compliance with accessibility regulations including but not limited to:

- a. 1104.1: At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
- b. 1104.2: At least one *accessible* route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same *site*.
- c. 1104.5: Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall be interior. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.
- d. Prioritize pedestrian access through intersections and curb cuts with elevated sidewalks adhering to ADA standards and show how drainage will be achieved.

****The following comments are being provided for consideration in preparation of Building Permit documents. They are not compulsory but may add value to the project.***

PROJECT SPECIFIC COMMENTS

- 1. LDR 7.6.3.F.1: Development should provide a reasonable connection to Snow King Drive. The Town of Jackson has an easement in the Snow King Estates development between Lots 10 and 11 that we used during construction in 2018-2019. It would be beneficial to both the Town and the Developer to maintain this alternative access in the event of emergencies or construction. We would like to coordinate with the developer and Snow King Mountain Resort to see if there is a feasible design that could be implemented to preserve this access.
- 2. The Town standard is no longer for concrete collars on surface features in roadways. Recommend removing concrete collar from manhole and water valve details. Show completion with hot or cold mix pavement.
- 3. Our records show that the stormwater from this development routes to Vine Drive and then out to Kelly Ave.
- 4. Is it necessary to replace the entire 8" line uphill of building 57, or can the new line tie in at the crossing of the existing near station 2+30?

Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kbbsf@yahoo.com

April 8, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

We understand that the Town is evaluating a modified proposal by Bear Development, LLC, to build a multi-unit condominium complex adjacent to the Grand View Condominiums in the Snow King Resort District.

We own unit 483, on the west-facing, top floor of Grand View Building 548. Lot 57 of the proposed development surrounds the west and south sides of Building 548.

We echo the concerns expressed by the Grand View Homeowners' Association, repeat the concerns we stated in our February 20, 2025 letter, and add points specific to the revised plans for Lot 57.

Lot 57's proposed structures are too large and too close to Grand View 548.

- The revised concept for Lot 57 is still not in compliance with the Snow King Master Plan's requirement that new buildings be compatible in bulk, scale and character with Grand View.
- The new plan maximizes sellable square footage on Lot 57 at the expense of the open, bright and understated current setting. Bear proposes two massive, modern structures that would dwarf the single structure previously approved by SKRMA and the Town by reference to footprint, height and proximity to Grand View.
- Prior to purchasing unit 483, we reviewed the approved plans for Lot 57 and took comfort in the expectation of scale-consistent development next door. (See *our February 20, 2025 submission for further reference.*)

- If the two-building concept is approved with the clearances proposed by Bear, the space between Grand View and the new structures will be a close, pedestrian unfriendly and potentially unsafe corridor.
 - Bear’s own depictions underscore the lack of harmony with existing buildings and road clearances. For example, roof-to-roof clearance between Grand View 548 and the Love Ridge building downhill is nearly **53 feet**. This distance preserves space, privacy, light, sight lines, median space and clearance for Snow King Loop Road. (*Revised Plan “RP” p. 85.*)
 - Compared to existing structures separated by Snow King Loop Road, clearance between buildings would shrink by as much as 10 feet under Bear’s revised plans. Bear envisions roof-to-roof clearance of just **43 feet** between Grand View 548 and the Lot 57 North building, and just **50 feet** between Grand View 548 and the South building, with Upper Snow King Loop Road passing in between. (*RP pp. 85.*) The combined effect will be a sense of increasing constriction as you turn uphill towards Lots 53 and 58. (*RP p. 72.*) The depictions submitted by Bear of this junction omit Grand View 548 to give an artificial sense of space and brightness in this space. (*RP pp. 73-74.*)
 - Separation between Grand View 548 and Lot 57 South could well be less than 50 feet, as the balconies of the new condos appear to extend beyond the building’s roofline towards our patios, again impacting relative scale, privacy, light and sound. (*Compare RP pp. 75, 86.*)
 - Bear chose to eliminate sidewalks rather than compromise on square footage. (*RP p. 6.*) Two large buildings do not fit naturally with Lot 57’s unusual shape or meet the Master Plan’s requirement for harmony with Grand View. Bear celebrates the loss of sidewalks as win for plantings and visual screening, but it is more accurately a result of designing the largest possible structure to the limits of the property line in a constrained space. The Town should closely scrutinize whether the proximity of Lot 57’s structures to Grand View is consistent with the Master Plan’s mandates to “encourage pedestrian activity,” “reduce mass to better align with neighboring structures,” and ensure safe ingress and egress.
 - Despite roof line adjustments in the revised plan, Lot 57’s South building will be at least **19 feet taller** than Grand View 548, a spatial misalignment that

will be made more obvious by the inadequate horizontal separation discussed above.

- Some of Bear's depictions of Lot 57 plans are incomplete and misleading.
 - Bear produced many renditions showing Lot 57's structures in relation to Grand View, yet not one shows the west-facing perspective down Upper Snow King Loop Road (i.e., between Grand View 548 and Lot 57 South). The Grand View HOA submitted its own rendering of this corridor to emphasize what Bear wants to downplay: the bottleneck and spatial (horizontal and vertical) mismatch that will result by allowing the proposed construction to the lot lines on the south arm of Lot 57 less than 50 feet away from Grand View neighbors' patios.
 - Even without an honest rendering of this tight east-west corridor, aerial images on pages 8, 14 and 62 of the Revised Plan show the horizontal scale disparity between Lot 57 South and Grand View – a disharmony that runs afoul of the Master Plan.
 - The image on page 73 of the Revised Plan is skewed to ignore Grand View, giving an artificial impression of space, light and access. The actual layout would be much tighter, at just 43-50 feet separation according to Bear's own renditions.

The Town should reject the proposed development on Lot 57 outright, or at a minimum disallow the outsized structure on Lot 57's South arm and require more horizontal clearance between Lot 57's North structure and Grand View 548.

Thank you for considering our position.

Respectfully,



Kyle B. Levine
for Blanche Neige LLC

Robert P. Warren
550 Snow King Loop, Apt 504
Jackson, Wy 83001

April 8, 2025

Mr. Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums
Lots 53, 57, 58

Dear Mr. Valentine,

As a resident of Jackson and an owner of a Grand View Condominium, I want to reiterate my vigorous opposition to the resubmitted application and plans of Bear Development, LLC, a Wisconsin developer (the "Applicant") for Snow King Condominiums, Lots 53, 57 and 58 (the "Plans"). The applicant's newly submitted plans are at sum an obvious transparent attempt to deliberately mislead the Planning and Town Council both by its "revisions" and proffered drawings.

To be specific, as an owner in Grand View Building 550, I again strenuously object to the bulk and scale of Lot 53's proposed building which will tower over my condominium. There is nothing in the Applicant's revised Plans which addresses the fact that as proposed the Lot 53 Building will meaningfully dwarf Grand View building 550. Its "new" Plans simply fail to reduce in any respect the size of the building on Lot 53 – obviously a misguided assessment that it could simply just muscle the Plans through municipal examination by indulging in the misguided presumption that it would not be serious scrutinized.

What brings the Applicant's greed and sleight of hand into clear focus is the way it yet again presents the visible depictions of its Plans. By grossly distorting the size of these buildings in its pictural renditions, the Applicant tacitly acknowledges that it does not want the town to recognize how outsized they are. There is no other reason to misrepresent the size and structure of the

proposed development other than to believe that no one will carefully probe their Plans.

Among other things, the applicant is in direct violation of the Snow King Master Plan in that the Applicant did not provide for any vegetation between their buildings and the sidewalks. To meet the Master Plan's requirement of having room for vegetation next to their building, the Applicant's apparent solution is to now simply eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to visit one of the 72 condominiums, will need to walk in the road!

Moreover, by its size alone, the Lot 53 building will create a sunless valley between it and my unit. Without a doubt, the Lot 53 building violates the bulk, scale and character of Grand View's master plan upon which I relied when I first purchased my condominium.

Unfortunately, Applicant is an out of state developer with little regard for our community which is evidenced by its total lack of appreciation of how its Plans will impact Jackson and the surrounding Snow King condominium environment. It is abundantly clear from the size and scope of its Plans that the Applicant is merely concerned about how many apartment units, buildings, occupants and vehicles it can pack into Lots 53, 57 and 58.

It is extremely obvious as well that the Applicant's sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson's surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services and infrastructure.

Also, the Plans place a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project ever caught fire either internally or because of a forest fire, such an out-of-control conflagration would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town -- especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Plans and has addressed the Applicant's failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, the Plans are noncompliant with the overall Master Plan and are certainly not in the best interest of the Jackson community.

I again respectfully ask the Town of Jackson to reject the revised proposed Plans outright. We as residents should not aid and abet Applicant's outright greed and allow our town to be despoiled by outsiders who want to forever change the character of our community while lining their own pockets and then simply moving on without looking back! The Snow King Resort District Master Plan must be adhered to and respected.

Thank you for your consideration.

Submitted By,

Robert Warren

Robert P. Warren
550 Snow King Loop, Apt 504
Jackson, Wy 83001

February 19, 2025

Mr. Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums
Lots 53, 57, 58

Dear Mr. Valentine,

As a resident of Jackson and an owner of a Grand View Condominium, I stand in vigorous opposition to the application and plans of Bear Development, LLC, a Wisconsin developer (the "Applicant") for Snow King Condominiums, Lots 53, 57 and 58 (the "Plans").

To be specific, as an owner in Grand View Building 550, I strenuously object to the bulk and scale of Lot 53's proposed building which will tower over my condominium. As currently proposed, the Lot 53 Building will be more than twice the size of Building 550. Moreover, by its size alone, the Lot 53 building will create a sun less valley between it and my unit as well as seriously impinging upon my pedestrian walkway. Finally, the Lot 53 building violates the bulk, scale and character of Grand View's master plan upon which I relied when I first purchased my condominium.

Unfortunately, Applicant is an out of state developer with little regard for our community which is evidenced by its total lack of appreciation of how its Plans will impact Jackson and the surrounding Snow King condominium environment. It is abundantly clear from the size and scope of its Plans that

the Applicant is merely concerned about how many apartment units, buildings, occupants and vehicles it can pack into Lots 53, 57 and 58.

The Applicant's sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson's surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services.

What brings the Applicant's greed and sleight of hand into clear focus is the way it presents the visible depictions of its Plans. By grossly distorting their size in its pictorial renditions, the Applicant tacitly acknowledges that it does not want the town to recognize how outsized buildings are. There is no other reason to misrepresent the size and structure of the proposed development other than to believe that no one will carefully probe their Plans.

Also, the Plans place a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project caught fire either internally or because of a forest fire, such an out-of-control fire would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town -- especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Plans and has addressed the Applicant's failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, the Plans are noncompliant with the overall Master Plan and are certainly not in the best interests of the Jackson community.

I respectfully ask the Town of Jackson reject the proposed Plans outright. We as residents should not aid and abet Applicant's outright greed and allow our town to be despoiled by outsiders who want to forever change the character of our community while lining their own pockets and then simply moving on without looking back! Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Robert P. Warren". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Robert P. Warren

From: [chris.mandy](#)
To: [Tyler Valentine](#)
Subject: New Snow King Development
Date: Thursday, February 20, 2025 1:22:50 AM



Mr. Valentine,

As owner of 549 Snow King Loop, Unit 494, I fully support the issues our HOA board has raised regarding the proposed construction behind our units. This proposed construction on Lot 57 obviously violates the restrictions on page 77 to be compatible with Grand View in bulk, scale, and character. If this is allowed to go through, the result would be a towering monstrosity of buildings that diminish the whole look of the mountain and violate well thought out and purposeful restrictions. Please make the right decision on this proposed construction and do not allow it to go through.

Sincerely,
Chris Palmer

From: [Deborah Wente](#)
To: [Tyler Valentine](#)
Subject: Proposed Snow King development
Date: Thursday, February 20, 2025 8:45:30 AM
Attachments: [SK Master Plan - Page 77 .jpg.msg](#)
[Lot 57 South-GV 548 .jpg.msg](#)
[Lot 57 North-GV 548 .jpg.msg](#)



John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

February 20, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

We understand that the town is evaluating a proposal by Bear Development, LLC to build a multi unit condominium complex adjacent to the Grandview condominiums in the Snow King resort district.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grandview and the surrounding areas and do not meet the master plans requirements

for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the master plan.

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan, please see attached. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential

buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get [Outlook for iOS](#)

From: [Dennis Law](#)
To: [Tyler Valentine](#)
Subject: Bear Development's Proposed development at Snow King Resort
Date: Thursday, February 20, 2025 11:47:47 AM



Hello Tyler,

My name is Dennis Law, I am writing this letter as an owner, with interest in a number of the condominiums in the Grand View Condominiums, through my father Creed Law's trust.

We strongly object to Bear Development's application for the development of lots 53 and 57 of the Snow King Resort. The proposed buildings are massive and out of place when compared to the existing condominiums in our neighborhood. The buildings and the large retaining wall associated with them will create significant negative impacts to Grand View and the surrounding areas. Furthermore, the proposed development does not appear to meet the Master Plan's requirements for the size, scale, character and design, as explained in more detail by Rich Laurie, President of the Grand View Condominium Association.

We ask that these plans and the associated development be denied until changes are made which will bring the proposed development into compliance with the Master Plan and the surrounding area.

Thank you very much for your consideration.

Sincerely,

Dennis C. Law

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

Apr 9, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Attached please find my letter of February 19, 2025 laying out a number of objections to the Bear Development, LLC plans for Snow King development. Unfortunately, the minimally revised current proposals not assuaged any of my objections in any meaningful way.

Looking at the revised artists renderings (which are designed, I believe, to minimize the perceived impact of the proposed structures in a manner not at all consistent with the true eventual actual impact) the vertical and horizontal mass of the structure proposed for Lot 57, the mountain modern style and the offsets are a total violation of the agreed Snow King Resort District Master Plan which states:

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums”.

Any contention that this structure follows the master Plan is at best disingenuous and at worst intentionally deceitful. I can only reiterate that the objections I raised in my previous letter remain in full force. I repeat that:

Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Nothing in the revised proposals ameliorates those objections and concerns.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Donald O'Shei', with a stylized, elongated loop at the end.

Donald O'Shei

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Donald O'Shei', with a stylized, elongated loop at the end.

Donald O'Shei

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

February 19, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine,

I have been following, with great interest the ongoing Bear Development, LLC, fiasco. To say I am deeply concerned is a drastic understatement. I have been the owner of Unit 484 in 548 Snow King Loop for over 15 years. Unit 484 is not a rental property and is my primary residence. During that entire period of 15 years Snow King has used the Lot 57 footprint as an equipment dumping ground and to store leaky diesel fuel tanks, creating an eyesore and negatively impacting our enjoyment, use and value of my property. Whenever I raised these issues, I was reassured that Lots 57 and 58 would be imminently redeveloped from this unsightly use, in accordance with the Snow King Resort District Master Plan and that these negative impacts would be mitigated in a manner "spatially and stylistically consistent with existing condominiums and the Grand View Lodge." We were, in fact, regularly pointed to the approved Master Plan's restrictions and illustrations of approved structures, which, were be relied on to protect our future interests

Imagine my consternation, when I discovered that Bear Development, LLC intended to build facilities that clearly diverge from the past approved renderings and footprints by a egregious amount, in violation of the Snow King Resort District Master Plan and that the improperly constituted Snow King Resort District Board had given its approval of said violation to the detriment of the existing home owners in a back door deal of some kind.

The proposed structure cannot be said to meet the Master Plan requirements in any way. The proposed Lot 57 building towers over the existing units. It's roof is approximately double the height of Unit 548. As seen in the artists rendering it is a four story building facing, across a minimal set back, a two story (from the rear aspect) structure. It is a mountain modern style design facing its western aesthetic "neighbors". It is a total mismatch of character. The non-existent setback places the main "party area" balconies directly across and much too close to the rear residential bedrooms of our unit in a manner guaranteed to raise conflict when ski vacation or summer short term renters decide to entertain themselves or guests. This doesn't even consider traffic impact. Clearly, the developers dealt with this concern for their potential unit owners by having much larger separation on the uphill side of the proposed structures.

I quote the final Snow King Master Plan:

"Specific Considerations Related to Sub-Area 3 (page 70)

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums"

It is clear to me, and I believe to any uninterested observer, that these proposed structures do not in any way or to any degree fit in with the bulk, scale and character of my property and that they grossly violate both the letter and the spirit of the Master Plan that was approved by the parties and relied on by the existing homeowners.

Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Donald O'Shei". The signature is stylized with a large, sweeping initial "D" and a long, horizontal flourish extending to the right.

Donald O'Shei

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

February 19, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine,

I have been following, with great interest the ongoing Bear Development, LLC, fiasco. To say I am deeply concerned is a drastic understatement. I have been the owner of Unit 484 in 548 Snow King Loop for over 15 years. Unit 484 is not a rental property and is my primary residence. During that entire period of 15 years Snow King has used the Lot 57 footprint as an equipment dumping ground and to store leaky diesel fuel tanks, creating an eyesore and negatively impacting our enjoyment, use and value of my property. Whenever I raised these issues, I was reassured that Lots 57 and 58 would be imminently redeveloped from this unsightly use, in accordance with the Snow King Resort District Master Plan and that these negative impacts would be mitigated in a manner "spatially and stylistically consistent with existing condominiums and the Grand View Lodge." We were, in fact, regularly pointed to the approved Master Plan's restrictions and illustrations of approved structures, which, were be relied on to protect our future interests

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"Specific Considerations Related to Sub-Area 3 (page 70)

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Donald O'Shei

Grand View Homeowners Association
Jackson, Wyoming

February 18, 2025

Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Grand View Condominium Association (the "Association") has reviewed the application and plans for Snow King Condominiums Lots 53, 57 and 58 (the "Plans") submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that certain, significant aspects of the Plans fail to comply with the requirements of the Snow King Planned Resort District Master Plan (the "Snow King Master Plan" or the "Master Plan"). The Association's primary objection is to (i) the incompatible size, bulk and scale of the development proposed for Lots 57 and 53, and (ii) the retaining wall proposed for the south side of Lot 53, (all as described in more detail below.

The Association has been urged to consider that the newly submitted Plans are a significant improvement over plans previously submitted by Bear Development that the Town deemed grossly inadequate. However, this is not a relevant factor for the Town's evaluation. The Plans remain noncompliant with the Master Plan as further detailed below and we request the Town of Jackson reject the proposed Plans.

First, SKRMA's approval of the Applicant's plans was Invalid

- SKRMA sent out the Applicant plans for Lots 53, 58 and 57 to all SKRMA members on the 21st of May, 2024. At the SKRMA Board meeting of May 23rd (2 days later), the plans were approved. This allowed only eighteen (18) hours to review a 70-page design plan.
- This is the largest development project in the history of the Resort District, valued at over \$200 million and we requested to see a professional independent review of the plans. Our request was ignored
- Grand View Condominium Association then reviewed the plans on their own and found the plans violate the Snow King Master plan as we have articulated in this letter. We conveyed this to SKRMA in writing and they did not respond.

- SKRMA took another vote and again approved the plans with 6 yes votes (3 from Snow King Mountain and 3 from the Snow King Hotel). One no vote was registered by the Residential Class representative.
- We would like to point out the SKRMA Bylaws are in violation of the Snow King Master Plan which calls for the allocation of Board seats based upon assessed valuation. Please see Section XI of the Master Plan. In direct conflict with this requirement, the SKRMA Board's Bylaws stipulate 3 seats to Snow King Mountain and 3 seats to Snow King Hotel and the Residential Class was given just 1 seat.
 - Currently the Residential Class assessed valuation is approximately \$15 million.
 - The Snow King Hotel and Conference Center has an assessed valuation of \$3.2 million.
 - Snow King Mountain assessed valuation is estimated at \$2.9 million.
 - The total for both the Hotel and Mountain comes to \$6.2 million and therefore the Residential Class has an assessed valuation of 2.5 times the valuation of the Hotel and Mountain combined.
 - According to the Master plan the Residential Class should have at least twice the number of board seats that are assigned to the Hotel and the Mountain.
- We therefore believe the approval by the SKRMA board is invalid.

Second, the Plans do not Adhere to the Requirements of the Snow King Master Plan.

Background: Properties within the Snow King Planned Resort District are governed by the Master Plan, and all development in these Sub-Areas must comply with the Master Plan's terms and conditions. Both Grand View Condominiums and Lots 53, 57 and 58 lie within Sub-Area 3. The sections of the Master Plan most applicable to the Bear Development project are as follows:

1. One of the main purposes of the Master Plan is to provide the community limits of development predictability. (p. 2)
2. The Master Plan includes Master Site Plans and maps to illustrate proposed development and the site characteristics for each Sub-Area. In these site plans, square footage for the buildings on each of Lots 53, 67, and 58 are planned as follows. (pp. 3, 15)
 - Lot 53 -- 52,952 sf
 - Lot 57 -- 25,393 sf
 - Lot 58 -- 30,000 sf
3. A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. (p. 30)
4. The Design Guidelines established by the Master Plan require that projects adhere to all of the following:

- Site planning and architecture shall assemble a built environment that connects buildings, spaces and structures through common scale, design, and materials. (p. 57)
- There shall be a visual continuity among the resort structures and design elements...development shall be compatible with the surrounding built and natural environment in both scale and character. (p. 57)
- The height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)
- The bulk and scale of individual buildings within the Resort shall achieve compatibility with other structures within the Planned Resort when resort development is completed (p. 58)
- **Specifically stated in the Master Plan, Lots 53, 57, and 58 shall be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.** These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums... (p. 70) (emphasis added)
- The Master Plan includes Sketch Plans for Lots 53 and 57 which show buildings that were previously approved by the Town of Jackson as compliant with the Master Plan and represent what was intended/planned for these Lots.

We believe the Applicant is aware his plans do not comply with the Master Plans requirements to be compatible in bulk, scale and character with Grand View and we will provide two examples.

Issue 1. The Lot 53 Building Placement and Spacing does not Comply with the Master Plan

1. In evaluating the Plans for Lot 53, it is critical to note that the renderings as presented in the Bear Development application are inaccurate, insomuch as they fail to show the correct scale of the proposed development. Grand View had asked the Applicant for a rendering showing what the space between the proposed building on Lot 53 and Grand View buildings 550, 551 and 552 will look like. The Applicant provided the attached rendering "Lot 53-GV Rendering." On computing the scale of the rendering, the Grand View buildings are approximately the correct size, but the Applicant's building is actually **TWICE** as high as is depicted in the rendering. This is example 1 of the Applicant's awareness of non-compliance.
2. On page 98 of the Plans, the Applicant provided the only "to scale" drawing with the view of the sidewalk between the proposed building on Lot 53 and the Grand View buildings on the left. (Pages from P24-168, P24-174, P24-175 TransMemo.pdf, attached to this correspondence). From the drawing you can see space between the Lot 53 structure and the Grand View buildings is approximately 24'. In contrast, the space planned between the

proposed Lot 53 building and the Lot 58 building is approximately 75 feet. The minimal, restrictive space between Grand View as compared with the three-times greater space between the buildings on Lot 53 and 58 should not be allowed, as the openings and design do not fit well with the topography or the neighboring condominiums as specifically required under the Master Plan, and create a clear, detrimental impact to Grand View.

Issue 2. The Lot 53 “Retaining Wall” and construction will obstruct access to and from Grand View Condominiums and does not comply with the Master Plan.

1. To maximize the size of their buildings and increase their height, the building plan for Lot 53 has specified a 10’ retaining wall on the border between Lots 53 and Grand View (see page 98 of the Plans). This brings the proposed total height of the building on Lot 53 to 64’ feet (elevation 6,456 less 6,392), towering 40’ over Grand View buildings 550, 551 and 552. The wall is proposed to be built almost touching the sidewalk that runs along the back of the Grand View buildings. A 10-foot-high wall touching the sidewalk where people walk is unacceptable. The wall creates safety issues, access issues, and will interfere with snow removal and ice mitigation, not to mention dwarfing the pedestrian scale emphasized in the Master Plan.
2. The Applicant has specified it plans to close the Grand View sidewalk, which has existed in its current location for close to 20 years, for the duration of the development, and over 90% is on Grand View’s property. This closure violates the legal rights of Grand View Owners by cutting off access to the Condominiums along a route that has long been established. Applicant did not discuss placement of the retaining wall along the sidewalk nor obstruction of the sidewalk with the Grand View at any point.

Issue 3: The Plans for Lot 57 are not compatible with the requirements of the Master Plan because the massive buildings planned are approximately two times (2x) what was intended for Lot 57 and are not compatible in bulk, scale and character with the existing Grand View Condominiums or the rest of Sub-Area 3.

1. The proposed buildings on Lot 57 are 57 feet and 4 stories high and contain 27 units. As stated above, the Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the “development predictability” that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and maps show the planned and approved Lot 57 building to be 25,393 square feet (see attachment “Page 77 of Master Plan”). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Instead, the Applicant is presenting two massive buildings containing 45,000 square feet – close to double what is included in the Master Plan. See attachment Lot 57 Bear Buildings. To

allow 45,000 sf of development on this Lot would render meaningless the maps and plans in the Master Plan and goal of development predictability.

2. Not only is this bulk, scale and character far beyond what would be considered predicable development under the Master Plan, but the size and massing do not fit with the adjacent Grand View Condominiums, as is required. The five Grand View buildings each contain 4 units, with maximum building heights of approximately 40 feet. Each Grand View Building is approximately 7,200 sf. On a per-acre basis, Lot 57's development is close to 50% more dense than Grand View's. The massive development proposed for Lot 57 is likewise not similar to, or compatible with, the rest of Sub-Area 3 which is comprised of all 3-story, smaller buildings. The new buildings will tower over the older buildings, creating a sharp contrast and a visible break in character.
3. The Lot 57 buildings will tower over the residential buildings to which they are adjacent and will overwhelm people walking beside the buildings and the pedestrian scale, which is specifically disallowed under the Master Plan. The massing, articulation, and step backs do nothing to reduce bulk and mass and fail to consider the pedestrian scale.
4. In light of its concerns about the above size, bulk and scale of the Lot 57 buildings, Grand View asked the Applicant for scaled drawings showing Grand View building 548 with the Applicant buildings on Lot 57. The Applicant refused to provide the requested drawings, (example 2 of Applicant's awareness of non-compliance) and Grand View therefore hired Y2 Consulting and Cratif, at its own expense, to produce renderings requested of Applicant.
 - a. The rendering entitled "Lot 57 South-GV 548" is attached to this letter and supports the objections raised in this section. The Lot 57 South building towers 31' over Grand View 548 and is over double the height of Grand View 548 from the ground level. A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. This rendering clearly demonstrates the Applicant's total disregard of that requirement.

Summary

The Association understands that the Applicant has a right to build reasonable structures on their three lots. We only request that the buildings comply with the terms, conditions, and intent of the Master Plan. The buildings must be consistent with what was anticipated in the Master Plan (on which owners within the Snow King Resort Area relied) and be compatible with the existing residential construction within Sub Area 3. The bulk, scale, and character of the Lot 57 buildings and the retaining wall on Lot 53 as detailed above are not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and are squarely at odds with the Master Plan goals of balance and predictability.

We believe compatibility can be obtained by making two changes:

1. The retaining wall as currently specified to raise the property level between Lot 53 and Grand View should not be allowed. The building planned for Lot 53 must be moved south (away from Grand View property) to provide a minimum of 50' between Grand View buildings 550, 551 and 552 and Lot 53 building. This will also allow 50' spacing between the Lot 53 building and Lot 58 building. The current line of trees planted along the stone wall and property line between Grand View and Lot 53 must remain.
2. Only the Lot 57 North building, as proposed and previously approved by the Town of Jackson, may be built as illustrated on Page 77 of the Master Plan. See attached rendering entitled: Lot 57 North – GV 548. Elimination of Lot 57 South building restores balance, scale and character to Lot 57 with Grand View CA and was in clear violation of the Master Plan.

If the Plans are approved in their current form, a precedent is being set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association



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www.hdla.com

LOT 53
RENDERING

L5.00

forms &



LOVE RIDGE CONDOS

SEE PERSPECTIVE SHEET L5.00

PROPERTY BOUNDARY

LOT 53 BUILDING

- LEGEND
- (A) SIDEWALK
 - (B) RETAINING WALL PLANTERS
 - (C) ASPEN AND NATIVE SHRUB PLANTINGS
 - (D) STAIRS

NTS

NORTHWORKS

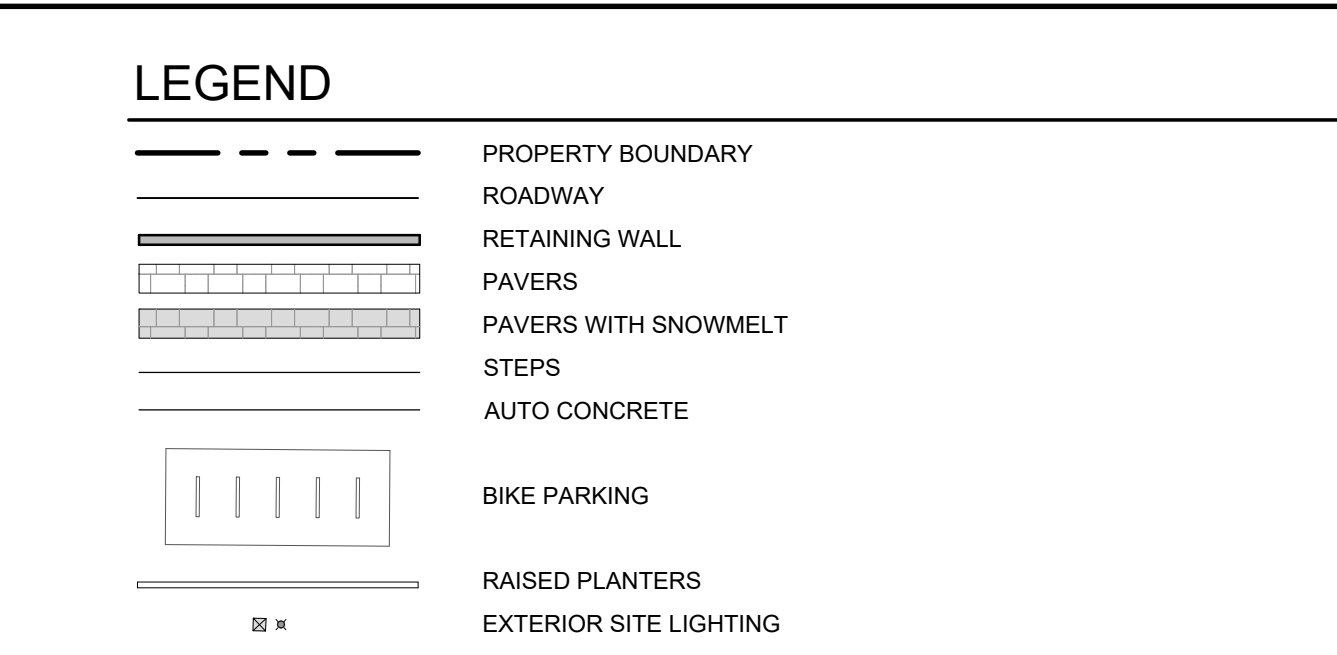
1122 N. Trent Street Chicago, Illinois 60642
T 312-440-6600 F 312-440-6601 www.nw.com

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560 South Glenwood P.O. Box 1048 Jackson, WY 83001 307.739.1001
www.hdla.com

NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project SNOW KING LOOP	
553 UPPER SNOW KING LOOP ROAD JACKSON, WY 83001	
Project No.	LN
Drawn By	LN
Checked By	MM
Discipline & Drawing Number	LOT 53 RENDERED PLAN
Drawing Name	L1.00



NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PAVERS
	PAVERS WITH SNOWMELT
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	RAISED PLANTERS
	EXTERIOR SITE LIGHTING

PLANT SCHEDULE- LOT 53

TREES:				
NAME	SIZE	CONT.	QTY	
Quaking Aspen/ Populus tremuloides	3" Cal.	B&B	26	
SHRUBS:				
Native Shrubs- species TBD	5-6" H	96		
GROUND COVERS:				
Native Meadow Sod	SOD	1,650 SF		

NORTHWORKS

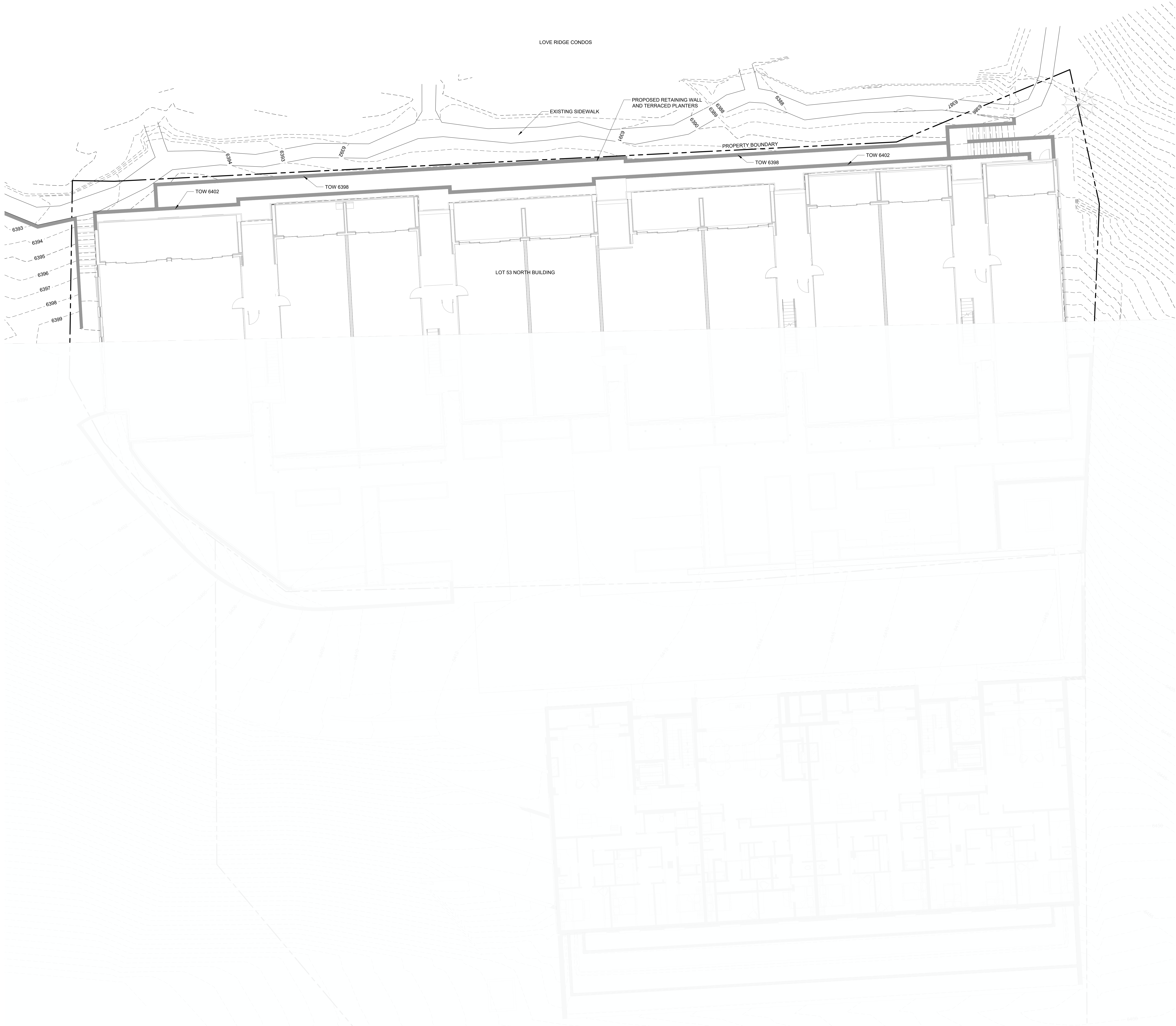
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Checked By	MK
Discipline & Drawing Number	
LOT 53 PLANTING PLAN	
Drawing Name	
L3.00	



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
**LOT 53
GRADING PLAN**

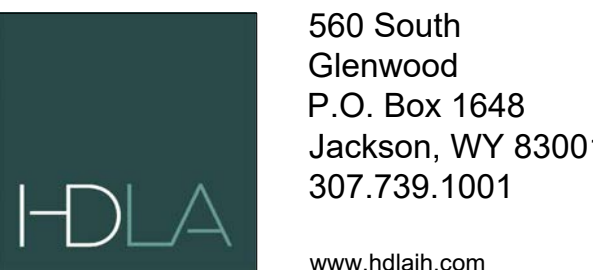
Drawing Name
L4.00



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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

project
NOW KING LOOP

63 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

	Project No.
	Drawn By LN
	Checked By MK

Discipline & Drawing Number

LOT 53
RENDERING

Drawing Name
L5.00

NORTHWORKS

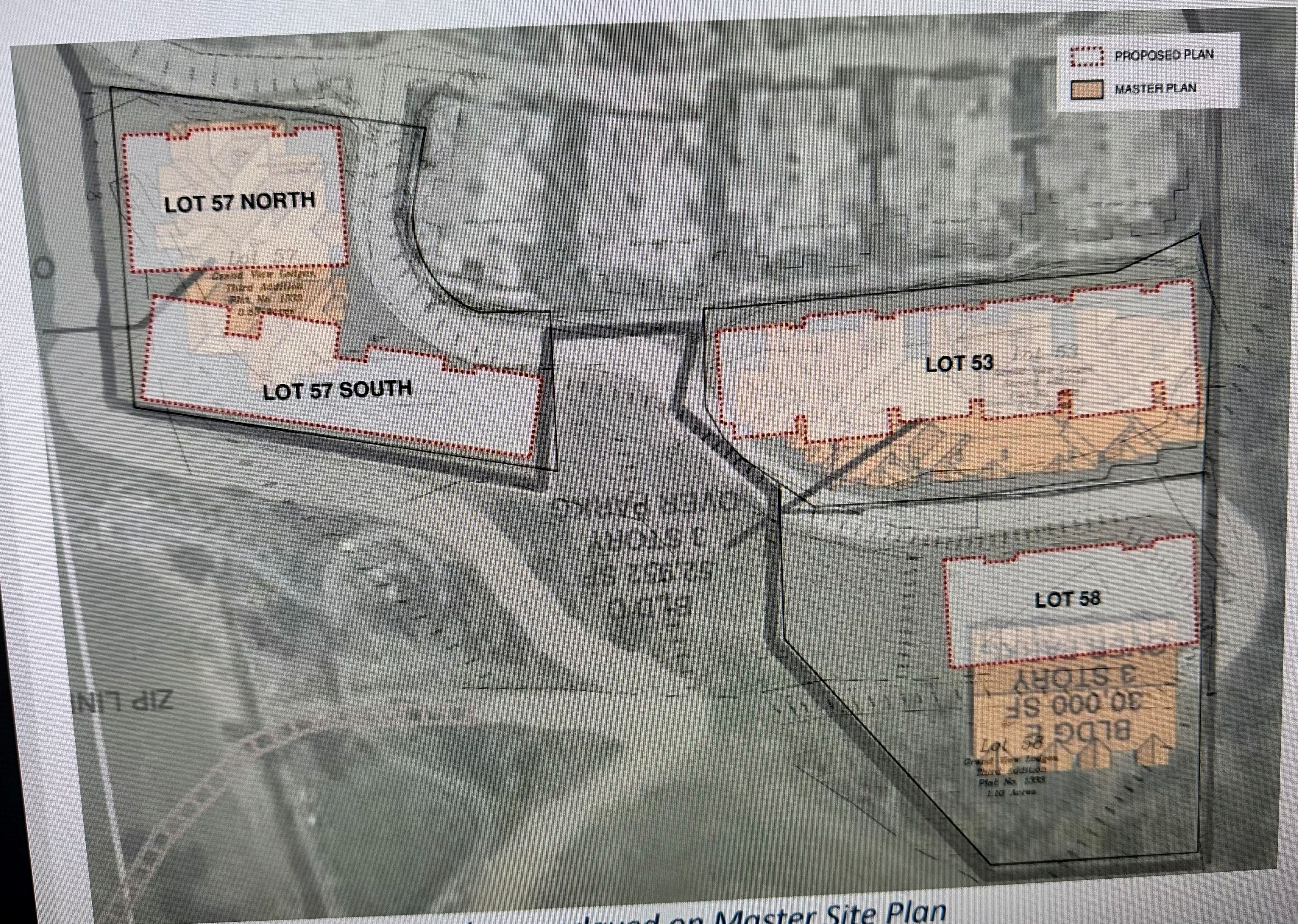
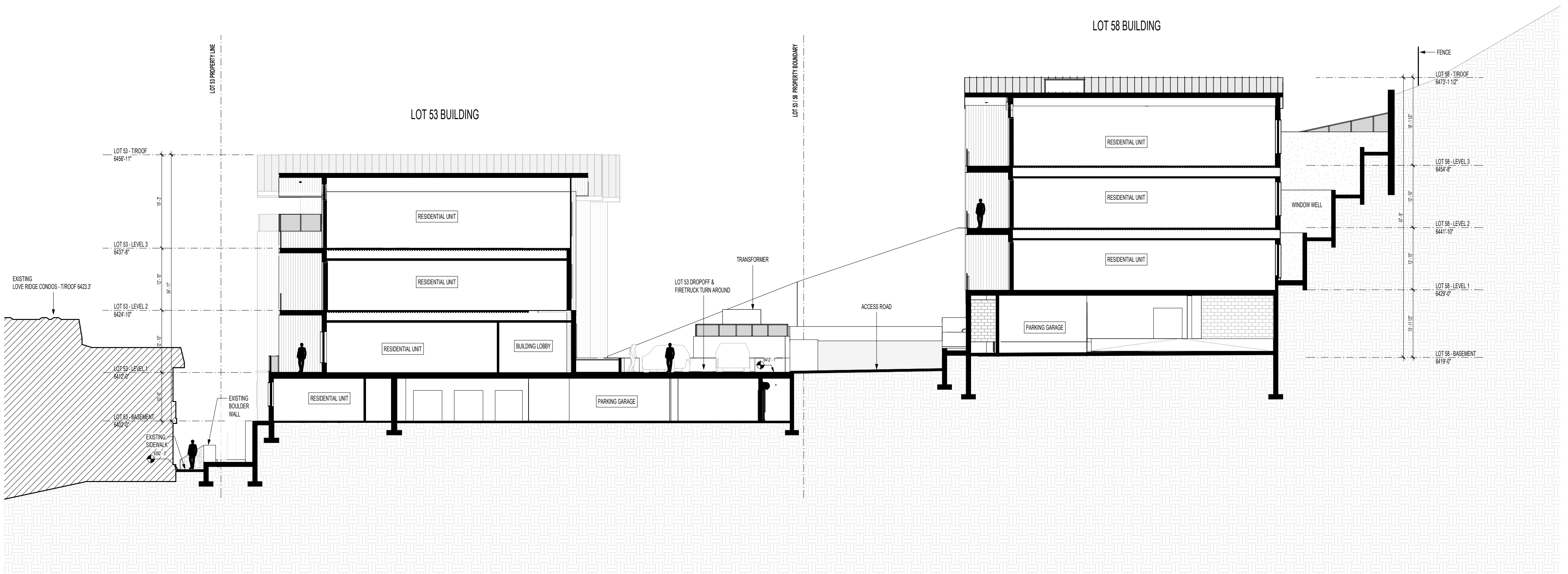


Figure 1 - Proposed site plan overlayed on Master Site Plan

Site Plan also includes a circulation plan that indicates where sidewalks should







SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST



Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominium developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominium development within this sub-area. The Jackson Town Council approved building plans for a condominium building on lot 53 and the planning/building departments issued a building permit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architectural plans for this building are included in the sketch drawing section of this master plan. Condominiums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.

Building Envelope Dimensions • SUB-AREA #3

Sub-Area #3 Building Envelope Dimensions • Sub-Area #3

Grand View Homeowners Association
Jackson, Wyoming

April 9, 2025

Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Grand View Condominium Association (the "Association") has reviewed the updated application and plans for Snow King Condominiums Lots 53, 57 and 58 (the "Plans") submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant") received on March 25, 2025. The Association respectfully submits the following:

- Lot 53 and Lot 58 - Plans has been improved over the prior submissions with the movement of the building on lot 53 at least an additional 20' south and the elimination of the retaining wall. However, we continue to request the line of trees currently planted on the applicant's side of the border remain. We see no reason they have to be removed and then subsequently replaced with a similar set of plantings.
- Lot 57 - The Plans remain totally noncompliant with the Master Plan as further detailed below and we request the Town of Jackson reject the proposed Lot 57 South building.

The following section is repeated from our Letter to Planning of February 18, 2025 but it has been modified to just focus on Lot 57 as the applicants plans continue to violate these aspects of the Master Plan.

Background: Properties within the Snow King Planned Resort District are governed by the Master Plan, and all development in these Sub-Areas must comply with the Master Plan's terms and conditions. Both Grand View Condominiums and Lot 57 lie within Sub-Area 3. The sections of the Master Plan most applicable to the Bear Development project are as follows:

1. One of the main purposes of the Master Plan is to provide the community limits of development predictability. (p. 2)
2. The Master Plan includes Master Site Plans and maps to illustrate proposed development and the site characteristics for each Sub-Area. In these site plans, square footage for the buildings on Lot 57 as follows. (pp. 3, 15)

- Lot 57 -- 25,393 sf
3. A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. (p. 30)
 4. The Design Guidelines established by the Master Plan require that projects adhere to all of the following:
 - Site planning and architecture shall assemble a built environment that connects buildings, spaces and structures through common scale, design, and materials. (p. 57)
 - There shall be a visual continuity among the resort structures and design elements...development shall be compatible with the surrounding built and natural environment in both scale and character. (p. 57)
 - The height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)
 - The bulk and scale of individual buildings within the Resort shall achieve compatibility with other structures within the Planned Resort when resort development is completed (p. 58)
 - **Specifically stated in the Master Plan, Lot 57 shall be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.** These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums... (p. 70) (emphasis added)
 - The Master Plan includes Sketch Plans for Lot 57 which show a building that was previously approved by the Town of Jackson as compliant with the Master Plan and represent what was intended/planned for these Lots. Owners in Grand View were directed to these plans prior to their purchase and based their purchase decision on the assumption these plans would be adhered to.

The Applicant's modified application received on March 25, 2025 has done nothing to address the issues previously noted with the buildings the applicant continues to propose for Lot 57. All of the above requirements we have pointed out continue to be violated. They continue to be not compatible with the requirements of the Master Plan as the massive buildings planned are approximately two times (2x) what was intended for Lot 57 and are not compatible in bulk, scale and character with the existing Grand View Condominiums or the rest of Sub-Area 3.

- In light of its concerns about the above size, bulk and scale of the Lot 57 buildings, Grand View continued to ask the Applicant for scaled drawings showing Grand View building 548 with the Applicant buildings on Lot 57.
 - a. The Applicant, in the revised application, provided the attached drawing that not only was unlabeled (applicant subsequently provided labels), provides numbers that are unreadable but clearly misrepresents the relative size and positioning of the proposed Lot 57 South building with Grand View 548 and Love Ridge 536.
 - b. Grand View at its own expense had produced the requested attached rendering entitled “Lot 57 South-GV 548” and we are providing the attached picture of the spacing between Grand View 548 and Love Ridge 536
 - c. The Grand View provided attachments demonstrate how the Lot 57 South building towers over Grand View 548 and in stark contrast to very reasonable spacing between Grand View and Love Ridge buildings which the photograph clearly demonstrates.

- It is clear their revised plans refuse to reduce by any amount the size of their buildings on Lot 57 and bring them into compliance with the Snow King Master. To further demonstrate this fact, in their initial application, they were told that they violated Snow King Master Plan as they did not provide any vegetation between their buildings and the sidewalks. To meet the requirement to have room for vegetation next to their building, instead of reducing the size and footprint of their buildings to allow vegetation as required, their solution is to eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to the 72 condominiums must walk on the road! Further evidence no interest in making their buildings more compatible with Grand View with respect to bulk, scale, and character and clearly dramatically less pedestrian friendly.

Summary

The Association understands that the Applicant has a right to build but the buildings all have to be compliant with the Snow King Master Plan. We therefore request only the Applicants plans for Lots 53 and 58 be approved and Lot 57 plans be rejected. The Applicant can then begin construction of those buildings on Lots 53 and 58 while they redesign the building for Lot 57.

.

If the Plans are approved in their current form, a precedent is being set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association

From: harrydannenberg1@gmail.com
To: [Tyler Valentine](#)
Cc: [Rich LURIE](#); [Jenny Herman](#)
Subject: Bear Development of Snow King Lots 53, 57 and 58
Date: Thursday, February 20, 2025 7:29:49 AM

I am a 10 year property owner and part time resident (summers) in the Love Ridge condominiums located in the Snow King Resort District. I am also a member of the Board of Directors of the Snow King Resort Master Association (SKRMA). I am the residential director of SKRMA representing the interests of the residential homeowners in the resort district.

I am writing to express my strong agreement with the Grand View Condominium Association and the Love Ridge Homes Condominium Association that the proposed development by Bear Development violates the Snow King Planned Resort Master Plan in that it does not fit in with the bulk, scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan. Specifically, the Lot 57 South Building , which is proposed to be approximately 60 feet high, will overwhelm the Grand View Condominiums and the entire resort area and this behemoth of a building will overwhelm pedestrians and pedestrian scale in the resort district.

I also agree with Grand View Condominium Association that the retaining wall between Grand View Condominiums and Lot 53 violates the Master Plan and should be moved south as set forth in the letter sent to you by the Grand View Condominium Association. There is no place in the Resort District for such an aggressive form of development with respect to other members of the Snow King Resort community.

I hope that the town takes the correct action and rejects the Bear Development proposal. I believe that the residential community in the Resort District would support reasonable development of lots 53,57 and 58. I do not think there is support from the residential community for the Bear Development proposal.

Harry Dannenberg

Sent from my iPad

February 14, 2025

Tyler Valentine
Senior Planner, Town of Jackson

RE: Bear Development Proposed Plans for Lots 53, 57, 58
Items P24-168, P24-174 & P24-175

Mr. Valentine,
The Love Ridge Lodge Homes Condominium Association's Board reviewed Bear Development's plans for Lot 57, 53 and 58. After review of the documents and drawings we believe they do not comply with the Snow King Resort District Master Plan. A blatant violation to this Master Plan is shown in the excerpt below. Therefore, we request that the Town of Jackson reject the proposed Bear Development plan.

From page 70 of the Snow King Master Plan:

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.

Thank you for your time in carefully reviewing the Bear Development plan in connection to the Snow King Resort District Master Plan. We have 40 individual owners in our HOA and strive to work in the interest of our association for all our owners.

Respectfully,

Jenny A. Herman, President
Love Ridge Lodge Homes Condominium Association

From: Jim Maxwell <jim@AGRILANDFARMING.COM>
Sent: Tuesday, February 18, 2025 12:21 PM
To: Tyler Valentine
Subject: Development Plans 553, 510, & 725 Upper Snow King Loop

Dear Mr. Valentine:

I have serious concerns about the proposed ten-foot-high wall immediately south of the buildings 551 and 552 Snow King Loop. I own a condominium in each of these two buildings. Starting in 2007 and continuing through 2015, I served as president of the Grandview Homeowner's Association which includes the twenty condominium units situated immediately to the north of the ten-foot-high wall proposed for construction at the northern most edge of the above referenced projects.

Manuel Lopez, former president of Snow King Resort and the group that formerly owned Lots 53 and 57, and I walked the sidewalk south of our buildings and agreed to the planting of trees south of our sidewalk. This agreement was in response to our **mutual** opinion that a buffer was needed between our existing buildings and whatever would be eventually built on Lot 53. This agreement and mutual expectation were eventually memorialized in the master development plan for the area. The owners of the twenty Grandview Condos would not have supported the master plan had this provision and understanding not been included in such plan. Ignoring the master plan at this point is inappropriate and unacceptable.

The owners of the twenty Grandview Condos have, for many years, had the expectation that our neighbors to the south and the Town of Jackson would continue to recognize the need for a landscaped buffer south of our south sidewalk. Allowing the project to move forward as currently configured would create a very unpleasant area south of our condos and ruin the environment on twenty back decks of these units. It would also violate the master plan on which we have relied.

From: Deborah Wente <dgwente@outlook.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Attachments: [Bear Building Comparisons.png](#); [Grand View - Love Ridge Building Spacing.jpg](#); [Lot 57 South-GV 548.jpg](#)

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

April 8, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Please find an updated letter regarding the Bear Development proposal in the Snow King resort district. You will find that the primary issue concerning our unit at 548 Snow King Loop Road is unchanged.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lot 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our

neighborhood. The buildings create significant, negative impacts to Grandview and the surrounding areas and do not meet the master plans requirements for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that the plans for Lot 57 be denied until changes are made to bring the proposed development into compliance with the master plan.

The revised plans submitted by Bear Development have done nothing to address these issues. It is clear their revised plans refuse to reduce by any amount the size of their buildings on Lot 57. To meet the requirement to have room for vegetation next to their building, instead of reducing the size and footprint of their buildings to allow vegetation as required by the Snow King Master Plan, their solution is to eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to the 72 condominiums have to walk in the road!

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan, please see attached. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility

of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

From: [Deborah Wente](#)
To: [Tyler Valentine](#)
Subject: Re: Proposed Snow King development
Date: Thursday, February 20, 2025 9:26:01 AM
Attachments: [Lot 57 North-GV 548 .jpg.msg](#)
[Lot 57 South-GV 548 .jpg.msg](#)
[SK Master Plan - Page 77 .jpg.msg](#)

April 7, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning & Building Department
tvalentine@jacksonwy.gov

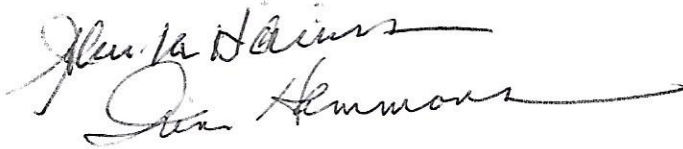
Dear Mr. Valentine:

As Owners of Grandview Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence to you as detailed by Rich Lurie. The Bear Development's resubmissions do not in anyway comply effectively with the Snow King Master Plan in bulk, scale or character.

The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with.

Thank you for your consideration.

John & Irene Hammons

Handwritten signatures of John and Irene Hammons. The signature for John is on top, and the signature for Irene is below it. Both are in cursive script.

From: [John Petrakis](#)
To: [Tyler Valentine](#)
Cc: [Rich Lurie](#); dlangen@bojh.com; [Nicolle Moyer](#)
Subject: RE: Bear Development plans for Lots 53 and 57 of the Snow King Resort
Date: Thursday, April 3, 2025 8:51:30 AM

From: [John Petrakis](#)
To: [Tyler Valentine](#)
Cc: [Rich Lurie](#); dlangen@bojh.com; [Nicolle Moyer](#)
Subject: Bear Development plans for Lots 53 and 57 of the Snow King Resort
Date: Thursday, February 20, 2025 10:36:00 AM



Dear Mr. Valentine – I am owners of Grand View Condominium No. 5140. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grand View and the surrounding areas and do not meet the Master Plan's requirements for bulk, scale or character, as explained more fully in the letter from Rich Lurie, President of the Grand View Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the Master Plan.

I also strongly agree with all the details of Mr. Lurie letter dated February 17, 2025. But I think it's worth repeating one of Mr. Lurie points in his letter pointing out that the residential representation on the SKRMA board it significantly underrepresented. I further believe that the Town of Jackson should reject this proposal because of all the points in Mr. Lurie's letter but should also make the point that until the SKRMA board is correctly represented the Town of Normal will not approve any development plans in the SKRMA designated area.

Thanks for your consideration.

John Petrakis
309-208-0201

Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

February 20, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

We understand that the Town is evaluating a proposal by Bear Development, LLC, to build a multi-unit condominium complex adjacent to the Grand View Condominiums in the Snow King Resort District.

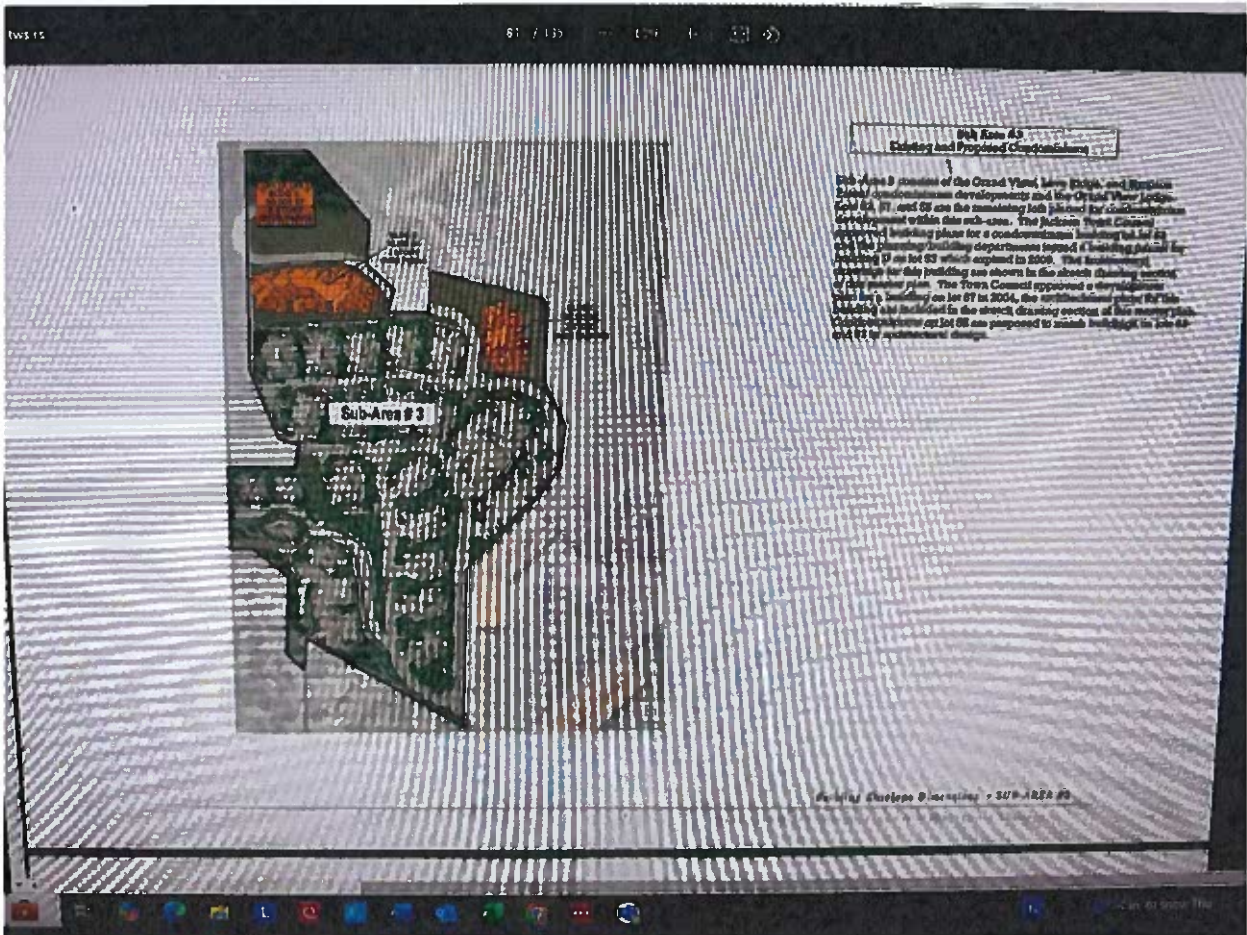
We own Grand View unit 483, which is situated on the west-facing top floor of Building 548 in the southwest corner of our community. Lot 57 of the proposed development encircles the west and south sides of Building 548.

We echo the concerns expressed by the Grand View Homeowners' Association in its February 17, 2025 letter, and want to share several additional concerns particular to Lot 57.

***Master Plan terms and Town decisions set public expectations
that future development on Lot 57 would be restrained.***

We purchased unit 483 in November 2023. During our pre-purchase due diligence, we learned that new development might occur on Lot 57. Accordingly, we reviewed the Snow King Master Plan and minutes of HOA meetings at which SKRMA representatives discussed development prospects, as well as limitations under the Master Plan and Town regulations. As you know, these standards generally require that any new development must be spatially and stylistically consistent with the Grand View community.

We also reviewed the public docket pertaining to Lot 57 and saw renditions of the development concept approved by the Town in 2006 but never built (see image below). Although we were concerned about possible development next door, we were reassured that the Town and SKRMA would apply these standards as a check on developers seeking to change the landscape and density of our mountainside environment, or the neighborhood's appearance from Town.



We were dismayed to learn that SKRMA approved Bear Development’s plan – seemingly without regard to the bulk and scale limitations – permitting nearly twice the square footage of that approved in 2006.

The Town should maintain the standards it affirmed in 2021 and 2023.

In our pre-purchase diligence, we found that Bear Development submitted a Zoning Compliance Verification (ZCV) application in May 2023, asking the Planning & Building Department to “clarify development rights and opportunities” on Lots 53, 57 and 58 in light of the Town’s 2006 approvals and related determinations in 2021.

In a June 23, 2021 ZCV response (P21-112), the Town had affirmed that future development “must comply” with the requirements to maintain “bulk, scale and character consistency;” “to reduce bulk and mass;” and “to create a design that fits well with the topography and neighboring condominiums.” The proposal for Lot 57 meets none of these standards.

The Lot 57 proposal must be rejected or reimagined consistent with the Master Plan and Town precedent.

Bear Development asks to shoehorn two new structures on Lot 57 – one behind Building 548 (and feet away from the Cowboy Coaster) and one beside it. The structures are undoubtedly a high-quality investment in the Snow King resort. However, as seen in the renditions below, the south building would fully occupy the narrow southeast arm of Lot 57 and loom over Building 548. This clear scale mismatch and seemingly inadequate envelope would defeat the requirements of the Master Plan, as reflected in the 2006 approved concept and reaffirmed by the Town's 2021 and 2023 ZCV opinions, and may also raise safety concerns that would be best addressed by other stakeholders.





The Master Plan and Town standards were established in the daylight for prospective buyers and developers to see and rely upon. The Town should maintain these standards and reject Bear Development's proposed 45,000 square feet addition to Lot 57, or at least its towering south structure.

Thank you for considering our position and for maintaining Jackson's and Snow King's unmatched character.

Respectfully,

Kyle B. Levine
for Blanche Neige LLC

Tyler Valentine April 9, 2025
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov
RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Love Ridge Lodge Homes Condominium Association (the "Association") reviewed the updated application and plans received on March 25, 2025 for the Snow King Condominiums on Lots 53, 57 and 58 (the "Plans") submitted by Bear Development, LLC (the "Applicant").

The Association submits the following:

Lot 53 and Lot 58 – Plans were improved over the prior submissions with the relocation of the building on lot 53 being at least an additional 20' south and the elimination of the retaining wall. However, since there is a tree line barrier we ask why would they plan to cut down mature trees that are currently planted on the applicant's side of the border? These trees and plants are established and thriving. They provide screening that will be advantageous for both Grand View Condominium residents and the residents of the new development. Removing these mature plantings and then subsequently replacing them with new, young plantings and boulders will cause residents to have clear views of each other with minimal privacy screening for many years.

Lot 57 – With regards to the scale of the building on Lot 57. We agree with Grand View Condominiums' findings that the plans remain noncompliant with the Master Plan as detailed in the attached drawings done by Northworks. We request the Town of Jackson reject the proposed Lot 57 South building.

While updating the plans to meet the requirements of the Snow King Master Plan to have vegetation between the buildings and the sidewalks it appears that sidewalks were eliminated to allow for vegetation. This is unacceptable since there are several months of winter where many pedestrians walk to areas within the resort district. While the roads are plowed routinely, they are not clear for pedestrians and will be a hazard for skiers accessing the mountain or the hotel for restaurants and amenities. Where there are sidewalks areas, there is no mention whether these sidewalks will have a snowmelt system to help keep them clear in winter months. Is that part of the plan?

Sewer and water infrastructure has not been a part of the plans that we've received. Who is responsible for this infrastructure? When the Grand View Condominiums were developed it was determined that an additional pump system was required to provide adequate water pressure for the units as well as fire protection. We have not seen any details of a study for the water system. In addition, we have not seen studies to show that the existing sewer and water lines are sufficient to handle the additional 72 condos. Who is responsible for making sure that the existing infrastructure is adequate for these additional buildings. This is a concern for both Grand View and Love Ridge CA's.

We appreciate the time that the Planning Commission is taking to review these plans and the concerns that perimeter neighbors are voicing.

Jenny Herman
President
Love Ridge Lodge Homes CA

Jenny Herman Cell
817.938.4009

From: [Peter Wold](#)
To: [Tyler Valentine](#)
Subject: Bear Development at Snow King
Date: Thursday, February 20, 2025 3:24:48 PM



Dear Mr. Valentine,

I own several Grandview Condominiums and Unit 5110 in the Loveridge Condos.

I seldom object to development in Wyoming, but I vehemently object to the Bear Development at Snow King on Lots 53 and 57.

Their plans contradict the Master Plan and simply need to be redone to comply with it. As the project is designed, it would devalue the Loveridge/Grandview area.

Thank you in advance for requiring compliance to the Master Plan.

Sincerely, Peter Wold

From: rlurie@optonline.net
Sent: Saturday, March 29, 2025 6:41 AM
To: Tyler Valentine
Subject: RE: Re-Submittal for Lot 53, 57, 58

Hi Tyler the updated application was sent out to all of Grand View Owners. We are still reviewing and will have our response back to you prior to the 10th, however I can give you this feedback.

Lot 53 – we are OK with the changes and only will request the current line of trees remain. As they say they are planning to replace them, it is very curious why they have to remove them if the new building is now around 20 feet away from them.

Lot 57 – we found their response not serious. They are suggesting that by changing the roof lines and the deck walls that the Lot 57 South building will all of a sudden be compliant with the Snow King Master plan that requires it to be compatible with Grand View in bulk, scale and character. If it is not even close! Their page 9 depiction of the buildings is very deceitful. We asked Nick for further explanation and still waiting for his response.

We also found their solution laughable and insightful to their proposal to meet the requirement to have room for vegetation next to their building. Their solution is to eliminate the sidewalks. Therefore, pedestrians and visitors to 72 condominiums that are arriving by foot have to walk in the road! That was their solution and never considered that putting two extremely large buildings are just not compatible with Lot 57.

Rich

Richard Lurie
Grand View HOA
203-249-0532

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Wednesday, March 26, 2025 10:26 AM
To: Rich LURIE <rlurie@optonline.net>
Subject: RE: Re-Submittal for Lot 53, 57, 58

Thank you Rich.

-Tyler V

From: Rich LURIE <rlurie@optonline.net>
Sent: Tuesday, March 25, 2025 8:43 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Re: Re-Submittal for Lot 53, 57, 58

Hi Tyler, thanks. I will send it to all Grand View owners. If there are other owners that should get it, please send it to them.

Thanks very much,

Rich

Richard Lurie
R.C. Lurie & Associates
341 Jelliff Mill Road
New Canaan, CT. 06840
203-966-2919
Cell 203-249-0532

On Mar 26, 2025, at 2:56 AM, Tyler Valentine <tvalentine@jacksonwy.gov> wrote:

I have not yet sent it to others. Are you going to do that or would you like me to?

Comments are due by Thursday, April 10th.

From: Rich LURIE <rlurie@optonline.net>
Sent: Tuesday, March 25, 2025 4:50 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Re: Re-Submittal for Lot 53, 57, 58

Hi Tyler, forgot to ask if the updated submission was sent to all those that submitted comments?

Rich

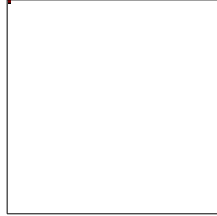
Richard Lurie
R.C. Lurie & Associates
341 Jelliff Mill Road
New Canaan, CT. 06840
203-966-2919
Cell 203-249-0532

On Mar 26, 2025, at 12:55 AM, Tyler Valentine <tvalentine@jacksonwy.gov> wrote:

Rich,

Attached is the revised submittal for the Snow King Development Plans.

Tyler Valentine
Senior Planner, AICP
Town of Jackson
Phone (307) 733-0440 #1305
tvalentine@jacksonwy.gov
www.jacksonwy.gov



<Snow King Condos - Development Plan Submission - 2025-03-24_pdf>

<~WRD0005.jpg>

From: sagarling rdeinc.biz <sagarling@rdeinc.biz>
Sent: Thursday, March 27, 2025 10:22 AM
To: Tyler Valentine
Cc: ragarling rdeinc.biz
Subject: Town of Jackson Planning and Building Department-Bear Development

Importance: High

Tyler,

We are owners of Grand View Condominium, 551 Snow King Loop Road, Unit No. 5120. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort.

We received the Bear Development updated plans for Lots 53, 58 and 57.

It is curious that the updated plans show a reduced height, but the plans do not reflect the height change, that we can identify.

Three stories above an exposed garage equates to 4 stories, which violates the SKRMA Master Plan. The developer identifies the garages are 51% below grade, but is that truly the case? What is the acceptable point of measurement, three stories from grade or above grade (as defined by the developer)? What will the impact be for the downhill residences with the massive earth moving required to obtain subterranean garage structures? We have not located where the developer, or SKRMA, has addressed the current utilities infrastructure that are currently located in the development area. The 110k gallon water storage tank is connected to the private PWS that services the resort district with a 10" pipeline. The storage tank provides additional water and pressure to the Town of Jackson for emergency firefighting when the Town's waterline pressure is reduced to 30 psi.

The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The three massive structures create significant, negative impacts to Grand View Condos and the surrounding HOA communities and do not meet the Master Plan's requirements for bulk, scale, or character. The viewscape will be permanently afflicted with massive, towering structures which conflict with the current local mountain luxury cabin architectural design embodied by all the Snow King Resort district development.

Sheryl

Sheryl and Roger Garling
R and D Enterprises, Inc.
www.rdeinc.biz
PO Box 3321

Casper, WY 82602
Cell 307.277.3861
Land 307.237.4188
sagarling@rdeinc.biz
ragarling@rdeinc.biz



From: sagarling_rdeinc.biz
To: [Tyler Valentine](#)
Cc: ragarling_rdeinc.biz
Subject: Town of Jackson Planning and Building Department-Bear Development
Date: Wednesday, February 19, 2025 1:28:51 PM



Mr. Valentine,

We are owners of Grand View Condominium, 551 Snow King Loop Road, Unit No. 5120. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grand View and the surrounding areas and do not meet the Master Plan's requirements for bulk, scale, or character, as explained more fully in the letter from Rich Lurie, President of the Grand View Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the Snow King Resort Master Plan.

Respectfully submitted,
Sheryl
President
R and D Enterprises, Inc.

Sheryl and Roger Garling
R and D Enterprises, Inc.
www.rdeinc.biz
PO Box 3321
Casper, WY 82602
Cell 307.277.3861
Land 307.237.4188
sagarling@rdeinc.biz
ragarling@rdeinc.biz



From: [Susan Houchens](#)
To: [Tyler Valentine](#); [Richard Lurie](#)
Subject: Bear Development
Date: Thursday, February 20, 2025 5:59:18 PM



We are the owners of Grand View Condominium No. 522 in building 552. Please consider this letter as opposition to the Bear Development plans for lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant negative impacts to Grand View and the surrounding areas.

When we purchased our Grand View Condominium, we reviewed and relied upon the Snow King Resort Master Plan to understand what could be constructed adjacent to Grand View on Lots 53, 57, and 58. The size, height, and proximity of the proposed Bear Development construction to Grand View far exceeds anything that could have been anticipated under the Master Plan and should not be allowed.

Richard Houchens
Susan Houchens

From: Virginia Wade <gwademd@gmail.com>
Sent: Sunday, February 16, 2025 1:28 PM
To: Tyler Valentine
Subject: Snow King owner 552-521

Dear Tyler Valentine:

As a long-standing homeowner in the valley, I have always taken an interest in project development. Having recently sold a family home on the West Bank, owned from 1998 to April of 2024, I have witnessed many neighborhoods undergo transformation, with tremendous impact to the community. Massive homes, cold beds, they are of no benefit to the community's economy.

We sold our home to be in a Resort

Overlay. We like Snow King, it has the local flavor that has been lost at Teton Village, where parking lots are full and closed, ticket sales are limited, residents are displaced, and as a homeowner not in a resort overlay we were afforded less and less convenience.

When we are not in residence the condo at Snow King can be rented and that contributes to the health and wealth of our community.

In 1998, there was no Snake River Lodge and Spa, no Four Seasons, no Teton Club.

Granite Ridge was just being developed.

There was a time when 2 stories was the limit, and the Four Seasons became the largest building in Wyoming.

I am now the owner of Snow King Loop 552. The 10' retaining wall will do nothing to prevent a slide when a 52,000 sf building is excavated and built to the current proposal on a very steep grade. Drainage in the spring melt doesn't flow through concrete. There are other projects on the sloped terrain in town, they have to be studied. One that comes to mind is Pine Glades.

My row of condos is set apart from those on the lower slope by a road, not a wall.

Increasing the setbacks must be a part of the master plan. Scaling back the height should be considered. It's just too steep.

At the present time there are many projects on the drawing board. They take years to complete. Stop work orders, violations, makes me wonder who approved them in the first place.

The Snake River Bridge project has polarized the community. Tourists who visit Teton Village stay in Teton Village. Going to dinner in town can take upwards of an hour and a half, tee shirt shopping is now an all day commitment. It takes too long to get to the airport.

There is no parking.

Residents don't visit their friends on the other side of the river, skiers stop at Calico and drink booze until the road clears, and there are more massive projects being reviewed that will serve to create gridlock for years.

Talk of widening the Village Road is a nonstarter.

The power lines on the Village Road that snapped a few years ago, causing widespread outages in the valley lasting for days, knocked out the airport power, but the lines were not buried along with the natural gas and fiber optic lines on the Village Road, so where is the widening to occur? Teton Pines? Shooting Star?

What is needed now is serious consideration to every project that comes up for approval.

I read in JH News and Guide a proposal for a north bridge. Money went to build a bike bridge, a treacherous roundabout, a hanger for private planes on the drawing board. Why not a north bridge?

I believe that first and foremost there needs to be a master plan that addresses the congestion. It is a turn off.

Aspen has a moratorium on new builds.

It may be time.

Virginia Wade

Sent from my iPhone

From: Bills GMAIL <william.l.hartmann@gmail.com>
Sent: Wednesday, April 9, 2025 12:54 PM
To: Tyler Valentine
Cc: Debbie Hartmann
Subject: Bear Development Revised Proposed Plans for Snow King Condominium Lots 53, 57 & 58

Tyler Valentine
Senior Planner
Planning & Building Department
Town of Jackson, Wyoming

Dear Mr. Valentine:

We are writing this letter to you as an update to our letter dated February 19, 2025 regarding development plans for Snow King Condominium Lot 57. Lot 57 is directly across from our condominium unit at 548 Snow King Loop.

We have reviewed the modifications to the plans previously submitted by Bear Development.

We do not believe the plans, as modified, and for which Bear Development is now seeking approval, address our objections as previously spelled out in our letter of February 19, 2025.

We continue to object to the **Bulk, Scale and Character** of the Bear Development proposed buildings on Lot 57. We view the changes that Bear Development have proposed to the Buildings on Lot 57 as **minimal** and **not responsive** to the objections that we previously raised. Our objections are very specifically focused on the South Building which we contend is not compliant with the Snow King Master Plan.

We continue to urge you and the Town Council to reject this application and to seek meaningful and responsive modifications, specifically to the Lot 57 buildings, and with particular focus on the non-compliant South Building.

Regards,

William and Deborah Hartmann
548 Snow King Loop, Unit 4810
Sent from my iPad

From: [William Hartmann](#)
To: [Tyler Valentine](#)
Cc: [Debbie](#)
Subject: Bear Development Proposed Plans for Snow King Condominium Lots 53, 57 & 58
Date: Wednesday, February 19, 2025 6:19:48 PM
Attachments: [pg 77 Snow King Master Plan.pdf](#)



Tyler Valentine
Senior Planner
Planning & Building Department
Town of Jackson, Wyoming

Dear Mr. Valentine:

We are writing to you regarding a request for approval for three Development Plans for Snow King condominiums which includes Lot 57.

Our unit is directly across from Lot 57 at 548 Snow King Loop.

We strongly oppose the development as proposed by Bear Development and are in full support of the objection filed by the Grand View Condominium Association.

By way of background, we purchased the unit in March 2023. At that time, we reviewed the Snow King Master Plan and were fully aware that at some point, Lot 57 would be developed.

We took comfort in two items contained in the Master Plan.

First, the statement contained in the Master Plan on page 70 that “The remaining developable lots with-in Sub Area 3 consisting of Lots 53, 57 and 58 located to the South of the existing Grand View development to fit in with the **bulk, scale and character** of the existing Grand View Condominiums.

Second, on Page 77 of the Master Plan shows a single, reasonable sized building that was part of the approved Master Plan. The Town Council previously approved a development plan for a building on this lot in 2004. This is directly across from our unit in Grand View 548. The proposed structures, for which approval is being sought, are a significant deviation from what is contained in the Master Plan.

The rendition included in the Grand View Condominium Association shows two buildings, versus one in the Master Plan (please see attached from page 77). It also shows the new buildings, especially the South Building towering over the 548 building. This does not, in our opinion, fit with the bulk, scale and character of Snow King Mountain.

We urge you and the Town Council to seek revisions to the plans for Lot 57, as submitted, to avoid destroying the character of the Grand View Condominiums and to adhere to the Master Plan.

Regards

William and Deborah Hartmann

548 Snow King Loop, Unit 4810



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November 26, 2024

Tyler Valentine, Senior Planner
Town of Jackson

RE: Development Plan for Snow King Resort Lots 53, 57 and 58 – Insufficiency Response

Tyler,

Below are responses to the four items identified in your insufficiency letter dated 11/13/24.

1. *The SKRMA design review approval letter.*

See attached SKRMA design review approval letter.

2. *A detailed breakdown of how the project complies with the following Floor Area Ratios (FAR) (Note – This includes providing an accounting of the FAR for each subarea):*
 - *The FAR for the total of Sub-Area 1, 2, 3, 4, and 5 shall not exceed .40*
 - *The FAR for the total of Sub-Areas 1, 2, 3, and 4 shall not exceed .60*
 - **In Subareas 1-5, there are about 2,710,000 sf of site area. A 0.4 FAR would allow 1,084,000 sf of development. Since only 915,000 sf of development is allowed, the 915,000 sf maximum is the limiting standard, and anything under that standard meets the FAR.**
 - **In Subareas 1-4, there are about 2,425,000 sf of site area. A 0.6 FAR would allow 1,445,000 sf of development, so again, the 915,000 sf is the limiting standard.**
3. *A detailed accounting of the total existing floor area and APOs in the Master Plan (i.e., the total 2,208 APOs and the 915,000 square footage). This means providing a list of all buildings, their size, and guest rooms. This also means demonstrating compliance with max APOs per subarea. The project claims the project complies with both maximums on page #15 but does not include an account of how they arrived at this conclusion.*

See attached detailed accounting of the total existing floor area and APOs in the Master Plan.

4. *The applicant needs to provide a written response to how the proposed development of each lot is meeting the specific Subarea #3 considerations which are both listed below. Demonstrating compliance with these is separate from the Design Guidelines and the applicant needs to address how the buildings comply with the previously approved Sketch Plans, and how the buildings fit with the bulk, scale, and the character of the existing Grand View Condominiums and Grand View Lodge. In addition, the applicant needs to describe how the massing, articulation, openings and step-backs were used to reduce the bulk and mass.*

The proposal has been reviewed and approved as consistent with the Master Plan Design Guidelines by both the Snow King Resort Master Association (SKRMA) on May 23, 2024, and the Town of Jackson Design Review Committee (DRC) on June 12, 2024. This demonstrates that the development aligns with the broader objectives of the area.

On page 7 of the submission, the new building footprints are overlaid with the approved Sketch Plans, highlighting how they closely align with the approved designs. Additionally, pages 109-115 include detailed diagrams demonstrating how the proposed buildings correspond to the approved Sketch Plan buildings in terms of bulk and scale. Per the attached SKRMA letter, multiple references confirm that the proposed buildings are consistent with the desired character of Snow King Resort and successfully blend the existing condominiums with recent on-mountain designs.



August 19, 2024

Tyler Valentine
Senior Planner, Town of Jackson

CC: Nick Orthmann, Project Manager, Bear Development, LLC

Ryan Stanley
President, Snow King Resort Master Association

RE: Proposed Development on Lots 53, 57, 58

Mr. Valentine,

The Snow King Resort Master Association (SKRMA) Board of Directors has reviewed the development proposal for lots 53, 57, and 58 dated May 21, 2024, with respect to the design guidelines found in the Snow King Master Plan.

SKRMA finds that the proposal successfully achieves the visual variety and sense of cohesiveness sought by the Master Plan. The architecture, bulk and scale, signs, lighting, and landscaping are consistent with the desired character of the Snow King Resort and successfully blend the existing condominiums with recent on-mountain designs. In addition, the table showing existing and future development rights attached and in the development application is accurate.

The SKRMA board has approved the proposal with the request that the following topics be addressed prior to development:

- Additional parking on the site should be provided for guests, service vehicles, delivery vehicles, and maintenance purposes if possible.
- All construction management plans must be reviewed by SKRMA prior to commencing work.
- Consideration should be given to the integration of the Snow King Mountain service road adjacent to the property with the site development and vegetative screening adjacent to the mountain coaster.
- Grand View Condominium owners have requested existing vegetative screening to the south of their property remain in place or be enhanced with substantial vegetative screening between the developments.
- The developer will need to work with SKRMA for private water system connections and services as part of the development process.



- Landscaping, grading or other means should be considered to better blend in development on lot 57 with surrounding buildings and structures.
- If possible retain the stone landscape wall to the south of lot 53 as a landscape buffer between adjacent condominiums or improve upon this buffer zone.

Ryan Stanley
President
Snow King Resort Master Association

Accounting of Master Plan Development Potential

Floor Area

		Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5		915,000	334,675	915,000	915,000	580,325
Subarea 1			135,688	331,000	255,688	120,000
	Hotel		135,688	135,688	135,688	0
	New		0	195,312	120,000	120,000
Subarea 2			0	244,000	250,000	250,000
Subarea 3			143,655	252,000	256,607	112,952
	Love Ridge/Grand View		143,655	143,655	143,655	0
	Lot 53		0	52,952	52,952	52,952
	Lot 57		0	25,393	30,000	30,000
	Lot 58		0	30,000	30,000	30,000
Subarea 4 & 5			55,332	88,000	152,705	97,373
	One Town Hill		50,398		57,000	6,602
	Snow King Mountain Resort		0		95,705	90,771
	King Grill/Ticket Office		4,934			
	Mountain Sports		0			
	Mountain Maintenance		0			

Notes:

- The existing development numbers for the hotel and Love Ridge implied in the Master Plan by subtracting the Master Site Plan from the Example Development match the Town's GIS record of existing development on January 1, 2023.
- The allowed FARs of 0.4 for Subareas 1-5 and 0.6 for Subareas 1-4 are not applicable because the 915,000 sf total limit meets both FARs.
- The existing development was assumed to have been allocated its existing development rights even though there was no "transfer" documented.
- The One Town Hill floor area is based on the approval staff report for the Development Plan. In addition to the counted floor area, 34,112 sf of exempt parking and 4,255 sf of exempt housing are in the building.

Guests (APOs)

		Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5		2,208	824	2,208	2,208	1,384
Subarea 1			408	964	608	200
	Hotel		408	408	408	0
	New		0	556	200	200
Subarea 2			0	400	400	400
Subarea 3			280	700	520	240
	Love Ridge/Grand View		280	280	280	0
	Lot 53		0	420	144	144
	Lot 57		0		50	50
	Lot 58		0		46	46
Subarea 4 & 5			136	144	680	544
	One Town Hill		136	144	240	104
	Snow King Mountain Resort		0	0	440	440
	King Grill/Ticket Office		0			
	Mountain Sports		0			
	Mountain Maintenance		0			

Notes:

- The existing Hotel allocation is based on the 204 rooms identified as existing in the Master Plan.
- The One Town Hill allocation is based on 34 units at 4 APO per unit, consistent with the Development Plan unit count and Town building permit record. (Development Plan staff report states 156 APOs).
- The 280 APO Love Ridge/Grand View allocation is based on SKRMA's accounting of existing APOs less the existing Hotel and One Town Hill allocations. It is generally consistent with the Town's GIS record of existing development on January 1, 2023, however that record does include an inventory of bedrooms in every unit.



Detailed Accounting of Existing FAR

In response to the insufficiency letter and request for elaboration on the SKRMA accounting of floor area please see the below table as well as this brief explanation. Prior to the initial submission our team asked SKRMA for their tracking of development rights and were provided the same accounting they provided in their letter. To our knowledge, nothing has been built in the Master Plan Area since the Master Plan was approved and the SKRMA accounting of existing development matches the implied existing development in the Master Plan this application would appear to be the beginning of the tracking and that our proposal is well under the Master Plan limits.

That said, after the conversation at the pre-application conference, we did look at the GIS file of existing development first created by the Town and County in 2012 and since updated with building permit information as part of the Indicator Report process. The table below shows how those records compare to SKRMA's records and the numbers approved in the Master Plan which amount to de minimis differences in overall square footage.

The Town and County record of existing floor area includes all basement, parking, and housing floor area. It is broken down by use but not FAR vs exempt floor area. Also, it was initially compiled in 2012 as a mass effort by Town and County staff to inventory the entire community so while it is accurate, it is not necessarily precise parcel-by-parcel. As a result, we believe that minor discrepancies between the Town record of floor area and the SKRMA/Master Plan record of floor area are expected and easily attributable to exempt floor area that is not obvious from public records. For example, the Town record for the existing development in Subarea 3 is about 154,605 sf compared to the SKRMA record of 143,655 sf – that there might be 11,000 sf of exempt floor area in the Grand View and Love Ridge developments that is not apparent from Assessor records and plats seems very plausible and raised no questions for us regarding SKRMA's accounting of the overall Resort development.

The numbers reported in the SKRMA letter match the implied existing development in the Master Plan. While existing development is not explicitly indexed anywhere in the Master Plan, for Subareas 1 and 3 it is easy to infer from the example development table and master site plan. In each Subarea the example development table has a total for the subarea and the master site plan gives a square footage for each new building. The difference is the existing development. In subarea 2 the existing buildings are temporary structures. The master site plan does not identify floor areas for the buildings in Subareas 4 and 5, but One Town Hill and King Grill were built more recently and have building permit records rather than the 2012 inventory effort. That the implied existing development in the Master Plan, SKRMAs accounting, and the Town records are all so closely aligned supports moving forward with the SKRMA accounting as the baseline.

In the table below the cells included in SKRMA's letter are highlighted gray and the unhighlighted cells are provided to show the analysis described above.

Snow King Master Plan Floor Area: Comparison of SKRMA Accounting to Master Plan and Town Records

		Master Plan				Existing Development				Development Rights		Proposed in Development Plan
		Allowance	Example Development Table	Master Site Plan Potential	Master Site Plan + Example	Town: Above Grade	Town: Parking/ Basement	Town: Exempt Housing	SKRMA records	Sold	Remaining to be built	
Subarea 1-5 Total		915,000	915,000		915,000	353,694	351,883	13,341	334,675	915,000	580,325	
Subarea 1			331,000		331,000	137,000	0	0	135,688	255,688	120,000	
	Snow King Hotel				135,688	137,000	0		135,688	135,688	0	
	New				195,312					120,000	120,000	
	Building A			57,777	57,777							
	Building B			59,535	59,535							
	Building 1			18,000	18,000							
	Building 2			30,000	30,000							
	Building 3			30,000	30,000							
Subarea 2			244,000		244,000	5,837	0	0	0	250,000	250,000	
	Golf Maze Tickets					1,092	0					
	Ski School 1					3,305	0					
	Ski School 2					1,440	0					
Subarea 3			252,000		252,000	154,605	80,381	192	143,655	256,607	112,952	
	Lots 53, 57, 58			108,345	108,345					112,952	112,952	112,092
	Lot 53			52,952	52,952					52,952	52,952	43,029
	Lot 57			25,393	25,393					30,000	30,000	44,158
	Lot 58			30,000	30,000					30,000	30,000	24,905
	Existing				143,655	154,605	80,381	192	143,655	143,655	0	
	527 Snow King Loop					8,182	4,253					
	528 Snow King Loop					8,176	4,290					
	529 Snow King Loop					8,457	4,430					
	530 Snow King Loop					8,564	4,484					
	531 Snow King Loop					8,346	4,509					

Snow King Condominiums



DEVELOPMENT PLAN REVISED SUBMISSION

MARCH 24, 2024

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March 24, 2025

Tyler Valentine, Senior Planner
Town of Jackson

RE: Development Plan for Snow King Resort Lots 53, 57, and 58

Tyler,

We are pleased to submit these three development plan applications for Lots 53, 57, and 58 of the Snow King Resort. In total we propose 110,897 square feet and 240 APOs of development along with 12 affordable housing units spread through 4 buildings. Each building is 3-stories over a basement, with on-site parking. We intend to phase the construction, building Lot 57 first.

Our proposal was approved as consistent with the Snow King Resort Master Plan Design Guidelines by both SKRMA (May 23, 2024) and the Town Design Review Committee (June 12, 2024). SKRMA’s approval letter is attached and also attests to the allocation of floor area and APOs from the Master Plan pool to this project. Since our original submission SKRMA has revised its accounting of floor area and APOs and the new accounting is reattached for reference; none of the changes impact Lots 53, 57 & 58.

Because this project is governed by the Snow King Resort Master Plan, the high-level character, location, bulk, and infrastructure have already been approved. Our application demonstrates compliance with the approved Master Plan. A summary of the proposed development relative to the Master Plan requirements is in the table below, with more details on the following pages.

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Location	Build within lot lines	Within Lot 53	Within Lot 57	Within Lot 58
Landscaping	10% LSR (min)	20% LSR 7,245 sf	17% LSR 6,500 sf	57% LSR 27,401 sf
Floor Area	915,000 sf across Resort 334,675 sf exist; 580,325 sf allowed	112,952 sf purchased by owner 110,897 sf proposed		
		42,314 sf	43,678 sf	24,905 sf
Height	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement
Bulk	1 building or many	1 building	2 buildings	1 building
Design	SKRMA approval, DRC review	SKRMA and DRC approval	SKRMA and DRC approval	SKRMA and DRC approval
APOs	2,208 across Resort 832 exist; 1,376 allowed	240 APOs purchased by owner 240 APOs proposed		
		104 APOs	88 APOs	48 APOs
Parking	1 space per unit, on-site	1.3/unit, on-site	1.1/unit, on-site	1.6/unit, on-site
Housing	Meet LDR standard	5.925 units req. 5 units on Lot 53 + fee-in-lieu	5.516 units req. 5 units on Lot 57 + fee-in-lieu	2.962 units req. 2 units on Lot 53 + fee-in-lieu

Please let us know if any questions arise during your review.

Sincerely,

Nick Orthmann, Bear Development



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Project Narratives



SITE OVERVIEW

The proposed project is comprised of four condominium buildings across 3 lots, located at Snow King Resort Lots 53, 57 & 58 (Sub-Area #3). These parcels are bounded by Snow King Loop Road and the Grand View Condos to the north and the Cowboy Coaster to the south. For purposes of this application, we are referring to each building as “Lot 53”, “Lot 58”, “Lot 57 North” and “Lot 57 South”.

Each building includes 3 stories of residential condo units above basement parking. The market units will be sold to individual owners, and those individuals can rent the units out short-term at their discretion. Affordable housing units are also included in the project. The goal of this development is to create a strong sense of place between the three lots while also relating to the overall design elements of the Snow King Resort and surrounding context.

	Lot 53	Lot 57	Lot 58
PIDN	22-41-16-34-3-04-001	22-41-16-34-3-07-001	22-41-16-34-3-07-002
Address	553, Upper Snow King Loop	510, Upper Snow King Loop	725, Upper Snow King Loop
Legal	Lot 53, Grand View Lodges 2 nd Addition	Lot 57, Grand View Lodges 3 rd Addition	Lot 58, Grand View Lodges 3 rd Addition
Zone	PR-SK	PR-SK	PR-SK
Subarea	Master Plan Subarea 3	Master Plan Subarea 3	Master Plan Subarea 3
GSA	34,412 sf	36,155 sf	47,916 sf

The three lots sit on relatively steep terrain with ski-in, ski-out access to the Snow King Ski Resort. The plazas, roads, and interstitial spaces between these four buildings shall be enlivened with plantings and materials that connect to the style of the Snow King Resort and create a safe and welcoming environment. Parking garages will be enclosed with solid garage doors, and pedestrian walking will be encouraged. The buildings will be connected to the surrounding landscape for easy access to the ski slopes and the town center.

In addition to the development proposed on the above sites, access and utilities will be constructed in easements that access the site across SKRMA land. Discussions with SKRMA are ongoing, and agreements will be worked out prior to construction.

SUMMARY OF DESIGN CHANGES SINCE OCT. 2024 DEVELOPMENT PLAN SUBMISSION

In response to feedback received on the initial design, the design team has reduced the mass of each building to better align building with neighbouring structures, moved the Lot 53 building further south and provided increased landscaping throughout the project site. The changes outlined below show updates to the site and building designs relative to our initial October 2024 Development Plan submission. All the design updates fit within the design guidelines and dimensional limitations of the Snow King Planned Resort District Master Plan.



Revised Aerial Rendering of Lots 57, 53, & 58

Lot 57 – Summary of Design Changes

Change 1: Increased landscaped areas. The sidewalk leading downhill from the 57 South building to the 57 North building was removed, allowing for additional planting to buffer between the North building and the street. The sidewalk to the east of the 57 South building was also removed to introduce more planting, including a planter along the north façade. This will further screen the South building’s east entry and driveway. Crosswalks will be used to delineate the pedestrian walking paths from Lot 57 up to Lot 53 and 58.



Lot 57 – Previous Site Plan



Lot 57 – New Site Plan



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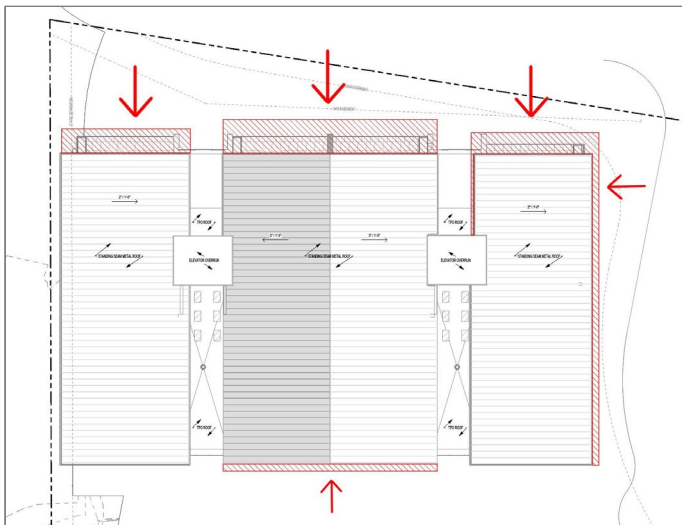
Change 2: North Building roof adjustments. The eastern shed roof was mirrored to slope in the opposite direction, resulting in a lower building height along the facade closest to Grand View. Additionally, all roofs were lowered by 1'-0" in height, and roof overhangs were pulled back to only extend 3'-0" from the exterior wall.



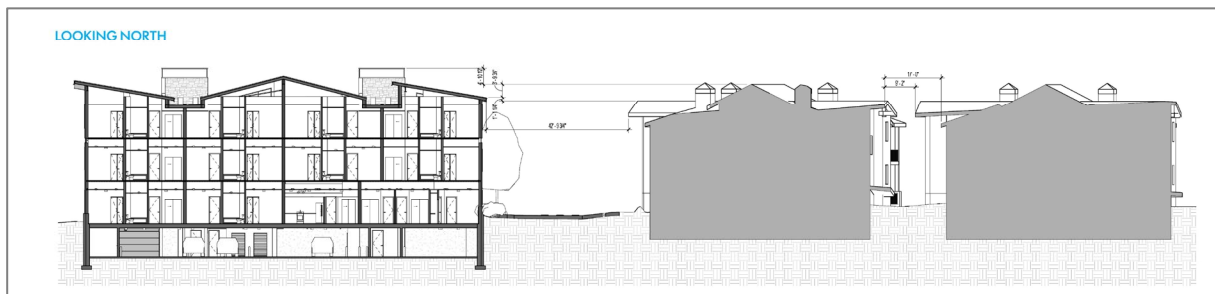
Lot 57 North – Previous Elevation



Lot 57 North – New Elevation



Lot 57 North – Reductions in Roof Footprint Noted in Red

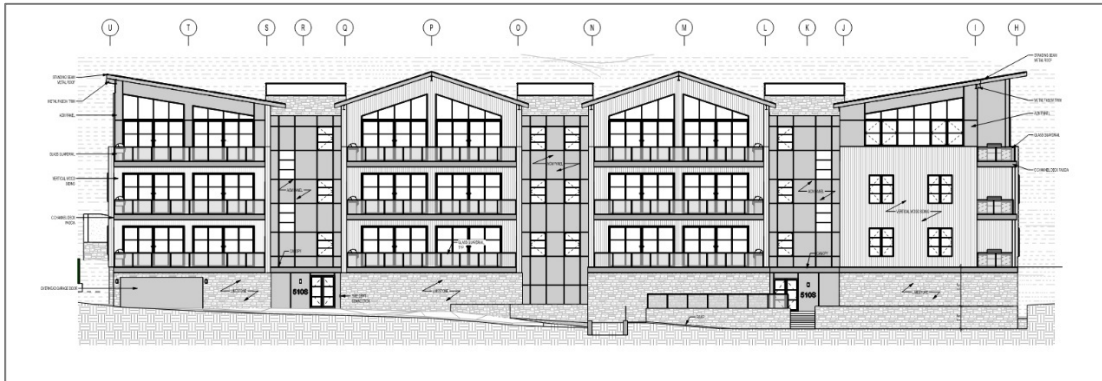


Site Section showing the relationship in heights between Lot 57 North and the adjacent Grand View buildings

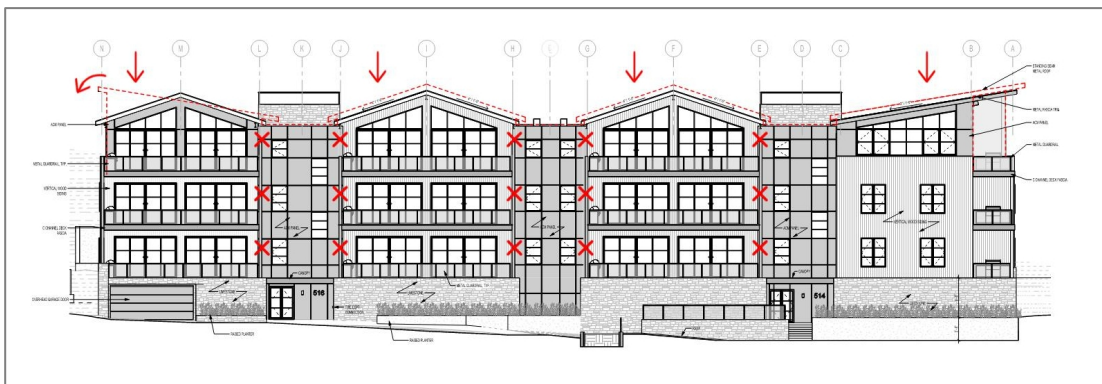


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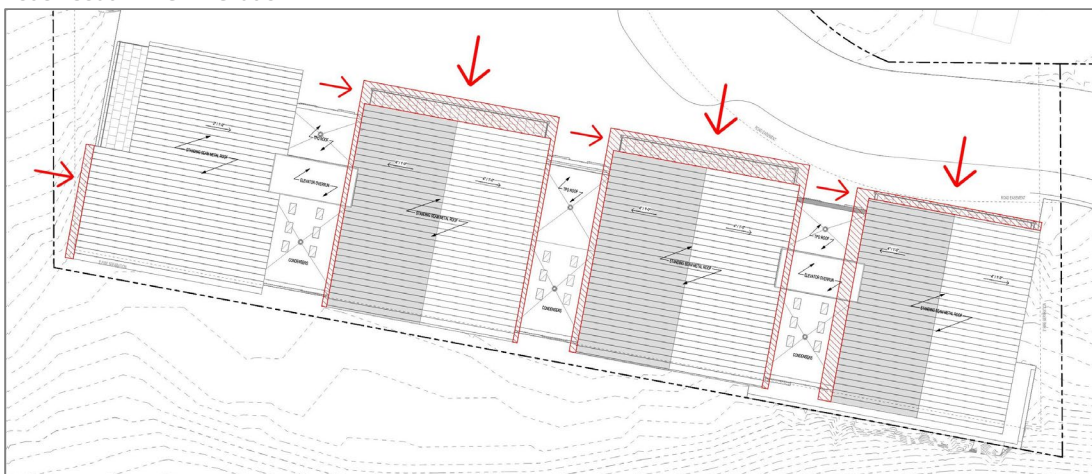
Change 3: South Building roof adjustments. The easternmost roof was changed to a gable roof, which greatly reduces the height of the building at the east façade. Additionally, all roofs were lowered by 1'-0" in height, and roof overhangs were pulled back to only extend 3'-0" from the exterior wall.



Lot 57 South – Previous Elevation



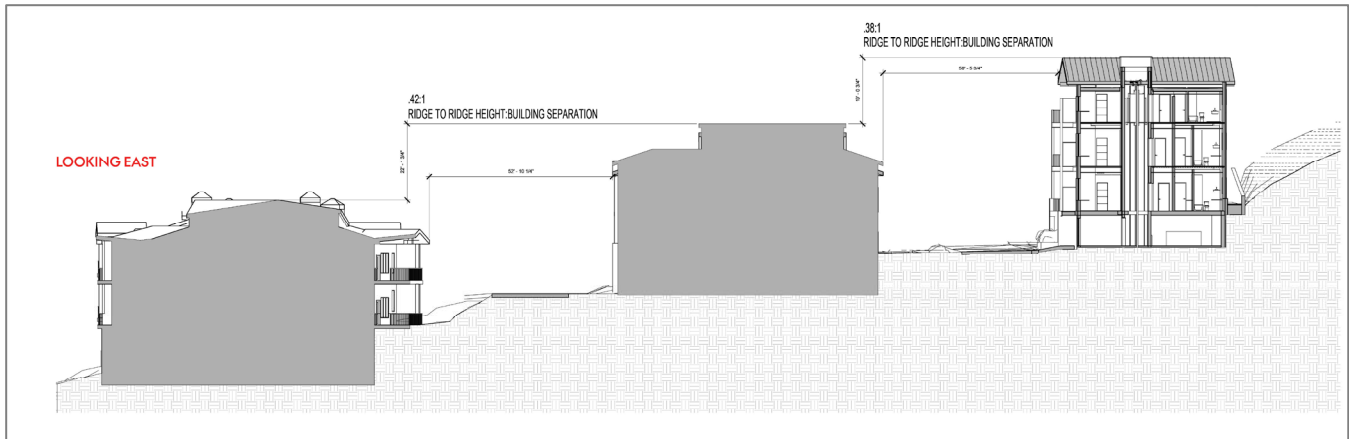
Lot 57 South – New Elevation



Lot 57 South – Reductions in Roof Footprint Noted in Red



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Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings

Change 4: Reduction of solid walls at balconies. As shown in red 'X' labels on the preceding elevation diagrams, both the North and South buildings' balconies were redesigned to be more open-air and less enclosed by solid walls flanking each end.



Lot 57 North – Previous Solid Balcony Walls



Lot 57 North – New Open Balcony Guardrails

Lot 53 – Summary of Design Changes

Change 5: Pushed back the entire Lot 53 building away from Grand View. The first, second, and third floor units were pulled south 15'-0" on average and 5'-0" at the central fire truck turnaround. The north basement floor plan was also pulled south an average of 5'-0" to create more space between this building and the neighbours to the north. A secondary retaining wall was removed at the north setback, allowing for additional planting and boulders to mediate the space between the two lots. Linear planter boxes were also added along the north edge of the basement roof to help create a screen between Grand View and the Lot 53 first floor terraces.



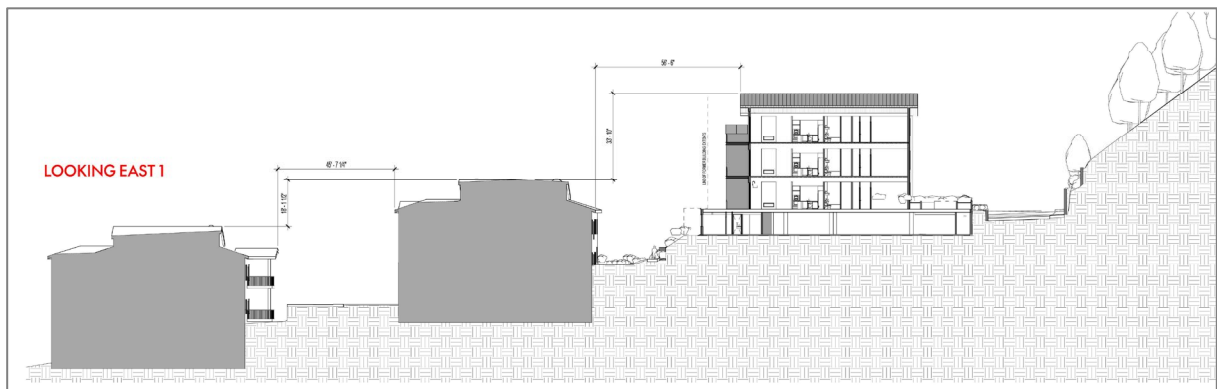
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Lot 53 – Previous Site Plan



Lot 53 – New Site Plan



Site Section showing the relationship in heights between Lot 53 and the downhill Grand View buildings



Lot 53 – Setbacks and Landscape Buffers Between Lot 53 & Grand View



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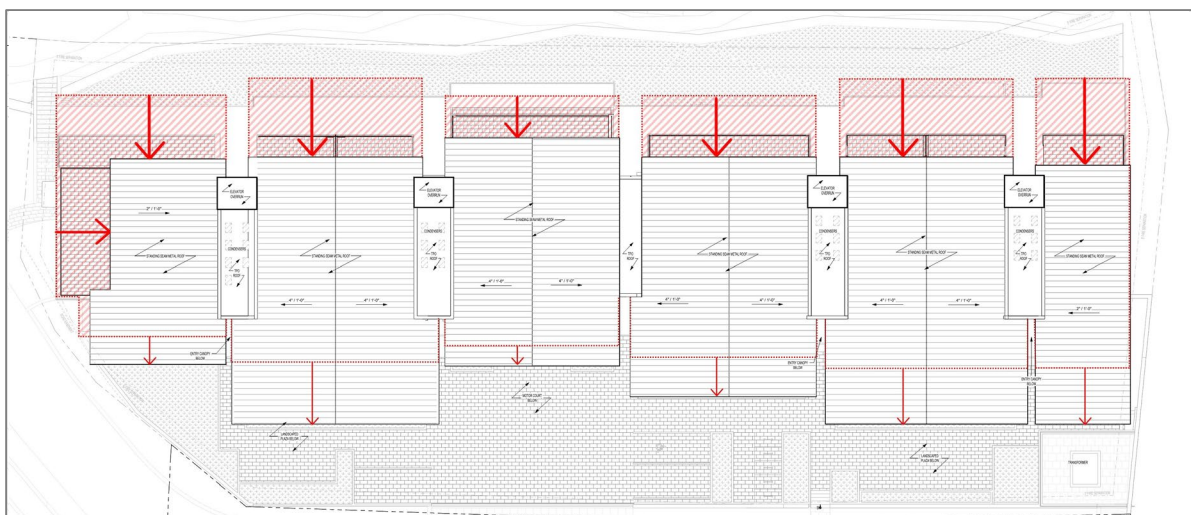
Change 6: Roof adjustments. In addition to pulling the building south, the third floor roofs were also reduced in size and in height. All the gable roofs were lowered by 1'-0" in height, and the shed roofs on the east and west end were lowered by 2'-0". Additionally, roof overhangs were pulled back to only extend 3'-0" from the exterior walls.



Lot 53 – Previous Elevation



Lot 53 – New Elevation



Lot 53 – Reductions in Roof Footprint Noted in Red



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Change 7: Western unit stepback. As shown in the roof plan above, the third-floor western unit footprint was adjusted to greatly reduce the visual massing along the west façade. Its western exterior wall was pushed east another 10'-6", and its roof footprint was also drastically pulled back to reduce the visual overhang.

Change 8: Reduction of solid walls at balconies. As shown in red 'X' labels on the preceding elevation diagrams, both the Lot 53 balconies were redesigned to be surrounded by more open-air guardrails and fewer solid walls at each end.

Lot 58 – Summary of Design Changes

Change 9: Reduction of solid walls at balconies. As shown in red 'X' labels below, both the Lot 53 balconies were redesigned to be surrounded by more open-air guardrails and fewer solid walls at each end.



Lot 58 – Previous Elevation



Lot 58 – New Elevation

MASTER PLAN COMPLIANCE NARRATIVE

The Snow King Resort Master Plan (Master Plan) that governs development on the subject property was approved in 2019. It establishes the entitlements and development standards for the site, addresses the major questions of development character, location, bulk, and scale, and addresses infrastructure and other considerations on a Resort-wide basis. It also serves as the Sketch Plan for all development within the Resort. The Master Plan has 12 Chapters. Applicability of each chapter to this application is discussed below.

Introduction

While the introduction does not include any standards for new development, it is instructive on how to read and use the various chapters of the Master Plan. In general, Chapters I-III of the Master Plan memorializes the compliance of the Master Plan with the Land Development Regulations and Comprehensive Plan. Chapters IV-X establish standards for new development and are the primary focus of this application. Finally, Chapters XI-XII establish standards for the continued operation of the ski hill and administration of the Resort.

More specifically, the introduction is clear that the site plans are conceptual (p.3). They establish the general location of development, open space, and pedestrian connectivity through lot lines and subarea boundaries. They illustrate the example development used to plan for the overall impact on public infrastructure. Where specific setbacks and heights, setbacks, and other dimensional limitations are required to achieve the desired character, they are specified in Chapter VII, Dimensional Limitations Plan. Where dimensions are not specified, the Master Plan relies on the Design Guidelines in Chapter VI to ensure consistency with the Master Plan (p.5). SKRMA administers the Snow King Design Guidelines with review by the Town DRC (p.54).

I. Statement of Purpose

This Chapter states the purpose of the Master Plan. Demonstration of our proposal's consistency with that purpose is the product of the totality of this application.

II. Consistent with Comp Plan

This Chapter outlines compliance of the Master Plan with the Jackson/Teton County Comprehensive Plan. By demonstrating compliance with the Master Plan, our application is also consistent with the Comprehensive Plan.

III. Compliance with LDRs

This Chapter outlines compliance of the Master Plan with the Town of Jackson Land Development Regulations. By demonstrating compliance with the Master Plan, our application is also consistent with the Land Development Regulations governing Resorts (Div. 4.3). See below for additional demonstration of compliance with the LDRs not addressed by the Master Plan.

IV. Master Site Plans

The Master Plan divides the Resort into subareas. The proposed development is in Subarea 3, which also includes the Love Ridge and Grand View condominiums and the Grand View Lodge. The Master Site Plans establish the lot lines within which the development must occur. While the Master Site Plans depict buildings to illustrate the overall location and scale of development, the bounds of the development location for Subarea 3 are the lot lines with no additional setbacks. Throughout the Master Plan, the site plans are referred to as conceptual except where setbacks are established for specific subarea – no setbacks are established for Subarea 3. The lots are



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already set back from neighboring properties. Our proposed buildings are within each lot and, on Lot 58, pulled down the hill to limit disturbance.

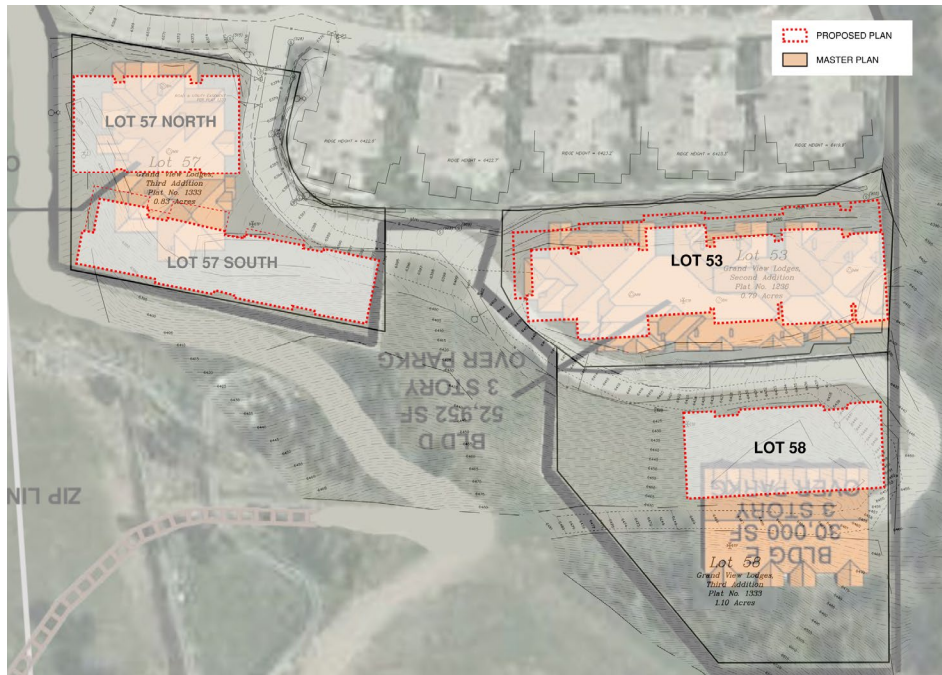


Figure 1 - Proposed site plan overlay on Master Site Plan

The Master Site Plan also includes a circulation plan that indicates where sidewalks should be provided. Our proposal provides not only the Master Plan sidewalks but additional pedestrian connectivity of the site to the Resort's recreational amenities.

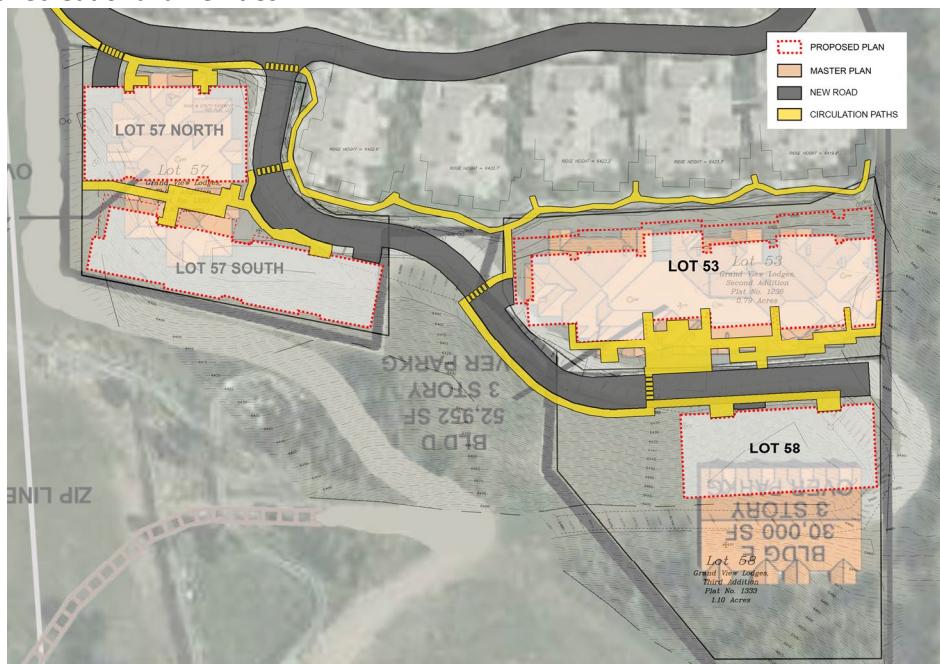


Figure 2 - Proposed pedestrian circulation plan overlay on Master Sidewalk Plan



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V. Land Use Plan

The proposed residential and short-term rental of the market condominiums are each a by-right use in Subarea 3 of the Snow King Master Plan, as is affordable workforce housing (also referred to as “Employee Housing” in the Master Plan). These uses are also the type of development anticipated in the example development table, making the proposal consistent with the resort-wide impact planning done during Master Plan approval. Below is a table showing the mix of market and affordable units by bedroom.

AREA & UNIT MIX OVERVIEW

SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 1 BEDS	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT
LOT 57 NORTH	18,552	32,005	0	10	0	0	10
LOT 57 SOUTH	25,126	37,317	0	4	6	2	12

REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS	
REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	
5,516	2	2	2	1	1	5	4	
		0		1		0	1	
PHASE 1: LOT 57	2	2	2	2	1	1	5	5
		AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ. TOTAL AFF. OK

LOT 53	42,314	71,705	1	18	7	0	26
LOT 58	24,905	34,849	0	7	5	0	12

5,822	2	3	2	3	1	1	5	7
2,962	1	0	1	0	0	0	2	0
PHASE 2: LOTS 53 & 58	3	3	3	3	1	1	7	7
		AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ. TOTAL AFF. OK

REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	
5	5	5	5	2	2	12	12	
		AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ. TOTAL AFF. OK

110,897	175,876	1	39	18	2	60
TOTAL FAR AREA	TOTAL GROSS AREA	1-BEDS 2%	2-BEDS 65%	3-BEDS 30%	4-BEDS 3%	MARKET UNITS

72	90	117
REQ.	PROVIDED	PROVIDED INCL. TANDEM

MAX. SHORT TERM	112,952
OVER/UNDER	-2,055
	UNDER

VI. Design Guidelines

The Master Plan Design Guidelines (not the Town Design Guidelines) govern development in the Resort. The Master Plan Design Guidelines are administered by SKRMA with review by the Town DRC. As required by the Master Plan, the proposal has been approved as consistent with the Master Plan Design Guidelines by both the Snow King Resort Master Association (SKRMA), on May 23, 2024, and the Town of Jackson Design Review Committee (DRC), on June 12, 2024. SKRMA's approval letter is attached. Since the reviews by SKRMA and the DRC, the configuration of the units and Lot 53 entrance has changed slightly – increasing the pedestrian space and further breaking up the massing Lot 53 so that it reads as multiple buildings similar to the neighboring Grand View development.

Below is a detailed description of the project's compliance with the Design Guidelines, which is unchanged from the SKRMA and DRC submittals. See also the Architectural, Civil & Landscape Plans for plans and renderings of the proposed development.

A. Introduction.

The introduction establishes the Snow King Master Plan Design Guidelines (Design Guidelines) as the method by which a proposal is evaluated for compliance with Section 4.3.1.F.7 of the Town of Jackson Land Development Regulations (LDRs). It establishes SKRMA as the administrator of the Design Guidelines and the DRC as a review entity.

B. Design Guidelines. Character and Design Objectives.

Despite its title, Section B applies specifically to the portion of the resort fronting Snow King Avenue and is not applicable to Lots 53, 57, and 58. The general statements regarding pathways and relationship to the ski hill (B.8 and B.9) are addressed later in the guidelines as they apply to Lots 53, 57, and 58 (C.6).

- C. **Design Guidelines. General Purposes.** The general purpose of the design guidelines is to create visual variety while maintaining a sense of cohesiveness- balancing control and connectivity with enough flexibility in choice of materials and style to give life to the resort. New architecture in the Resort is to have, “clean rooflines, taper-sawn shake roofs, and clearly expressed structure.” “While rustic character has been adopted for other resorts, a more direct simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences.”

The proposed development on Lots 53, 57 & 58 achieves this by integrating the materials and forms from the Grand View development with the more recent development at the Rafferty base area and Snow King summit. The vertical elements, recessed forms, stone base, siding, and roof gables all reference Grand View design and massing, while the single-pitch roofs and larger windows on the building ends reference the on-mountain design and desire for simpler forms and more glass.

The remainder of Section C spells out the LDR requirements for the Design Guidelines, which are specified for Snow King in the Sections that follow.

D. Architectural Design Guidelines.

1. Building Form, Massing and Character:

The design fits in with the ToJ context with its simple but elegant architectural forms and materials. The public spaces between buildings shall be comfortable landscaped plazas that encourage pedestrian activity.

Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem “imported” from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and through the use of building envelopes that require the structures to step back away from the street or plaza.

The design references all of the surrounding development in a way that cohesively completes Subarea 3. The vertical elements of the hotel, siting and materials of Grand View and modern roof lines of the Rafferty base are all incorporated into the proposal.

Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.

The architecture forms reference the Grand View development while also introducing some of the simplicity and practicality incorporated into the more modern development at the base of Rafferty.



In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

The proposal includes an east-west pedestrian experience that begins with a plaza on Lot 53 and extends to the west via sidewalk to another plaza between the buildings on Lot 57 feeding out onto the ski slopes at the base of Rafferty. The south building on Lot 57 is set back from the plaza by pedestrian scale landscape terraces that provide form for the plaza while setting back the building to provide light. On Lot 58 especially, the building has to be tall enough as viewed from the downhill side so that the retaining wall holding back the hill is not taller than the building itself. The terraced pedestrian experience is what maintains the human scale given the steep slopes. The largest facade, on Lot 53, faces away from the primary pedestrian axis of the development, but includes stepbacks at the first and third floors to provide light to the pedestrian path behind the adjacent Grand View development.

Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.

The buildings are sited to continue the east-west pattern of Grand View that follows the contours around the hill and breaks mass into separate buildings that step up the hill so that lower buildings hide the lower floors of the buildings above and behind them instead of singular masses running up the hill. Where this is most evident is Lot 57, where the single building shown on the Master Site Plan is broken into 2 buildings that better align and connect the development to Grand View.

Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

The proposal breaks the development on the 3 lots into four separate buildings, literally breaking the mass, while also employing balconies, varied roof forms and wall recesses that break up the mass further. The development is also socketed into the hillside so that the mass of each building varies on each side.

Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided however.

The vertical recesses along each building's front façade, which range in width between 10 to 18 feet, help to break down each building into a language of aggregated masses separated by recessed gaps. These mirror the Grand View development, where buildings are separated by gaps of a similar scale and, once landscaped, create the same mass-breaking effect.

2. Roofs:

The project's roofs reflect the neighboring architecture, namely: the majority of the roofs, which are gabled, tie into the Love Ridge condos to the north; and a few shed roofs pay homage to the long, sloped roofs of the Snow King Resort Hotel. The majority of roofs are 4:12 gable roofs, with a few shallower shed roofs.

In order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roof overhangs.

The roof forms reference the Grand View and Rafferty base area developments.

Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.

Gabled roofs throughout each Lot have a 4:12 slope, except at the Lot 57 North building, which has one gable roof with a 3:12 slope in order to reduce the overall height. Across all lots, shed roof lines at the edge of each building are 2:12 while referencing the Rafferty base area development.

Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascias.

Roof overhangs are held up by vertical wood structures that reference the vertical elements of the nearby hotel. Roof lines are kept thin.

3. **Exterior Materials:** Buildings shall sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

The buildings sit on stone bases in order to appear “rooted” in the natural hillside environment. Upper stories use wood, metal, and glass to give a lightweight appearance to the structure, and to create a feeling of connection with the surrounding forest. Like its neighbors, this project incorporates natural wood cladding to blend in with the surrounding environment. The warm hues of the stained wood pay homage to the range of wood tones found throughout the Resort. Each building sits on a stone base whose texture references the natural rock found on the mountain while also serving as a contemporary corollary to the stone bases of neighboring buildings. Metal accents on the facades and roofs connect the project to the other modern buildings at the resort.

4. **Windows:** Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

Ground level windows are larger at pedestrian entries; they are limited at basement garages in order to hide vehicles from sight. Due to the steep nature of the hillside, portions of the 1st and 2nd floors are visible to pedestrians and also use large glassy window openings at residential balconies.

Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and nonreflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

The proposal incorporates large metal-clad windows in all directions very much in keeping with the hotel. Cladding will be black.

Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally larger expanses of glass are preferred to small divisions.

Proposed windows will have real divisions, and the larger expanses of glass match the scale of the glass on the Rafferty base area and Hotel lobby/restaurant windows.

5. **Commercial Frontage, Entryways:** The proposal does not include retail or hotel storefronts.

6. **Decks and Balconies:** Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

Decks and balconies with strong vertical orientation similar to the hotel are a key aspect of the design. They are oriented toward mountain views due to the south aspect of the development being set into the slope. Each residential unit has a generous balcony with views toward the Resort, the town, and Tetons beyond. Balconies are broken up by vertical walls and stepped back portions of the façade to create variety and depth in the massing.

7. **Walkways:** To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

Pedestrian accessibility is promoted through outdoor walkways and planted areas that encourage outdoor activity. The proposal connects to the pedestrian paths and sidewalks of the Grand View Lodge and condominiums and moves visitors through two plazas toward the hotel and Rafferty base area. The proposal does not include any retail frontage.

8. **Color:** The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of "day glow" colors is not allowed. On wood, stains are preferred over paint.

The overarching warm brown wood tones, interspersed with some gray metal and light concrete tones, will blend in nicely with the environment in all seasons. The proposal employs warm hues of stained wood above stone bases. No bright colors are employed and recessed areas utilize darker colors that pull them back further.

9. **Lighting:** The lighting systems will serve functional and aesthetic roles that include:

- Providing security and visual safety
- Serving as directional indicators for vehicular and pedestrian traffic
- Providing extended outdoor use time, particularly in pedestrian areas,
- Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Lighting will be designed to comply with Sec. 5.3.1 of the LDRs.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King's unique identity and character. This is achieved by the use of proper fixtures at lower mounting heights to produce a more intimate effect. At night, the fixtures provide light necessary for safety and visual effect. By day, the fixtures should lend animation and scale to the pedestrian environment. Fixtures at a maximum height of 16 feet will be used for these pedestrian areas. Painted steel will only be used for accent.

Additional pedestrian scale lights may be used including bollard lights at approximately 42" in height, and canister type lights on overhead structures. Lighting for pedestrian areas should be incorporated into the buildings whenever possible.

The lighting design across the site will provide a sense of comfort, safety, and elegance to the project. A combination of low-level pedestrian light sources along pathways and recessed lighting at entry canopies will create a welcoming environment.

9. **Disabled Accessibility:** Consideration for the disabled must be a part of the design process for any project. Every structure shall be accessible by the disabled through the use of ramps (not to exceed 8%) and/or elevators. All outdoor pedestrian areas must be accessible.

All buildings and walkways will be accessible.

10. **Sub Area 2. Specific Guidelines.** The proposal is not in Subarea 2.

E. **Site Design Guidelines. Plant Palette.**

The landscaping and architectural design of site walkways and walls will integrate the building into the hillside; indigenous plantings will screen the building and enhance the shared plazas.



Site design at the Snow King Resort focuses on plant palette and design, pedestrian circulation, site architectural features and the colors and materials that comprise the build environment. Snow King's setting is both urban and rural. On the one hand the in- town location provides a diverse urban design context. This context generally implies that the site design will be dominated by landscape with formal plantings. Conversely, the resort is built into the base of a forested mountain and is bounded by the Bridger-Teton National Forest. This context usually implies a more random or natural site design. The objective will be to intertwine these two design goals, in a transitional manner, without creating confusion.

The landscape plans manage the tension between the urban and rural, formal and natural, tame and wild that are inherent to the site's relationship to town and the Bridger-Teton National forest through the use of inward facing planting spaces that reference the plantings in relationship to the built and urban nature of the site, and views outward from these "internal" planting areas that form a relationship between the on-site landscape outward to the broader context of the surrounding natural landscape. Planting scale and proximity to the pedestrian experience further enhances this relationship with planters and plantings at the pedestrian scale expanding outward to terraced landscaping areas in keeping with the natural slope and scale of plant material surrounding the site.

Just as the resort straddles a seam between the urban and rural environments it is located at the interface of three different plant communities. The lower portions of the site are dominated by the sage/grassland and the Aspen/Chokecherry communities; remnants of these communities still exist along the eastern boundary of the PRD. The higher, moister portions of the site exhibit a Douglas Fir and Spruce plant community.

The landscape plan is developed with a sensitivity to the varying plant communities on and around the site and responds accordingly to, where appropriate, integrate and complement plant species from each of the surrounding distinct plant communities.

Plantings around the resort should mimic these existing communities. Replication of the endemic plants also provides an excellent opportunity to provide visitors with information about the local flora. These plants will also provide an adaptable palette necessary to flourish in the wide variety of moisture, light and temperature conditions, which large buildings create and will also help to weave the rural with the urban environments.

Endemic plants are most suited for use in the climatic and seasonal conditions in which they naturally thrive and are used as such in the landscape design. Plantings of local flora further consider the unique microclimatic conditions created by buildings on the site and are designed in such a way to provide seasonal planting interest year-round throughout the site.

Other planting materials of sufficient caliper will be used to screen and enhance the buildings. In general, the plant material will be in accordance with the Land Development Regulations, except for areas designated as Ski Trails and Outdoor Recreation.

In accordance with the Land Development Regulations, the plant material, landscape plans, and architecture of the buildings on the site seek a symbiotic relationship where each complement and enhance the others, developing visual interests from within and outside of the site, creating, and where appropriate, screening views.



Detailed Landscape Plans will be part of each Final Development Permit Application.

See the Landscape Details. These landscape plans provide plant material in accordance with the Land Development Regulations that enhance the pedestrian experience of the site and buildings, and weaves together the unique urban and rural nature of surroundings.

F. Pathways and Circulation Elements. The proposal includes concrete sidewalks and stairs that connect the development to the existing and planned trail system and the rest of the Resort. The sidewalks encourage visitors to the development to access Resort amenities by foot and provide direct access to the ski hill. The sidewalks connect outdoor plazas on Lots 53 and 57. The open plazas at Lots 53 & 57 are meant to encourage outdoor activity; the ski-in/ski-out nature of the property also encourages pedestrian activity on all 3 lots.

G. Signage. Signage will be provided in non-reflective matte metals that are earth-toned with lighting incorporated. Lighting will comply with Town standards.

VII. Dimensional Limitations

The Master Plan's dimensional limitations include a pool of floor area and lodging capacity, conceptual three-dimensional building envelopes, and sub-area-specific considerations. Where dimensional limitations are not specified, the Design Guidelines are relied upon to achieve the desired character with the conceptual illustrations as guidance for developers, SKRMA, and the Town DRC. For Subarea 3, the only specified dimensional limitations are:

- Overall Master Plan Floor Area and APOs
- An LSR of 10%
- A limit of 3 stories over a basement.

Each is addressed below. Unlike Subareas 2 and 5, the illustrations for Subarea 3 are not dimensioned, emphasizing their conceptual nature for use in relating the Design Guidelines to the site rather than specifying an exact three-dimensional envelope. As discussed above, both SKRMA and the Town DRC have found the proposal consistent with the Design Guidelines and intent of the subarea.

FAR and APOs

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Floor Area	915,000 sf across Resort 334,675 sf exist; 580,325 sf allowed	112,952 sf purchased by owner 110,897 sf proposed		
		42,314 sf	43,678 sf	24,905 sf
APOs	2,208 across Resort 832 exist; 1,376 allowed	240 APOs purchased by owner 240 APOs proposed		
		104 APOs	88 APOs	48 APOs

The Master Plan has a pool of allowed floor area (915,000 sf) and lodging capacity (2,208 APOs) that can be built throughout the Resort. We have purchased 112,952 sf of floor area and 240 APOs for the development of this site. Beyond this development, about 470,000 sf and 1,140 APOs will be left to be developed in the Resort. A more detailed accounting and verification of development rights is included in the SKRMA approval letter and attachments. Since our original submittal, SKRMA has updated its accounting of APOs on other sites within the resort, an updated table of APOs is attached to the resubmittal.

The Master Plan also establishes cumulative FARs for Subareas 1-5 and Subareas 1-4, but they are irrelevant because the allowed floor area from those FARs is greater than the 915,000 sf limit on overall development.

Building Envelope

For an individual development, the Master Plan relies on the concept of three-dimensional building envelopes to define the appropriate bulk and scale. The site of this proposal is tucked into the hillside behind the interface of the resort with the rest of the Town of Jackson, and as a result, the building envelope for this site has limited definition. The Master Plan emphasizes that the building envelopes are intended to be flexible and should be used in coordination with the Design Guidelines. The Master Plan also includes renderings to illustrate how the building envelopes can be implemented for some sites. For Lots 53 and 57, the Master Plan includes undimensioned sketches of previously approved buildings. Please see the Master Plan Analysis section of the Architectural Plans for comparisons of those sketches to our proposal.

Our proposal meets the design guidelines as approved by SKRMA and the DRC, the dimensional limitations as demonstrated throughout the rest of this section, and is consistent with the three-dimensional building envelope illustrations for Lots 53 and 57 as demonstrated in the Architectural Plans.

Subarea 3 Standards – Bulk, scale, mass, and height

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Bulk	1 building or many	1 building	2 buildings	1 building
Height	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement

The master plan allows for development on lots 53, 57 & 58 to be in one or many buildings (p. 70). On Lot 57 there are 2 buildings. On Lots 53 and 58, there is one building per lot. The building and unit mix table above in the Land Use section details how the mass is broken up across the buildings.

The Master Plan also limits development in Subarea 3 to three stories above a basement. Each building has three stories above a basement. The floor area allowances of the Master Plan exempt basement floor area and floor area for required housing. The Proposed Design Overview in the Architectural Plans outlines the floor area that is and is not exempt on each level of each building.

Compliance with the definition of basement is demonstrated for each building in the Architectural Plans specific to each lot. That the isolated area around the garage entrance on Lot 58 is taller than 10’ to meet grade is consistent with how underground parking entrances have been accommodated throughout Town. The retaining walls used for site grading are not relevant to the basement definition because their purpose is not to elevate the buildings. They are necessary to accommodate the slope and build a road that meets fire protection standards. The existing grading and retaining wall on Lot 53 are evidence of the fact that the Master Plan has always contemplated site grading and retaining as being necessary. The Master Plan Analysis section of the Architectural Plans demonstrates the site retention that would have been needed under the previously approved development on Lots 53 and 57 and the anticipated development of Lot 58.

Our proposal lowers the buildings from what is suggested in the Master Plan, with the retaining walls representing the infrastructure that was always anticipated by the Master Site Plan. If the building on Lot 58 were



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any lower, the retaining wall behind the building would be taller than the building itself. And, with the building on Lot 58 set as low as possible, the buildings below it cannot be lowered without making the road too steep. The Master Plan Analysis section of the Architectural Plans of the attached drawings illustrates how our proposed building location on Lot 58 reduces the amount of disturbance anticipated by the Master Plan and significantly lowers the building.

Subarea 3 Standards – Parking (LDR Standards also discussed)

SITE	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM	TOTAL # BEDROOMS	REQ. BIKE PARKING	REQ. BIKES, SHORT-TERM (25% x .75/bed)	REQ. BIKES, LONG-TERM (75% x .75/bed)	NOTES
LOT 57 NORTH	14	15	19	27	21	6	15	Short term bike parking provided at public spaces; long-term in unit storage lockers in each garage
LOT 57 SOUTH	13	14	22	36	27	7	20	
LOT 53	33	42	57	70	53	14	39	
LOT 58	12	19	19	29	22	6	16	
	72	90	117					
	REQ.	PROVIDED	PROVIDED INCL. TANDEM					

Topic	Master Plan Standard	Lot 53	Lot 57 S	Lot 57 N	Lot 58
Vehicle Parking	1 space per unit, on-site	1.3/unit, on-site (1.8 w/tandem)	1.1/unit, on-site (1.7 w/tandem)	1.1/unit, on-site (1.4 w/tandem)	1.6/unit, on-site
	Market Units	26	12	10	12
	Affordable Units	7	1	4	0
Total Spaces		42	14	15	19
	Single Spaces	27	6	11	19
	Tandem Spaces	15	8	4	-
	Assigned (Garage)	39	14	15	19
	Guest (Garage)	-	-	-	-
	Guest (Level 1)	3	-	-	-
Topic	LDR Standards				
ADA Total (1/25)		3 (1/15)	1 (1/14)	1 (1/15)	1 (1/19)
	ADA Van (1/8 ADA)	1 (1/3)	1 (1/1)	1 (1/1)	1 (1/1)
	ADA Tandem	1	-	-	-
EVSE Total (30%)		13 (30%)	6 (43%)	5 (33%)	6 (32%)
	EVSE Capable	10	5	4	5
	EVSE Installed (5%)	3 (7%)	1 (7%)	1 (7%)	1 (5%)
Bike Parking Total (0.75/bedroom)		53 (.76)	27 (.75)	21 (.78)	22 (.76)
	Bedrooms	70	36	27	29
	Short-Term (25%)	14 (26%)	7 (26%)	6 (29%)	6 (27%)

The Parking minimum for the site is 1 space per unit, which our proposal exceeds. The Master Plan’s parking discussion is largely focused on ensuring that there is ample public/semi-public shared parking in the other Subareas of the Resort to accommodate recreation uses. The intent for Subarea 3 is that development will be parked on-site and neither impact nor contribute to the shared parking elsewhere in the Resort. By exceeding the parking minimum and managing the parking spaces as part of the property management, we more than meet the Master Plan expectations.

Each parking space is numbered and dimensioned In the Architectural Plans for each lot. ADA compliance is also demonstrated on the parking drawings. Which spaces will be EVSE Installed and Capable will be finalized at building permit with final electrical plans.

The required bike parking meets the 25% short-term bike parking requirement for all units because the market condos can be used residentially or as short-term rentals. Short-term bike parking is provided through public spaces that meet the Town’s design requirements and can be found on the Landscape Plan for each lot. Long-term bike parking is accommodated in the storage locker provided for each unit.

Subarea 3 Standards- Landscaping

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Landscaping	10% LSR (min)	20% LSR 7,245 sf	17% LSR 6,500 sf	57% LSR 27,401 sf

As discussed on page 72 of the Master Plan, hardscape surfaces composing pedestrian plazas, patios, and outdoor function areas are considered landscape surfaces. See the Landscape Plan for additional detail on the landscaping. Note the landscape screening that works with the topography and setting of the development into the hillside to screen the development from the existing neighborhoods to the east.

Subarea 3 Standards – Alternative Transportation

The alternative transportation connection to Cache Creek Drive that is required in the Master Plan has already been completed.

VIII. Housing Element

Applicability

Div. 6.3 of the LDRs applies to the sites with no credits. Required housing is calculated for each development plan in the attached Housing Calculator pages.

Amount, Type and Method of Housing Provision

The Snow King Master Plan allows for required housing to be built anywhere within or outside of the Resort. We will build 7 of the required units on Lot 53 and the other 5 required units on Lot 57. The project will be phased (see Phasing Plan below) so that the required housing is built before or concurrent to the development generating the requirement. In-lieu fees will be paid prior to certificate of occupancy for the fee-generating lot.

See the Housing Calculator for each lot below. The amount, type, and method of housing required on each lot is summarized below:



	Lot 53	Lot 57	Lot 58
Required Housing	5.925	5.516	2.962
Total Units Provided	5 (Lot 53)	5 (Lot 57)	2 (Lot 53)
Type and Method			
1 bed/studio, <50% FMI	\$381,588.71	\$212,944.76	
2 bed, <50% FMI	1 unit (Lot 53)	1 unit (Lot 57)	1 unit (Lot 53)
1 bed/studio, <80% FMI	1 unit (Lot 53)	1 unit (Lot 57)	
1 bed/studio, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	1 unit (Lot 53)
2 bed, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	\$261,687.53
3 bed, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	

Special Restriction

All units are intended to be condominiumized for sale at the designated level of affordability. We will complete the deed restriction worksheet at building permit and sign the deed restrictions prior to certificate of occupancy for the requirement generating units to ensure requirement provision remains at pace with or ahead of requirement generation.

Livability Standards

We are aware of the livability requirements for kitchens, bathrooms, closets, storage, floor coverings, room size, windows, laundry, heating, and parking. We will demonstrate detailed compliance of each unit at building permit as we finalize the design. See Architectural Plans for draft floor plans.

IX. Transportation Element

The Transportation Element focuses on how traffic, transit, and parking throughout the Resort will interface and connect to the larger Town of Jackson transportation system. Our proposal is consistent with the assumed impacts from Subarea 3 buildout. See the Engineering Report for demonstration of how our proposal is consistent with the assumptions made about Subarea 3 in the Master Plan.

X. Capital Improvements Plan

The Capital Improvement Plan focuses on how the Resort water, sewer, and stormwater systems will interface and connect to the larger Town of Jackson systems. Our proposal is consistent with the assumed impacts from Subarea 3 buildout. See the Engineering Report for demonstration of how our proposal is consistent with the assumptions made about Subarea 3 in the Master Plan.

XI. Phasing and SKRMA

The eleventh chapter is about SKRMA's responsibilities and is not relevant to approval of this application.

XII. Community Services Element

The final chapter is about the community services provided by the Resort and is not relevant to approval of this application.



ADDITIONAL LDR COMPLIANCE NARRATIVE

Phasing Plan

While there are three development plans, a single phasing plan is proposed. The first building permit(s) will be submitted within 18 months of development plan approval, and will likely be for Lot 57. Each subsequent building permit(s) will be submitted within 18 months of completion of the prior building permit. The building permits will be sequenced so that the required affordable workforce housing is produced concurrently or prior to the generating development.

Construction Management Plan

Please refer to the Construction Management Plan chapter

Environmental Standards

Master Plan approval demonstrated compliance; no additional Environmental Analysis is required.

Scenic Standards

Exterior lighting compliance will be demonstrated at building permit.

Natural Hazards

Steep Slopes

See Engineering Narrative and Geotechnical Report.

Wildland Urban Interface

Wildland Urban Interface compliance will be demonstrated at building permit.

Grading, Erosion Control, and Stormwater

See Engineering Narrative

Operational Standards

Storage for each unit is provided. There will be no outside storage. Compliance will be managed through property management.

Refuse and recycling facilities are provided in the parking garage of each unit. See the garage floor plan of each building.

Subdivision

The applicant intends to plat the units as condominiums once they are built.

School Exactions

Page 102-103 of the Master Plan exempt short-term rental development from park and school exactions.

Park Exactions

Page 102-103 of the Master Plan exempt short-term rental development from park and school exactions.

Transportation Facilitates

See Engineering Narrative

Utilities

See Engineering Narrative

PROPOSED FINDINGS FOR APPROVAL

A development plan shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs;

Complies. The purpose of the LDRs, and by extension the Snow King Resort Master Plan, is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future community. By being consistent with the Master Plan and LDRs, the proposal is consistent with that purpose.

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

Complies. The Snow King Resort Master Plan demonstrated compliance with the NRO and SRO. The proposed development is consistent with the Snow King Resort Master Plan.

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

Complies. The proposed development is consistent with the transportation, water, wastewater, parks, schools, police, fire, and EMS assumptions of the Snow King Resort Master Plan. The cumulative impact of all development entitled under the Master Plan was evaluated and approved with Master Plan approval.

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

Complies. While the Town of Jackson Design Guidelines are not applicable, the proposed development was found to comply with the Snow King Resort Master Plan Design Guidelines by SKRMA on May 23, 2024 and the Town Design Review Committee on June 12, 2024.

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

Complies. The proposed development complies with all LDRs and Town Ordinances not otherwise addressed by the Snow King Resort Master Plan.

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

Complies. The proposed development complies with the Snow King Resort Master Plan. It complies with the Site Plan by being located within Lots 53, 57, and 58. It complies with the land use plan by being residential or short-term rental and affordable employee housing. It complies with the design guidelines as approved by SKRMA (May 23, 2024) and the Town DRC (June 12, 2024). It complies with the dimensional limitations by being 3-stories above basement with at least 10% LSR and within the overall Floor Area and Peak Occupancy allowances for the Resort. It complies with the housing element by providing the required housing on-site. Finally, it complies with the transportation and utility elements by being consistent with the Master Plan assumptions for the cumulative impact of the development of the Resort.

Introduction

Snow King Condominiums is a proposed development within the Snow King Planned Resort District Master Plan (Sub-Area 3) located at 510, 553 and 725 Upper Snow King Loop Road. Upper Snow King Loop Road is located at the upper end of Grand View/Love Ridge Condo area and is within the Town of Jackson. The properties border lands owned by the Snow King Mountain Resort, LLC and the Grand View Condos. The land included in this proposal is comprised of property owned by affiliates of Bear Real Estate Group, described as Lot 53 of the Grand View Lodges 2nd Addition (553 Upper Snow King Loop Road) and Lots 57 (510 Upper Snow King Loop Road) and 58 (725 Upper Snow King Loop Road) of the Grand View Lodges Third Addition. The total combined property site is approximately 2.72 acres. Lot 57 is separated from Lots 53 and 58 (which are contiguous) by approximately 100' of land owned by Snow King Mountain Resort, LLC. Currently Lots 53 and 57 are used by Snow King Resort for material and equipment storage, while Lot 58 has a road that has historically been used to access Snow King Mountain but has been abandoned. Development of these Lots is governed by the Town of Jackson Land Development Regulations (LDRs) and the Snow King Planned Resort District Master Plan (Master Plan).



Figure 1: Project Vicinity Map

The building program is for a residential condominium development consisting of four buildings spread over the three lots, which includes both short term rental market units and deed restricted affordable units. Unit bedroom breakdown and building square footage is detailed in the Development Plan's Architectural Narrative.

Vehicular access to the three lots from the Town of Jackson street network is from the intersection of Snow King Avenue and Vine Street via Snow King Loop Road and Upper Snow King Loop Road. Snow King Loop Road is a 2-lane paved road, maintained by Snow King Resort Master Association (SKRMA) accessing the Love Ridge and Grand View Condos as well as the Grand View Lodge. Upper Snow King Loop Road is a steep dirt road that has historically provided access up Snow King Mountain. The three lots can be accessed by cyclists and pedestrians from the northwest (Snow King Avenue) and northeast (Cache Creek Drive) using a combination of existing trails, sidewalks and low volume streets.

This Final Development Plan Engineer's Report is intended to provide the engineering basis for the design and discuss engineering related items for the development of the project. Site infrastructure associated with the project is described including the expected infrastructure connections to existing Town of Jackson (TOJ) and SKRMA owned utilities. Design details will advance as the plan moves into construction permitting and construction phases of the project.

Site and Soils Conditions

The project site is located on the north-facing slope of Snow King Mountain and each lot has significant vertical relief with the hill sloping upward to the south. A geotechnical investigation by Jorgensen Geotechnical, LLC was conducted on each parcel in the fall of 2023 and explored Subsurface Soil Conditions and conducted a Geophysical Exploration. The reports of the investigations include Subsurface Preparation recommendations and Slope Stability Modeling for the current design in Attachment A.

Groundwater

The hillside nature of this site does not lend itself to persistent shallow groundwater but its location on the lower reaches of Snow King Mountain makes groundwater related to precipitation and snowmelt likely. Groundwater was encountered during the drilling of test bores performed as part of the Geotechnical Investigation at depths between 27 and 47 ft below ground surface. The proposed building is unlikely to be impacted by static groundwater at these depths, even during the construction of below grade parking structures. Lateral water flow through the soil can be expected from snow melt and stormwater and structures should provide foundation drains to mitigate this moisture.

Parking and Access

Analysis and calculation of parking required for each lot is provided in the Master Plan Compliance Narrative, Section VII – Dimensional Limitations. The parking stalls discussed in that section will be provided in parking garages beneath each of the buildings. All proposed parking meets the dimensional limitation criteria and design standards. Plan views of each parking garage detailing key dimensions, layouts and drainage patterns are provided in the plan set.

Access to the site will be from Snow King Loop Road and Upper Snow King Loop Road, with all parking located in basement garages except a few surface spaces provided for short-term guest parking.

Upper Snow King Loop Road will be realigned and vertically adjusted to meet the Fire Protection Resolution for New Subdivisions, and a Fire Apparatus Turnaround will be provided at the Lot 53 drop off.

With construction and occupancy of Lot 57 happening first, an interim Fire Apparatus Turnaround can be provided near the western property boundary of Lot 53, which will serve until the completion of the final turnaround discussed above.

Lot 53

Two vehicular access points are provided to the Lot 53 Building; the first is directly into the basement garage via a door on the west end of the building. The second is a vehicular drop off/turnaround/courtyard at the first-floor elevation accessed from the access road to the south of the building.

Multi-modal access will be provided to the Lot 53 building from a sidewalk along the south side of Upper Snow King Loop Road, with safe crossing points provided to both the basement door and first floor courtyard. A door into the parking garage will be located near the garage door and individual units will be accessed from the first floor from the courtyard. A dirt walking path will also be provided from the termination point of Upper Snow King Loop Road, near the southeast corner of the building, up to existing grade to the east of the building and along the east face of the building, to the existing sidewalk at the northeast corner of the building.

Lot 57

The two buildings proposed on Lot 57 will have individual garage vehicular access points. The north building will be accessed from Snow King Loop Road, near the northwest corner of the lot and the south building will be accessed from Upper Snow King Loop Road, near the east boundary of the lot.

Multi-modal access will be provided to the Lot 57 buildings via the courtyard between the buildings from a sidewalk along the west side of Upper Snow King Loop Road. Multi-modal access into each garage will also be provided through a separate garage level access door.

Lot 58

The building on Lot 58 will have a vehicular access point from Upper Snow King Loop Road into the garage located approximately in the middle of the north side of the building.

Multi-modal access will be provided to the Lot 58 building from a sidewalk along the south side of Upper Snow King Loop Road. There will be several access points along the north side of the building providing access to both the garage and to stair/elevator towers into the individual units.

Transportation Element

Existing traffic (vehicular and multi-modal) was evaluated as part of the Traffic Impact Study prepared for the Master Plan. Physical counts of traffic were collected and analyzed as part of the Master Plan Traffic Impact Study.

The proposed uses and scale of development on Lots 53, 57 and 58 are consistent with the Master Plan. Trip generation for the project, using the trip generation rates from the Master Plan, is summarized in Table 1.

Table 1 – Trip Generation

Traffic, Trip Generation			
	Number of Units	Unit Type	Trip Generation
Lot 53	26	Condominium	$26 \text{ units} * 8.0 \frac{\text{trips}}{\text{unit}} = 208 \text{ trips}$
	7	Affordable Housing*	$7 \text{ units} * 4.0 \frac{\text{trips}}{\text{unit}} = 28 \text{ trips}$
Lot 57	22	Condominium	$22 \text{ units} * 8.0 \frac{\text{trips}}{\text{unit}} = 176 \text{ trips}$
	5	Affordable Housing*	$5 \text{ units} * 4.0 \frac{\text{trips}}{\text{unit}} = 20 \text{ trips}$
Lot 58	12	Condominium	$12 \text{ units} * 8.0 \frac{\text{trips}}{\text{unit}} = 96 \text{ trips}$
Subtotal; this Development Plan			

Existing Sub-Area 3	86	Condominium; (assumption)	688 trips
Total Sub-Area 3			1,216 trips
Assumed Master Plan Sub-Area 3			1,710 trips

*The proposed Affordable Housing in this project is assumed to have a traffic impact similar to “Employee Housing” used in the Master Plan Analysis

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Example Development Table, approximately 1,710 trips per day for residential uses was used to perform the Traffic Impact analysis. Based on the above information, the scale of traffic impact is less than was assumed in the master plan.

Grading, Drainage, and Stormwater Management

The access road location and elevation are integral to the building placement on each lot. Providing fire apparatus access to each building, vehicular access to each garage and multi-modal access to the various entrances to each building were key considerations to the site layout and grading. The topography of the site, particularly the steepness of the hillside in the north-south direction is also integral to the grading and building placement on each lot. This consideration resulted in buildings that present a tall elevation from the North and a much smaller elevation from the South.

The current TOJ Land Development Regulations (LDR’s) allow post-development stormwater flows to be released from a proposed development at a rate equal to or lower than the pre-development runoff rate. The Master Plan identifies the use of on-site stormwater facilities for storage and controlled release. As previously described, parking for each building is provided in basement garages. The surface of the parking areas will be sloped such that runoff from vehicles will collect at low points through inlet grates and trench drains to route all drainage through a detention system and a controlled progressive discharge prior to release into the public stormwater collection system. Coordination with the mechanical engineering design of the buildings will be required for this effort. Stormwater treatment will be installed in the development area to treat runoff from streets and parking on-site prior to leaving the property.

Preliminary stormwater runoff calculations for each lot for pre and post development are included in Attachment B. These calculations and the grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops and as various volume solutions and basin layouts are explored.

This development will utilize the existing storm sewer collection system in Upper Snow King Loop Road which will ultimately discharge into the Town of Jackson system. The routing of this existing system downstream of the development is currently unknown, however this will be determined, and if necessary, the system will be reconfigured to effectively deliver project storm sewer to the Town of Jackson system.

Stormwater design calculations for the 100-year storm are summarized in Table 2. Runoff flowrates and volumes were computed using the modified-rational method and the Intensity-Duration-Frequency Curve Data provided in the TOJ LDRs. Pre and Post Development ground cover coefficients were used with those calculations. Calculations were done separately for each lot.

Table 2 – Stormwater Rational Method Runoff

Stormwater Rational Method Runoff			
Design Storm Frequency = 100 years			
Lot	Pre-Development Peak Flow Rate (cfs)	Post-Development Peak Flow Rate (cfs)	Water Quantity Storage Required (gal)
Lot 53	0.78	2.37	4,915
Lot 58	1.58	2.48	2,061
Lot 57	0.98	2.49	4,345
Total	3.35	7.34	11,321



Lot 53

Due to the drainage pattern of the proposed improvements on this lot, nearly all the stormwater, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter area though volumes of runoff will be negligible due to the small areas involved and the capture of runoff from developed areas.

Lot 57

Due to the drainage pattern of the proposed improvements on this lot, nearly all the stormwater, besides the road, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter area. Runoff volumes generated on these portions of Lot 57 will be negligible due to the small areas involved and the capture of runoff from developed areas. Runoff from the hillside above the building will be intercepted on the south side of the building using a cutoff ditch and routed around the building to the west. Road drainage will be routed and collected using curb and gutter and existing stormwater inlets which will be adjusted to function with the realigned and regraded roadway.

Lot 58

A large portion of this lot, on the South and West sides of the proposed building will remain undisturbed and drainage patterns will be unchanged. The stormwater in the developed portion of the lot, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter areas immediately adjacent to the building and runoff from the hillside above the building, retaining walls and road will be routed around the development using a combination of surface and subsurface drainage improvements.

Water Supply and Distribution System

Water (domestic and fire) will be supplied to this development by the Snow King Resort Public Water System, a consecutive public water system administered by SKRMA and supplied by the TOJ water system. The system consists of duplex booster pumps located in the garage of Love Ridge Condominium Building 48, an 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above Lot 58. This system has two fire hydrants in the project vicinity that will be relocated slightly to accommodate the proposed structures and sitework.

Domestic water demand values were developed using 2018 Wyoming DEQ values based on the current building program. Those values are detailed in the Attachment C and summarized in Table 3 below.

Table 3 – Domestic Water Demand

Domestic Water Demand				
	Number of Units	Average TOTAL gpd	Maximum TOTAL gpd	Peak Hour gpm
Lot 53	33	8,750	23,800	66.1
Lot 57	27	7,875	21,420	59.5
Lot 58	12	3,625	9,860	27.4
Subtotal; this Development Plan	72	20,250	55,080	153.0
Existing Sub-Area 3	86		60,200	
Total Sub-Area 3			115,280	
Assumed Master Plan Sub-Area 3			127,500	

Water demand for domestic use was also calculated using the AWWA M22 method and estimated at 75 gpm based on fixture counts for the proposed buildings. The lower value of the M22 is likely due to the peak hour factor used in the 2018 Wyoming DEQ method (Peak Hour 4) being above average and the irrigation demand

not included in the M22 calculation. Large irrigation demand is not expected as part of this development due to limited landscaped areas.

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Master Plan Example Development Table, approximately 127,500 gpd (maximum day) domestic water demand for residential uses was used to analyze the availability of water supply. Based on the above information, the scale of the domestic water demand impact on TOJ systems is less than was assumed in the master plan.

The fire suppression system demand was calculated utilizing Appendix B, Table B105.2 and Table 105.1(2) of the 2021 International Fire Code based on building area and Type IIB construction. All buildings will provide a full sprinkler system designed per NFPA 13.

The total water supply available from the SKRMA water system is expected to exceed the total water demanded in a scenario where fire flow is superimposed on the maximum day demand. Water supply and demand calculations are provided in Attachment D.

Wastewater Collection and Treatment Systems

Sanitary sewer will be connected to the existing Town of Jackson sewage collection lines via an extension of the existing sanitary sewer main in Upper Snow King Loop Road and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The project will extend the existing sewage collection lines approximately 250 lineal feet to a point in Upper Snow King Loop Road in front of the Lot 58 building. The service lines to each building will be the responsibility of the development for operation and maintenance. The sewer system extensions consist of an 8-inch sewer line from an existing manhole near the western property boundary of Lot 53. Each building will connect to the Sanitary sewer main adjacent to the building. Building sewer will be 6” with cleanouts within 5 feet of the building foundation. The building mechanical design plans will show the specific internal layout and location.

Wastewater generation values were developed using 2018 Wyoming DEQ values for the current building program. Those values are detailed in Attachment E and summarized in Table 4 below.

Table 4 – Wastewater Generation

Sanitary Sewer Generation				
	Number of Units	Average TOTAL gpd	Maximum TOTAL gpd	Peak Hour gpm
Lot 53	33	6,300	10,500	29.2
Lot 57	27	5,670	9,450	26.3
Lot 58	12	2,610	4,350	12.1
Subtotal; this Development Plan		14,580	24,300	67.5
Existing Sub-Area 3	86		38,700	
Total Sub-Area 3			63,000	
Assumed Master Plan Sub-Area 3			78,750	

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Master Plan Example Development Table, approximately 78,750 gpd (maximum day) sanitary sewer generation for residential uses was used to analyze the capacity of the TOJ sewer system. Based on the above information, the scale of the sanitary sewer generation impact on TOJ systems is less than was assumed in the master plan and was approved by the Town at the time of Master Plan approval.

The Master Plan discusses various other offsite infrastructure improvements related to buildout of the master plan area and indicates that the Town of Jackson should coordinate with SKRMA on the necessity and timing of these improvements.

Cable Utilities and Gas

Cable utilities and natural gas connections will be coordinated with Lower Valley Energy (Electric and Gas), Century Link Communications (telephone and communication services), Charter Communications (cable television, internet, and other communications), and SilverStar Communications (fiber optic internet). There is an existing Lower Valley 3 phase switch cabinet north of the northeast corner of Lot 53 that will likely serve as the power connection for the project. Service connection pedestals for the other cable utilities, and an existing natural gas main are located along Snow King Loop Road. Utilities will be routed to the proposed building either along a proposed easement on the SKRMA parcel to the east of Lots 53 and 58 or along the Upper Snow King Loop Road. Transformers, meters and service locations are shown on the plans.

Refuse, Trash, and Recycling

Refuse, garbage, and recycling is proposed in a dedicated area within the parking garage level of each building. These areas will not be visible from the exterior of the building and will be inaccessible to wildlife.

Snow Storage

A snow storage area sized to be a minimum of 10% of the area of the plowed off-street parking will be provided for storage of the large amount of snow that can be expected at the bottom of Snow King Mountain. The area between Lots 53 and 58, with a pending snow storage easement from SKRMA, is proposed for snow storage use for all three lots. This will be coordinated with landscaping, fire hydrants, cable utility structures and considered in the design and placement of storm drainage infrastructure.

DEVELOPMENT PLAN P24-168, 174, 175 submitted 11/8/2024

Response to Town Engineering comments dated 2/3/2025

DEVELOPMENT – Approved with CONDITIONS

Jorgensen Response to Conditions or comments provided in [Blue](#)

CONDITIONS OF APPROVAL

A. LDR 5.7.1.D.3

Review and revise the geotechnical reports and provide updated plans and reports with the Building Permit Application as necessary. The applicant is responsible for the cost of any third-party review of the geotechnical analysis.

[Geotechnical report will be updated to reflect final building plans at Building Permit Submittal.](#)

B. LDR 5.7.2.A.1

Provide signed and stamped reports from ATLAS. Update Geotechnical Reports for any changes in design or analysis.

[Updated ATLAS Report provided in this submittal.](#)

C. LDR 5.7.2.A

Prior to presenting to Town Council, provide a narrative and exhibits that show how the buildings conform to the general natural form and minimize cuts and fills. In particular, forty-foot-deep retaining walls on the south side of Lot 58 provide a significant break in the form and require a large cut without offsetting fill.

[Site Design – Constraints](#)

1. [The road must extend along the length of the buildings constructed on Lots 53 and 58. Due to the height of the building on Lot 58 above the road elevation, the road width must be 26' wide for aerial firefighting equipment use \(fire department guidance\)](#)
2. [A fire apparatus turnaround must be provided within 150' of the end of the road \(fire resolution\).](#)
3. [Road grades on sections of roadway with a horizontal curve radius greater than 100' may be up for 15% for no more than 200' \(Fire resolution\).](#)
4. [The maximum elevation delta between the Lot 53 basement FFE and first floor FFE is 10' \(LDRs\)](#)

[Site Design Logic](#)

1. [Assumptions](#)
 - a. [The building site on Lot 58 will be on the east end of the lot to take advantage of the least steep slopes \(minimizing cut and fill to the extent possible\).](#)
 - b. [The building on Lot 53 will sit no higher than the existing "Flat Spot".](#)
2. [The location of the fire apparatus turnaround was set by:](#)
 - a. [The fire access road must extend to the east end of the easternmost building on Lot 53 or 58 \(approximately the east lot line\).](#)
 - i. [The fire apparatus turnaround must be within 150' of the end of this road. It is proposed at 146' from the end of the road.](#)
 - ii. [It is desirable to place the turnaround as far from the end of the road as allowed; to construct the turnaround requires either an extreme cut into the hillside \(for the perpendicular leg of the turnaround\) or to be constructed on top of the Lot 53 first floor deck \(as is proposed\).](#)
3. [The lot 53 garage elevation was set at 6402', 3-4' below the "flat spot" Elevation to limit the perceived height of the building, which has been a major point of contention in town planning and neighbor reviews](#)

- a. This in turn made it necessary to set the fire apparatus turnaround elevation at 6412' (one floor above).

Lot 58: cut and south side well

The garage FFE was initially placed to correspond to the end of the road, thus minimizing the cut required to construct this building. Initial negative feedback from TOJ planning department (the comment that it appears the garage entrance was placed to make the building as high as possible) lead the design team to adjust this elevation downward, placing the garage entrance in the middle of the building and at a correspondingly lower elevation. This lead to a larger total cut to construct this building.

Placement of the garage FFE that near the lowest elevation location on the lot lead to several design challenges including the large cut associated with the building and the deep well on the south side of the building to allow for egress from the bedrooms. The well on the back of the building has been designed in a tiered manner to be a more natural form, however the reduction of tier height and the extension of tier width was limited by diminishing returns due to the steep slope above. It was desirable to avoid disturbing the existing forested portion of the lot above the proposed building. According to the project code consultant, MAP:

At Lot 58, each unit is permitted to have access to only one means of egress per IBC Section 1006.3.4, since they are R-2 occupancy, with occupant loads not exceeding 20 people, and the common path of egress through the stairwells does not exceed 125'-0". Because these dwelling units have access to only one exit, Section 1031 requires that all sleeping rooms be provided with at least one emergency escape and rescue opening. These window openings must open onto a public way or a yard or a court and meet minimum dimensional requirements. Additionally, bedrooms are required to have access to natural ventilation and light per IBC Chapter 12.

At Lot 58, the area on the south side of the building would be viewed as a court, as it is enclosed on at least 3 sides. Section 202 defines a court as "an open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices." Per Section 1205.3: A court that is not bounded on one end by a public way or yard must be a minimum 3' in width and 10'-0" in length. The width must be increased by 1' in width and 2' in length for each additional story above 2 stories in height. Additionally, per 1031.5.2, emergency escape and rescue openings below the adjacent grade may open into area wells, which can be equipped with permanently affixed ladder or steps. The ladder or steps shall not be obstructed by the window when it is in an open position. Ladders shall be at least 12 inches wide, 3 inches from the wall, and spaced no more than 18 inches on center; the code does not state a height limit for a ladder.

D. LDR 5.7.2.B.6

Provide details on the interceptor ditches uphill of the developments that are stable and have the capacity for runoff. Clearly define where the runoff is conveyed. For conveyance off-site, see notes on LDR 5.7.2.B.8.

Drainage swales to be provided on the southern sides of Lot 57 South Building and Lot 58 terraced retaining walls. These will convey stormwater and snowmelt around the buildings, discharging to the west of lot 57 and the west of lot 58, which is consistent with existing hillside general drainage flow paths. Swales will be designed to carry the large amount of water expected to run off the hillsides above and ends of swales will provide large cobbles to dissipate flow velocities and prevent erosion. Details to be provided with Building Permit submittal.

E. LDR 5.7.2.B.8

In the absence of a mutual grading easement between adjacent landowners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal.

- a. Permit drawings must show grading within the property lines or submit proposed easements with the building permit and show them on the plans, noting that they need to be executed and recorded prior to permit issuance.
- b. Prior to permit approval, the easements need to be executed and recorded.
- c. Where work is being completed within an existing road and easement, e.g., between Lots 57 and 58, provide a Letter of Authorization from the landowner to do the work. Show the easements clearly on the plans and cite the legal document that creates them.

Mutual grading easements have been discussed and favorably received with Snow King Mountain Resort. Grading and modification to the retaining wall along the north side of Lot 53 have been discussed with Grand View Townhouses. If an agreement cannot be reached with Grand View, construction methods have been discussed to eliminate grading/modifications beyond the Lot 53 property line. Extents of grading and areas of grading easement to be provided with Building Permit submittal.

F. LDR 5.7.2.B.4 / IBC 1807.2

Provide structural calculations and factors of safety for all retaining walls. Stability analyses must demonstrate minimum factors of safety of at least 1.50 under static conditions and 1.10 under seismic loading conditions. Walls with a separation of at least 2H (H of largest of two walls) from face of wall to face of wall should be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 should be maintained, measured from the back of the lower wall to the face of the higher wall. Provide notes on the plans and details that require Special Inspections by the design professional in responsible charge (IBC 1704 and 1705.1.1). Provide guards as required by IBC 1807.2.5 or as needed to protect wildlife.

Structural calculations to be provided with Building Permit submittal. Some terraced walls do not adhere to H/2 separation due to steep hillsides above walls and inability to provide separation without significantly increasing overall height of walls, however lower terraced walls will be designed to account for the influence of terraces above.

G. LDR 5.7.4.B.1

For connection to the downstream storm system, determine the actual path of discharge, certify that the lines and detention areas are clear and functioning, confirm that the new connections align with the original design, and verify that capacity exists in the system.

Investigation of the existing storm system including path of discharge and pipe sizes to be undertaken in the summer of 2025. Exhibit of storm system information will be provided to the Town prior to or at the time of Building Permit submittal. Final design of storm system to consider actual configuration.

H. LDR 5.7.4.B.2.h

Provide pollution abatement treatment prior to any discharge to a stormwater or infiltration system.

Stormwater pollution abatement to be provided prior to discharge to downstream stormwater system.

Final design may include abatement for each lot individually or one point of treatment for all (3) lots.

I. LDR 5.7.1.D.4

Grading Pre-Applications are required for each building prior to Building Permit submittal. If all of the necessary information is prepared for all sites and building permits will be submitted within 6 months of the meeting, then one grading pre-application meeting could be used to cover the projects.

Grading Pre-Application conference will be completed prior to Building Permit submittals.

J. LDR 7.2.2.A.1.b

Provide a striping and signage plan for the development.

To be provided with Building Permit submittal.

K. LDR 7.7.2.A/G

Show compliance with ISO, DEQ, and Fire standards for the number of hydrants and hydrants served on 6-inch lines.

To be provided with Building Permit submittal.

L. LDR 7.7.2.A

Provide a will-serve letter from Snow King Resort that clarifies the entity that owns the improvements

and the status of the water tank (e.g., when last cleaned and if the full volume of the tank is in use or if the tank is partitioned for half capacity). Ownership should coincide with the easements and parcels where the utilities are located. Unless isolated and master metered, the water and sewer need to be owned by Snow King Mountain Resort, which owns the system the development is connecting to.

[To be provided with Building Permit submittal and DEQ Permit to construct submittal.](#)

M. LDR 7.7.2.A

Provide hydraulic analysis for the development and its flows. The analysis provided was limited to volume—provide the source for the assumed water demands.

[To be provided with Building Permit submittal.](#)

N. LDR 7.7.2.G

Provide a letter from the Fire Marshal confirming that the fire supply, protection, and hydrants proposed are acceptable.

[To be provided with Building Permit submittal.](#)

O. LDR 7.7.2

Provide size and location of water meters and backflow devices for each building. Adhere to Town Standards for utility connections. Each building must have a single tap at the main, with branched domestic and fire outside of the building and an individual domestic meter for the building. Provide separate meters for irrigation. Reduced Pressure Backflow is required on domestic, irrigation, and fire systems. Locate meters and backflow as close as possible to the point of entry to the building.

[To be provided with Building Permit submittal.](#)

P. P. LDR 7.7.3

Town inspection showed that the sewer line is full of dirt and rocks. Provide a note on the plans to isolate/plug the connection to the active sewer before cleaning and inspecting the line. DO NOT DISCHARGE THE DEBRIS INTO THE ACTIVE SEWER. Depending on the line condition, the lines may need to be retested, repaired, or replaced. Provide video inspections to Town Engineering. Check the status of manholes on the access road—ensure they are open, functioning, and accessible.

[To be provided with Building Permit submittal.](#)

Q. LDR 7.7.3

Revise wastewater volumes to correspond with Town of Jackson Capacity Fee Max Day, Code 13.08.020.

[To be provided with Building Permit submittal.](#)

R. LDR 8.3.3.C.3

For each building, provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g., mail and parcel room with USPS Caller service, private mail delivery, etc.

S. IBC CHAPTER 11 / ADA ACCESSIBILITY

Provide an accessibility plan. Final design and compliance are required with the Building Permit Application, but the Development Plan needs to show feasibility. Show compliance with accessibility regulations, including but not limited to:

- a. 1104.1: At least one accessible route within the site must be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
- b. 1104.2: At least one accessible route must connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
- c. 1104.5: Accessible routes must coincide with or be located in the same area as a general circulation path.
- d. Prioritize pedestrian access through intersections and curb cuts with elevated sidewalks adhering to ADA standards and show how drainage will be achieved.

[Accessible routes are provided from the pullout on Lot 57 to Lot 57 building, note however that the road grade along this section is greater than 5% so sidewalk grade corresponds to road grade. Accessible route provided from unloading zone near Lot 53 Fire Apparatus Turnaround to buildings on Lots 53 and 58. Accessible routes provided from accessible parking stalls in all garages to elevators/units.](#)

PROJECT SPECIFIC COMMENTS

1. LDR 7.6.3.F.1: Development should provide a reasonable connection to Snow King Drive. The Town of Jackson has an easement in the Snow King Estates development between Lots 10 and 11, which was used during construction in 2018-2019. It would be beneficial to both the Town and the Developer to maintain this alternative access in the event of emergencies or construction. The Town would like to coordinate with the developer and Snow King Mountain Resort to see if there is a feasible design that could be implemented to preserve this access.
[Providing roadway access to Snow King drive through easement is not possible while maintaining road grades that comply with Fire Resolution. See C. LDR 5.7.2.A discussion.](#)
2. The Town standard is no longer for concrete collars on surface features in roadways. It is recommended to remove the concrete collar from manhole and water valve details. Show completion with hot or cold mix pavement.
[Revised details to be provided with Building Permit submittal.](#)
3. Our records show that the stormwater from this development routes to Vine Drive and then out to Kelly Ave.
[Noted](#)
4. Is it necessary to replace the entire 8" line uphill of Building 57, or can the new line tie in at the crossing of the existing near station 2+30?
[The water main on Lot 57 must be replaced because it is beneath or too close to the Lot 57 South building foundation. From roughly STA 2+30 up, the line must be replaced due to modification \(lowering\) of the road grade and reduction of the cover over the line.](#)

Accounting of Master Plan Development Potential

Floor Area

		Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5		915,000	334,675	915,000	915,000	580,325
Subarea 1			135,688	331,000	255,688	120,000
	Hotel		135,688	135,688	135,688	0
	New		0	195,312	120,000	120,000
Subarea 2			0	244,000	250,000	250,000
Subarea 3			143,655	252,000	256,607	112,952
	Love Ridge/Grand View		143,655	143,655	143,655	0
	Lot 53		0	52,952	52,952	52,952
	Lot 57		0	25,393	30,000	30,000
	Lot 58		0	30,000	30,000	30,000
Subarea 4 & 5			55,332	88,000	152,705	97,373
	One Town Hill		50,398		57,000	6,602
	Snow King Mountain Resort		0		95,705	90,771
	King Grill/Ticket Office		4,934			
	Mountain Sports		0			
	Mountain Maintenance		0			

Notes:

- The existing development numbers for the hotel and Love Ridge implied in the Master Plan by subtracting the Master Site Plan from the Example Development match the Town's GIS record of existing development on January 1, 2023.
- The allowed FARs of 0.4 for Subareas 1-5 and 0.6 for Subareas 1-4 are not applicable because the 915,000 sf total limit meets both FARs.
- The existing development was assumed to have been allocated its existing development rights even though there was no "transfer" documented.
- The One Town Hill floor area is based on the approval staff report for the Development Plan. In addition to the counted floor area, 34,112 sf of exempt parking and 4,255 sf of exempt housing are in the building.

Guests (APOs)

		Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5		2,208	832	2,208	2,208	1,376
Subarea 1			408	964	808	400
	Hotel		408	408	408	0
	New		0	556	400	400
Subarea 2			0	400	400	400
Subarea 3			280	700	520	240
	Love Ridge/Grand View		280	280	280	0
	Lot 53		0	420	144	144
	Lot 57		0		50	50
	Lot 58		0		46	46
Subarea 4 & 5			144	144	480	336
	One Town Hill		144	144	144	
	Snow King Mountain Resort		0	0	336	336
	King Grill/Ticket Office		0			
	Mountain Sports		0			
	Mountain Maintenance		0			

Notes:

- The existing Hotel allocation is based on the 204 rooms identified as existing in the Master Plan.
- The One Town Hill allocation is based on 36 units at 4 APO per unit, consistent with the Development Plan unit count and Town building permit record.
- The 280 APO Love Ridge/Grand View allocation is based on SKRMA's accounting of existing APOs less the existing Hotel and One Town Hill allocations. It is generally consistent with the Town's GIS record of existing development on January 1, 2023.

HOUSING CALCULATORS

LOT 57 (NORTH & SOUTH COMBINED)

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000
Existing Workforce Housing Credit					0.000

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms	4	2557	2	0.817
Short-Term Rental Unit	0.102*bedrooms	3	1947	6	1.839
Short-Term Rental Unit	0.102*bedrooms	2	1692	14	2.860

Affordable Workforce Housing Required: 5.516 units

Fee-in-Lieu Amount: n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

LOT 57 (NORTH & SOUTH COMBINED)

Housing Mitigation Plan

updated 1/8/21

Page 2

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

The LDRs include a schedule for how many units have to be affordable to each income range and how many units have to have 1, 2, or 3 bedrooms. The LDRs also allow for adjustment, subject to approval by the Housing Director. To propose an adjusted allocation, change the values in the gold cells; the customized allocation must meet the customization rules provided. If a rule is violated, the cell will turn red. See also Section 6.3.4 of the LDRs.

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.516	1.516	27%	Custom % shall be $\geq$ 25%
Units Affordable to Households making 80% Median Income	1.000	1.000	18%	Custom % shall be $\geq$ 19%
Units Affordable to Households making 120% Median Income	3.000	3.000	54%	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	0%	Custom % shall be $<$ 13%
Total	5.516	5.516	Proposed total shall be $\geq$ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.516	2.000	1.000	5.516	9.929	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	2.516	2.000	1.000	5.516	9.748	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they do not). A customized distribution should be within 1 (rounded up or down) of the even distribution displayed (it will turn red if it is not). See also Section 6.3.4 of the LDRs.

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.516	1.000	0.000	1.516	0.650	0.650	0.217
Affordable to 80% Median Income	1.000	0.000	0.000	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	1.000	1.000	1.000	3.000	1.286	1.286	0.429
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	2.516	2.000	1.000				

Once you have determined the proposed distribution please fill out the [Method Sheet](#) regarding how the required housing will be provided.

LOT 57 (NORTH & SOUTH COMBINED)

Housing Mitigation Plan

updated 1/8/21

Page 3

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unless impractical, any housing requirement of 1 unit or greater be provided through construction of housing. If impractical, the units may be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The instructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 50% Median Income	0.516	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	5.516	Fee In-Lieu:	\$212,944.76

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is required by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000
Existing Workforce Housing Credit					0.000

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms	4	2557	0	0.000
Short-Term Rental Unit	0.102*bedrooms	3	2124	7	2.145
Short-Term Rental Unit	0.102*bedrooms	2	1528	18	3.677
Short-Term Rental Unit	0.102*bedrooms	1	1500	1	0.102

Affordable Workforce Housing Required: 5.925 units

Fee-in-Lieu Amount: n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

The LDRs include a schedule for how many units have to be affordable to each income range and how many units have to have 1, 2, or 3 bedrooms. The LDRs also allow for adjustment, subject to approval by the Housing Director. To propose an adjusted allocation, change the values in the gold cells; the customized allocation must meet the customization rules provided. If a rule is violated, the cell will turn red. See also Section 6.3.4 of the LDRs.

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.925	1.925	32%	Custom % shall be $\geq$ 25%
Units Affordable to Households making 80% Median Income	1.000	1.000	17%	Custom % shall be $\geq$ 19%
Units Affordable to Households making 120% Median Income	3.000	3.000	51%	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	0%	Custom % shall be $<$ 13%
Total	5.925	5.925	Proposed total shall be $\geq$ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.925	2.000	1.000	5.925	10.664	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	2.925	2.000	1.000	5.925	10.341	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they do not). A customized distribution should be within 1 (rounded up or down) of the even distribution displayed (it will turn red if it is not). See also Section 6.3.4 of the LDRs.

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.925	1.000	0.000	1.925	0.825	0.825	0.275
Affordable to 80% Median Income	1.000	0.000	0.000	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	1.000	1.000	1.000	3.000	1.286	1.286	0.429
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	2.925	2.000	1.000				

Once you have determined the proposed distribution please fill out the [Method Sheet](#) regarding how the required housing will be provided.

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unless impractical, any housing requirement of 1 unit or greater be provided through construction of housing. If impractical, the units may be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The instructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 50% Median Income	0.925	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	5.925	Fee In-Lieu:	\$381,588.71

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is required by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

Housing Mitigation Plan

updated 1/8/21

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Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000
Existing Workforce Housing Credit					0.000

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms	3	1800	5	1.532
Short-Term Rental Unit	0.102*bedrooms	2	2100	7	1.430

Affordable Workforce Housing Required: 2.962 units

Fee-in-Lieu Amount: n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

The LDRs include a schedule for how many units have to be affordable to each income range and how many units have to have 1, 2, or 3 bedrooms. The LDRs also allow for adjustment, subject to approval by the Housing Director. To propose an adjusted allocation, change the values in the gold cells; the customized allocation must meet the customization rules provided. If a rule is violated, the cell will turn red. See also Section 6.3.4 of the LDRs.

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	1.000	34%	Custom % shall be $\geq$ 25%
Units Affordable to Households making 80% Median Income	0.000	0.000	0%	Custom % shall be $\geq$ 19%
Units Affordable to Households making 120% Median Income	1.962	1.962	66%	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	0%	Custom % shall be $<$ 13%
Total	2.962	2.962	Proposed total shall be $\geq$ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	1.000	1.962	0.000	2.962	5.332	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	1.000	1.962	0.000	2.962	5.375	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they do not). A customized distribution should be within 1 (rounded up or down) of the even distribution displayed (it will turn red if it is not). See also Section 6.3.4 of the LDRs.

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.000	1.000	0.000	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable to 120% Median Income	1.000	0.962	0.000	1.962	0.841	0.841	0.280
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	1.000	1.962	0.000				

Once you have determined the proposed distribution please fill out the [Method Sheet](#) regarding how the required housing will be provided.

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unless impractical, any housing requirement of 1 unit or greater be provided through construction of housing. If impractical, the units may be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The instructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	Off-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	Off-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	0.962	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	2.962	Fee In-Lieu:	\$261,687.53

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is required by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.



NORTHWORKS

Architectural, Civil & Landscape Plans



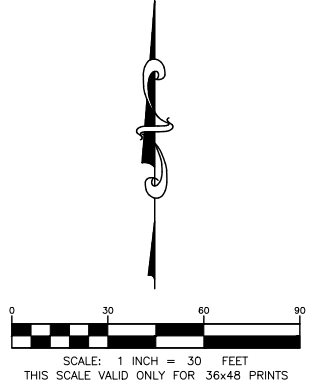
NORTHWORKS

Existing Site



LEGEND

- PK nail with washer inscribed "PLS 4270"
- reinforcing steel bar without cap
- reinforcing steel bar with 1" diameter aluminum cap inscribed "PLS 4270" with other appropriate markings
- sectional subdivision line
- boundary, subject property
- boundary, adjoining property
- boundary, road right-of-way
- boundary, record road right-of-way
- measured bearing & distance or curve geometry
- calculated bearing & distance or curve geometry
- record bearing & distance or curve geometry, Plat 1236 & Plat 1333
- edge of pavement
- top back of curb
- edge of gravel
- sidewalk, concrete
- flowline
- low of slope
- top of bank
- index contour, 5' interval
- intermediate contour, 1' interval
- spot elevation
- sign
- fence, rail
- bore hole
- monitoring well
- geotechnical test pit
- sewer manhole
- sanitary sewer line
- storm drain inlet
- storm drain manhole
- storm drain line
- hydrant, fire suppression
- water valve
- water line



NORTHWORKS

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Jackson, Wyoming 83001
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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensen.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
LS	Checked By

Discipline & Drawing Number

C1.1

Drawing Name

EXISTING CONDITIONS





SITE CONTEXT

The design team has worked hard to incorporate each building into the hillside as much as possible, and to reduce the visual impact of each building at its down-slope facade.

Each building is sunk as deep into in the hillside as the topography will allow for pedestrian and vehicular access. The uphill side of each building is deeply nestled into the terrain (at Lot 58, almost entirely buried at the south).

At the down-slope elevations, stepped terraced walls with planters help to reduce the vertical impact of the facade. Exposed basement walls are no more than 10 feet high, and material changes are used to further break down the appearance of the facade.



1. SNOW KING MOUNTAIN RESORT BASE



2. LOVE RIDGE CONDOMINIUMS



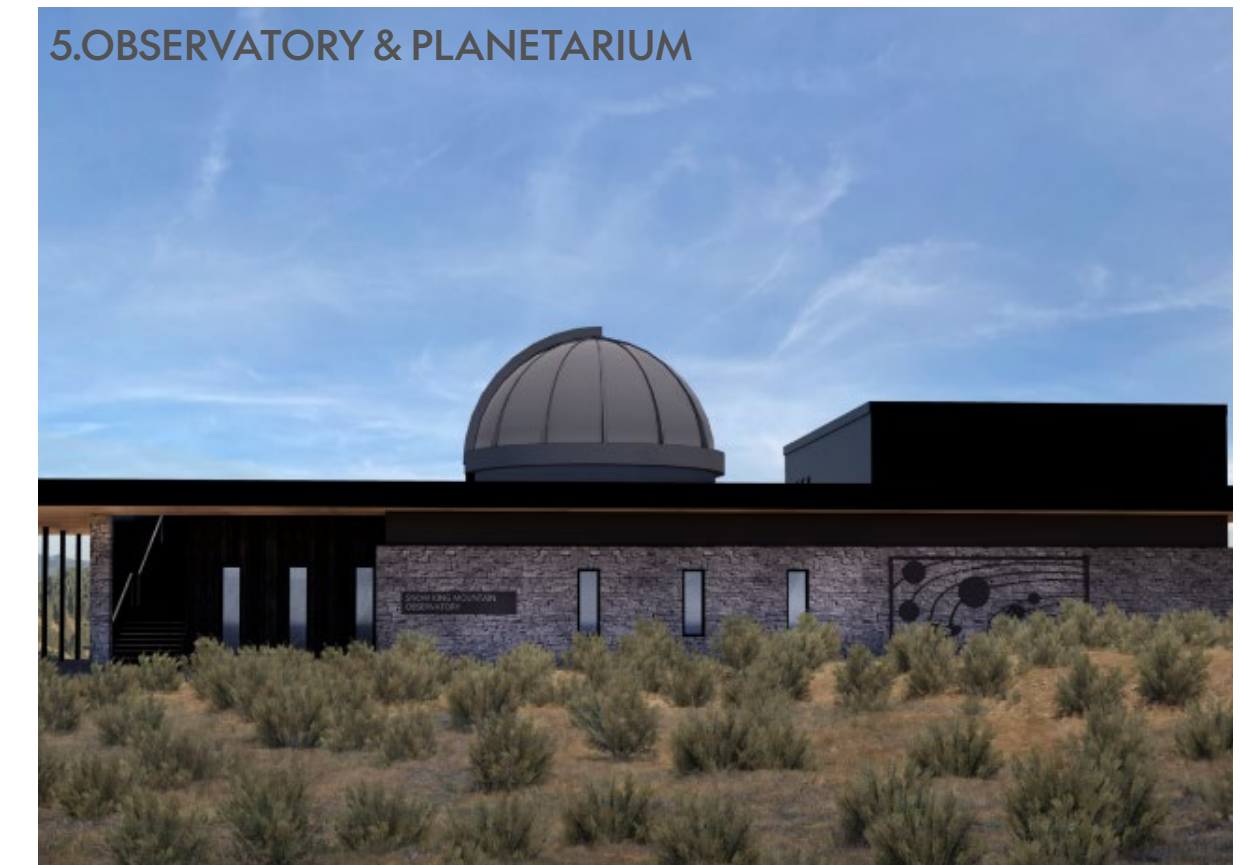
3. ONE TOWN HILL



4. SUMMIT RESTAURANT



5. OBSERVATORY & PLANETARIUM



SURROUNDING CONTEXT

1. Sloped shed roofs, exposed structure on overhangs, modern chimney form, vertical wood siding & “punched” windows
2. Varied siding materials including stone near base and wood siding higher on facade, exposed structure, gabled roof forms and chimney

3. Gabled roof forms, varied siding materials (light and dark), overhangs at base level, dark/metal balconies

4. Flat roof, large overhang, “punched” windows

5. Flat roof, large overhang, varied facade materials including stone and dark wood/metal panels

1. PITCHFORK TOWNHOMES



2. PITCHFORK TOWNHOMES



3. PITCHFORK TOWNHOMES



4. SNOW KING RESORT & HOTEL



5. SNOW KING RESORT & HOTEL



SURROUNDING CONTEXT

1, 2, 3. Horizontal brown wood siding, green trim windows, gabled roofs, chimneys, garages separate from units

4, 5. Large and varied angled roofs, vertical wood siding, exterior rhythm of balconies with slatted wood railings & vertical wood posts, horizontal bands of windows



NORTHWORKS

Proposed Design Overview



PROPOSED SITE PLAN – LANDSCAPE

AREA & UNIT MIX OVERVIEW																	
SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 1 BEDS	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT		REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS	
										REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
LOT 57 NORTH	18,552	32,005	0	10	0	0	10	5.516	2	2	2	1	1	1	5	4	
LOT 57 SOUTH	25,126	37,317	0	4	6	2	12			0		1		0		1	
PHASE 1: LOT 57									2	2	2	2	1	1	5	5	
									AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. OK	
LOT 53	42,314	71,705	1	18	7	0	26	5.822	2	3	2	3	1	1	5	7	
LOT 58	24,905	34,849	0	7	5	0	12		1	0	1	0	0	0	2	0	
PHASE 2: LOTS 53 & 58									3	3	3	3	1	1	7	7	
									AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. OK	
			1	39	18	2	60	ALL LOTS TOTAL	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	
TOTAL FAR AREA		TOTAL GROSS AREA	1-BEDS	2-BEDS	3-BEDS	4-BEDS	MARKET UNITS		5	5	5	5	2	2	12	12	
			2%	65%	30%	3%			AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. OK	
MAX. SHORT TERM		112,952															
OVER/UNDER		-2,055															
UNDER																	

PARKING COUNTS								
SITE	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM	TOTAL # BEDROOMS	REQ. BIKE PARKING	REQ. BIKES, SHORT-TERM (25% x .75/bed)	REQ. BIKES, LONG-TERM (75% x .75/bed)	NOTES
LOT 57 NORTH	14	15	19	27	21	6	15	Short term bike parking provided at public spaces; long-term in unit storage lockers in each garage
LOT 57 SOUTH	13	14	22	36	27	7	20	
LOT 53	33	42	57	70	53	14	39	
LOT 58	12	19	19	29	22	6	16	
72		90	117					
REQ.		PROVIDED	PROVIDED					
			INCL. TANDEM					

OVERALL UNIT MIX SUMMARY

FAR Area Legend

- Market 2-Bedroom

Market 3-Bedroom

Market 4-Bedroom

Market Circulation Stair/Elev

Market Circulation Corridor

Market Circulation N/A

Affordable Studio
- Affordable 1-Bedroom

Affordable 2-Bedroom

Affordable 3-Bedroom

Mechanical

Parking

LOT 57 NORTH - FAR AREA

AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market 2-Bedroom	N. UNIT 10 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 9 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 8 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 7 (2-BED)	1,699 SF
Market Circulation Corridor	HALL 2	141 SF
Market Circulation Corridor	HALL 1	142 SF
Market Circulation Stair/Elev	STAR 2	277 SF
Market Circulation Stair/Elev	STAR 1	277 SF
		7,473 SF

T.O. LEVEL 2 SLAB		
Market 2-Bedroom	N. UNIT 6 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 5 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 4 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 3 (2-BED)	1,699 SF
Market Circulation Corridor	N. HALL 1	141 SF
Market Circulation Corridor	N. HALL 2	142 SF
		6,819 SF

T.O. LEVEL 1 SLAB		
Market 2-Bedroom	N. UNIT 2 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 1 (2-BED)	1,699 SF
Market 2-Bedroom	N. UNIT 10 (2-BED)	1,699 SF
Market Circulation Corridor	N. HALL 1	142 SF
Market Circulation Stair/Elev	N. STAR 2	277 SF
Market Circulation Stair/Elev	N. STAR 1	277 SF
Market Circulation Stair/Elev	N. ELEV 2	73 SF
Market Circulation Stair/Elev	N. ELEV 1	73 SF
		4,962 SF

TOTAL FAR AREA

LOT 57 NORTH - NOT COUNTED IN FAR

AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market Circulation N/A	ELEV 1	73 SF
Market Circulation N/A	ELEV 2	73 SF
		146 SF
T.O. LEVEL 2 SLAB		
Market Circulation N/A	N. ELEV 1	73 SF
Market Circulation N/A	N. ELEV 2	73 SF
Market Circulation N/A	STAR 1	277 SF
Market Circulation N/A	STAR 2	277 SF
		700 SF

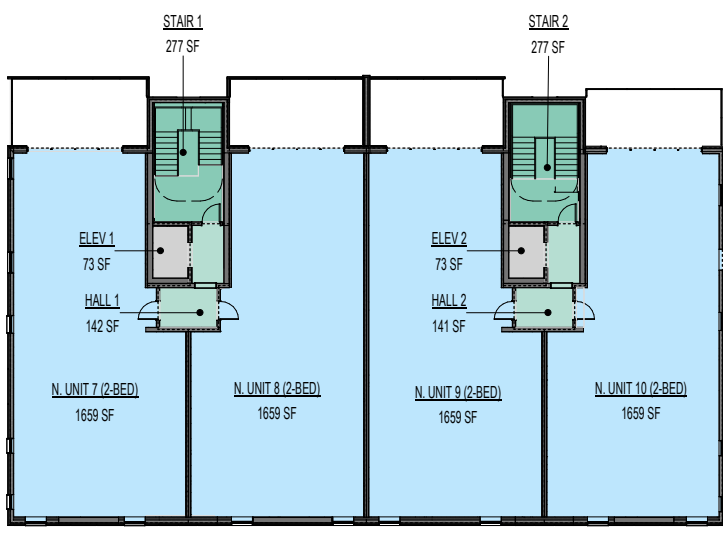
T.O. LEVEL 1 SLAB		
Affordable 2-Bedroom	AFF. UNIT 3	787 SF
Affordable 2-Bedroom	AFF. UNIT 4	787 SF
Affordable 2-Bedroom	AFF. UNIT 1	855 SF
Affordable 2-Bedroom	AFF. UNIT 2	1,377 SF
Market Circulation N/A	AFF. HALL	209 SF
		3,608 SF

T.O. BASEMENT SLAB		
Market Circulation N/A	N. ELEV 1	68 SF
Market Circulation N/A	N. ELEV 2	68 SF
Market Circulation N/A	N. STAR 1	334 SF
Market Circulation N/A	N. STAR 2	334 SF
Mechanical	N. MECH	206 SF
Mechanical	N. MECH	198 SF
Mechanical	N. TRASH	218 SF
Parking	N. PARKING	7,253 SF
		8,629 SF

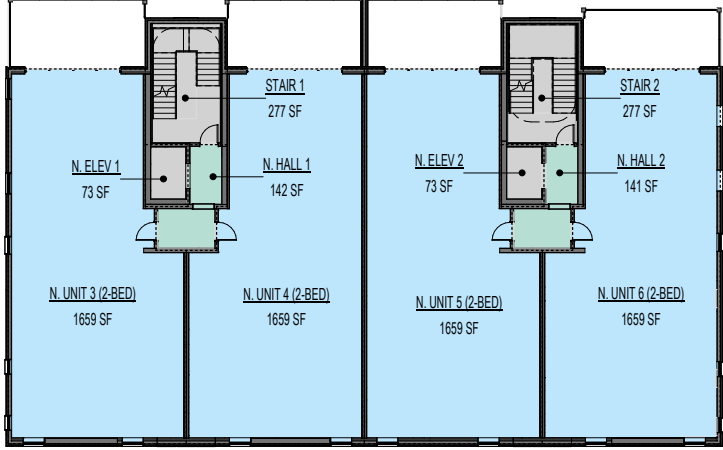
TOTAL AREA NOT COUNTED TOWARD FAR

LOT 57 NORTH - AREA TOTALS

LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	7,473 SF
T.O. LEVEL 2 SLAB	7,519 SF
T.O. LEVEL 1 SLAB	6,880 SF
T.O. BASEMENT SLAB	8,629 SF
TOTAL AREA	30,501 SF



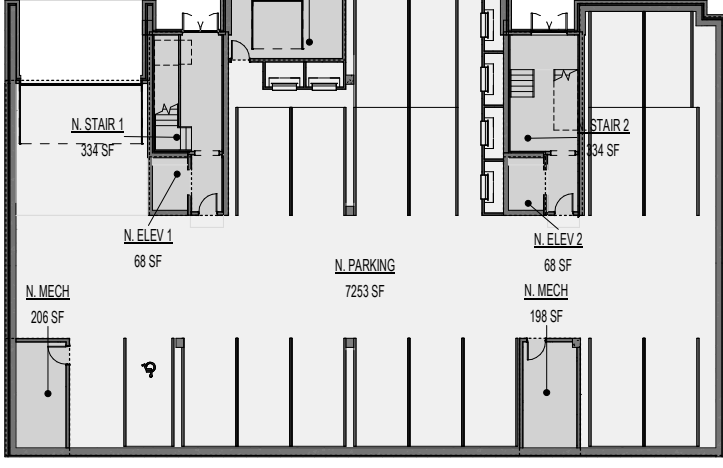
6 FAR AREA - NORTH BUILDING - LEVEL 3



7 FAR AREA - NORTH BUILDING - LEVEL 2



8 FAR AREA - NORTH BUILDING - LEVEL 1



9 FAR AREA - NORTH BUILDING - BASEMENT

FAR Area Legend

- Market 2-Bedroom

Market 3-Bedroom

Market 4-Bedroom

Market Circulation Stair/Elev

Market Circulation Corridor

Market Circulation N/A

Affordable Studio
- Affordable 1-Bedroom

Affordable 2-Bedroom

Affordable 3-Bedroom

Mechanical

Parking

LOT 57 SOUTH - FAR AREA

AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market 2-Bedroom	S. UNIT 12 (2-BED)	1,798 SF
Market 2-Bedroom	S. UNIT 11 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 10 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 9 (2-BED)	2,517 SF
Market 2-Bedroom	S. UNIT 8 (2-BED)	1,987 SF
Market Circulation Stair/Elev	S. STAR 2	190 SF
Market Circulation Stair/Elev	S. STAR 1	190 SF
Market Circulation Corridor	S. HALL 2	140 SF
Market Circulation Corridor	S. HALL 1	140 SF
		8,588 SF

T.O. LEVEL 2 SLAB		
Market 2-Bedroom	S. UNIT 6 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 5 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 4 (2-BED)	2,514 SF
Market 2-Bedroom	S. UNIT 3 (2-BED)	2,054 SF
Market Circulation Corridor	S. HALL 2	141 SF
Market Circulation Corridor	S. HALL 1	141 SF
		8,084 SF

T.O. LEVEL 1 SLAB		
Market 2-Bedroom	S. UNIT 2 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 1 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 10 (2-BED)	1,798 SF
Market 2-Bedroom	S. UNIT 9 (2-BED)	2,055 SF
Market Circulation Stair/Elev	S. STAR 2	194 SF
Market Circulation Stair/Elev	S. STAR 1	194 SF
Market Circulation Corridor	S. HALL 2	134 SF
Market Circulation Corridor	S. HALL 1	134 SF
Market Circulation Stair/Elev	S. ELEV 2	73 SF
Market Circulation Stair/Elev	S. ELEV 1	73 SF
		9,184 SF

TOTAL FAR AREA

LOT 57 SOUTH - NOT COUNTED IN FAR

AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market Circulation N/A	S. ELEV 1	72 SF
Market Circulation N/A	S. ELEV 2	72 SF
		144 SF
T.O. LEVEL 2 SLAB		
Market Circulation N/A	S. ELEV 1	72 SF
Market Circulation N/A	S. ELEV 2	72 SF
Market Circulation N/A	S. STAR 1	190 SF
Market Circulation N/A	S. STAR 2	190 SF
		520 SF

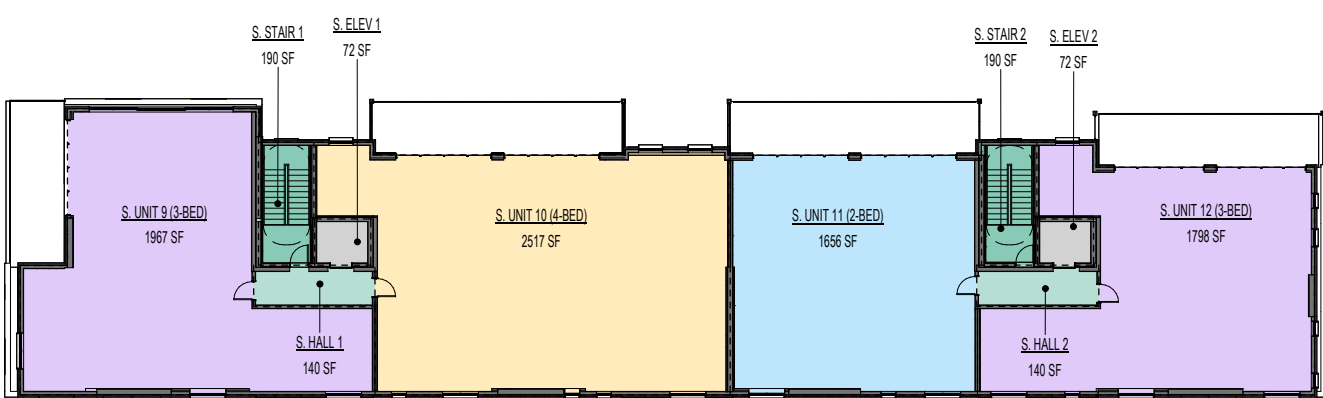
T.O. LEVEL 1 SLAB		
Affordable 2-Bedroom	AFF. UNIT 5 (2-BED)	716 SF
		716 SF

T.O. BASEMENT SLAB		
Market Circulation N/A	S. ELEV 1	78 SF
Market Circulation N/A	S. ELEV 2	78 SF
Market Circulation N/A	S. HALL 1	121 SF
Market Circulation N/A	S. HALL 2	121 SF
Market Circulation N/A	S. STAR 1	191 SF
Market Circulation N/A	S. STAR 2	191 SF
Mechanical	TRASH/MECH	367 SF
Parking	S. PARKING	9,634 SF
		10,784 SF

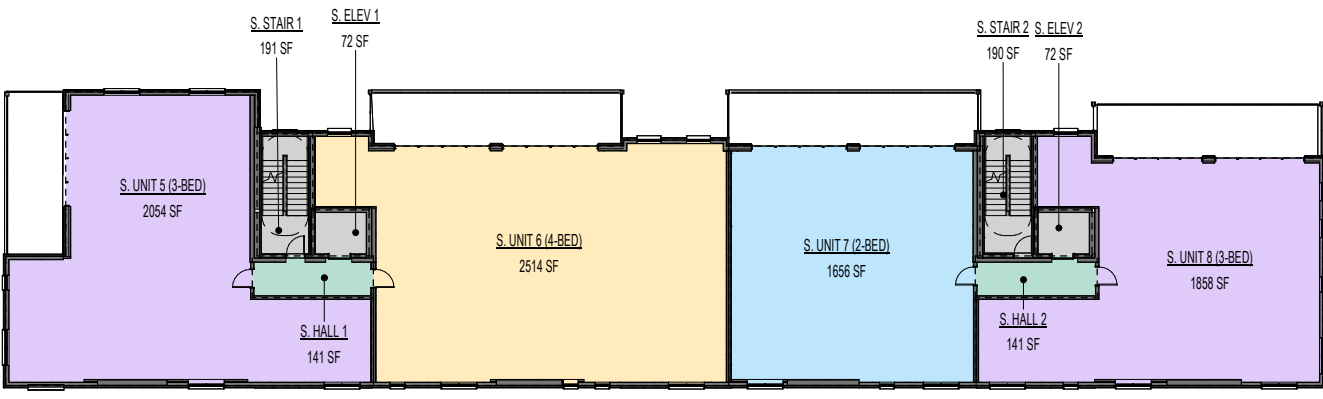
TOTAL AREA NOT COUNTED TOWARD FAR

LOT 57 SOUTH - AREA TOTALS

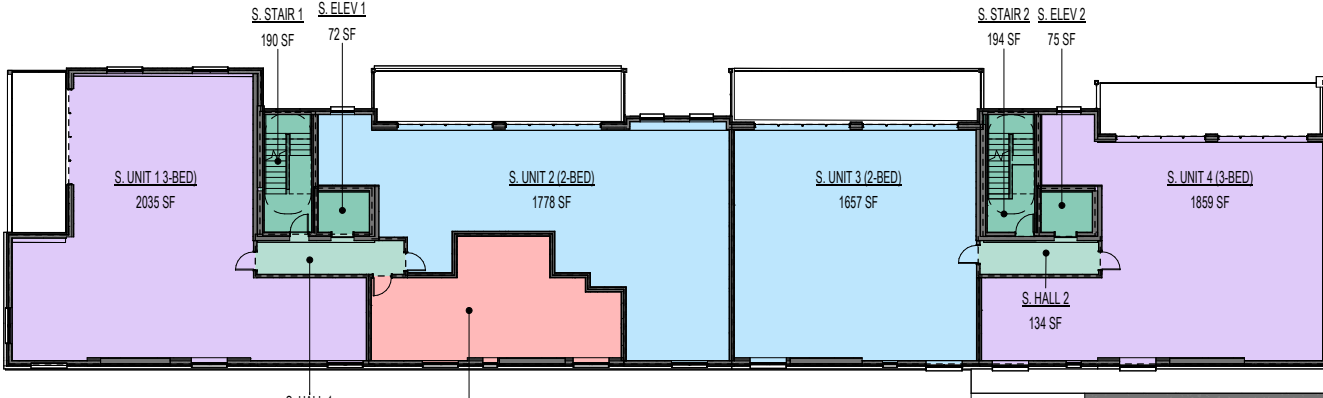
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	8,588 SF
T.O. LEVEL 2 SLAB	8,084 SF
T.O. LEVEL 1 SLAB	9,184 SF
T.O. BASEMENT SLAB	10,784 SF
TOTAL AREA	36,640 SF



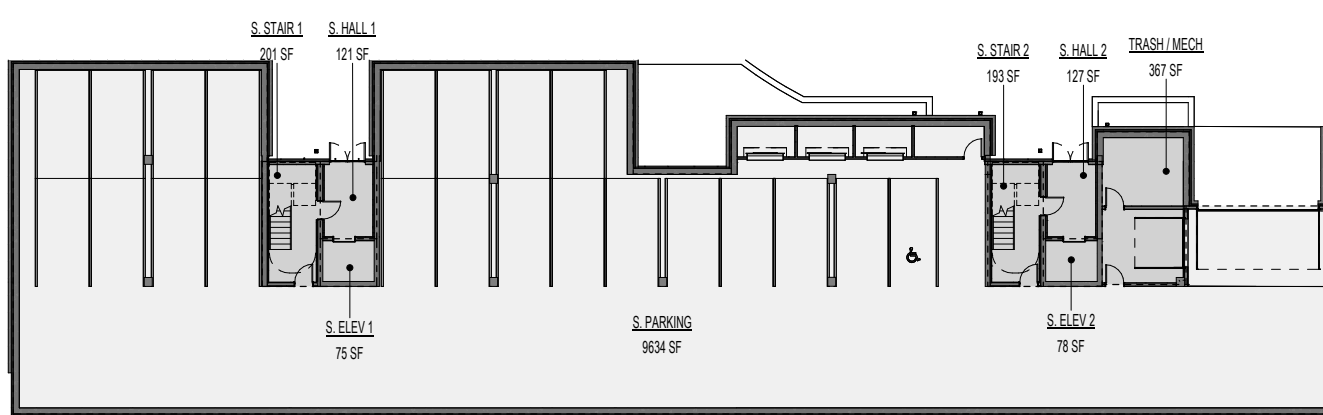
1 FAR AREA - SOUTH BUILDING - LEVEL 3



2 FAR AREA - SOUTH BUILDING - LEVEL 2



3 FAR AREA - SOUTH BUILDING - LEVEL 1



4 FAR AREA - SOUTH BUILDING - GARAGE



LOT 53 - FAR AREA SCHEDULE

AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market 2-Bedroom	UNIT 26 (2-BED)	1,271 SF
Market 2-Bedroom	UNIT 25 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 24 (2-BED)	1,369 SF
Market 3-Bedroom	UNIT 23 (3-BED)	2,433 SF
Market 3-Bedroom	UNIT 22 (3-BED)	2,302 SF
Market 2-Bedroom	UNIT 21 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 20 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 19 (3-BED)	1,269 SF
Market Circulation Stair	STAIR 5	235 SF
Market Circulation Stair	STAIR 4	235 SF
Market Circulation Stair	STAIR 2	232 SF
Market Circulation Stair	STAIR 1	235 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	65 SF
Market Circulation Corridor	HALL 2	64 SF
Market Circulation Corridor	HALL 1	65 SF
		13,865 SF

LEVEL 2		
Market 2-Bedroom	UNIT 18 (2-BED)	1,277 SF
Market 2-Bedroom	UNIT 17 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 16 (2-BED)	1,369 SF
Market 3-Bedroom	UNIT 15 (3-BED)	2,434 SF
Market 3-Bedroom	UNIT 14 (3-BED)	2,296 SF
Market 2-Bedroom	UNIT 13 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 12 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 11 (3-BED)	1,823 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	65 SF
Market Circulation Corridor	HALL 2	65 SF
Market Circulation Corridor	HALL 1	65 SF
		13,544 SF

LEVEL 1		
Market 2-Bedroom	UNIT 10 (2-BED)	1,276 SF
Market 2-Bedroom	UNIT 9 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 8 (2-BED)	1,369 SF
Market 1-Bedroom	UNIT 7 (1-BED+DEN)	1,116 SF
Market 2-Bedroom	UNIT 6 (2-BED)	1,258 SF
Market 2-Bedroom	UNIT 5 (2-BED)	1,070 SF
Market 2-Bedroom	UNIT 4 (2-BED)	1,067 SF
Market 2-Bedroom	UNIT 3 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 2 (2-BED)	1,369 SF
Market 3-Bedroom	UNIT 1 (3-BED)	1,823 SF
Market Circulation Stair	STAIR 5	235 SF
Market Circulation Stair	STAIR 4	232 SF
Market Circulation Stair	STAIR 2	235 SF
Market Circulation Stair	STAIR 1	235 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	64 SF
Market Circulation Corridor	HALL 3	81 SF
Market Circulation Corridor	HALL 2	65 SF
Market Circulation Corridor	HALL 1	65 SF
Market Circulation Elevator	ELEV 5	83 SF
Market Circulation Elevator	ELEV 4	81 SF
Market Circulation Elevator	ELEV 2	78 SF
Market Circulation Elevator	ELEV 1	78 SF
		14,865 SF

TOTAL FAR AREA 42,314 SF

LOT 53 - NOT COUNTED TOWARD FAR AREA

AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market Circulation N/A	ELEV 1	78 SF
Market Circulation N/A	ELEV 2	78 SF
Market Circulation N/A	ELEV 4	78 SF
Market Circulation N/A	ELEV 5	83 SF
		315 SF

LEVEL 2		
Market Circulation N/A	ELEV 1	78 SF
Market Circulation N/A	ELEV 2	78 SF
Market Circulation N/A	ELEV 4	83 SF
Market Circulation N/A	ELEV 5	83 SF
Market Circulation N/A	STAIR 1	235 SF
Market Circulation N/A	STAIR 2	235 SF
Market Circulation N/A	STAIR 4	235 SF
Market Circulation N/A	STAIR 5	235 SF
		1,262 SF

BASEMENT		
Affordable 1-Bedroom	AFF. UNIT 3 (1-BED)	530 SF
Affordable 1-Bedroom	AFF. UNIT 6 (1-BED)	527 SF
Affordable 1-Bedroom	AFF. UNIT 6 (STUDIO)	480 SF
Affordable 2-Bedroom	AFF. UNIT 1 (2-BED)	832 SF
Affordable 2-Bedroom	AFF. UNIT 2 (2-BED)	817 SF
Affordable 2-Bedroom	AFF. UNIT 3 (2-BED)	706 SF
Affordable 3-Bedroom	AFF. UNIT 4 (3-BED)	1,004 SF
Market 2-Bedroom non-FAR	UNIT 4 (2-BED)	508 SF
Market 2-Bedroom non-FAR	UNIT 5 (2-BED)	553 SF
Market Circulation N/A	ELEV 1	73 SF
Market Circulation N/A	ELEV 2	73 SF
Market Circulation N/A	ELEV 4	75 SF
Market Circulation N/A	ELEV 5	83 SF
Market Circulation N/A	HALL 1	404 SF
Market Circulation N/A	HALL 2	149 SF
Market Circulation N/A	HALL 4	215 SF
Market Circulation N/A	HALL 5	170 SF
Market Circulation N/A	STAIR 1	210 SF
Market Circulation N/A	STAIR 2	206 SF
Market Circulation N/A	STAIR 3	133 SF
Market Circulation N/A	STAIR 4	210 SF
Market Circulation N/A	STAIR 5	210 SF
Market Circulation N/A	MECH	443 SF
Parking	PARKING	19,193 SF
		23,391 SF

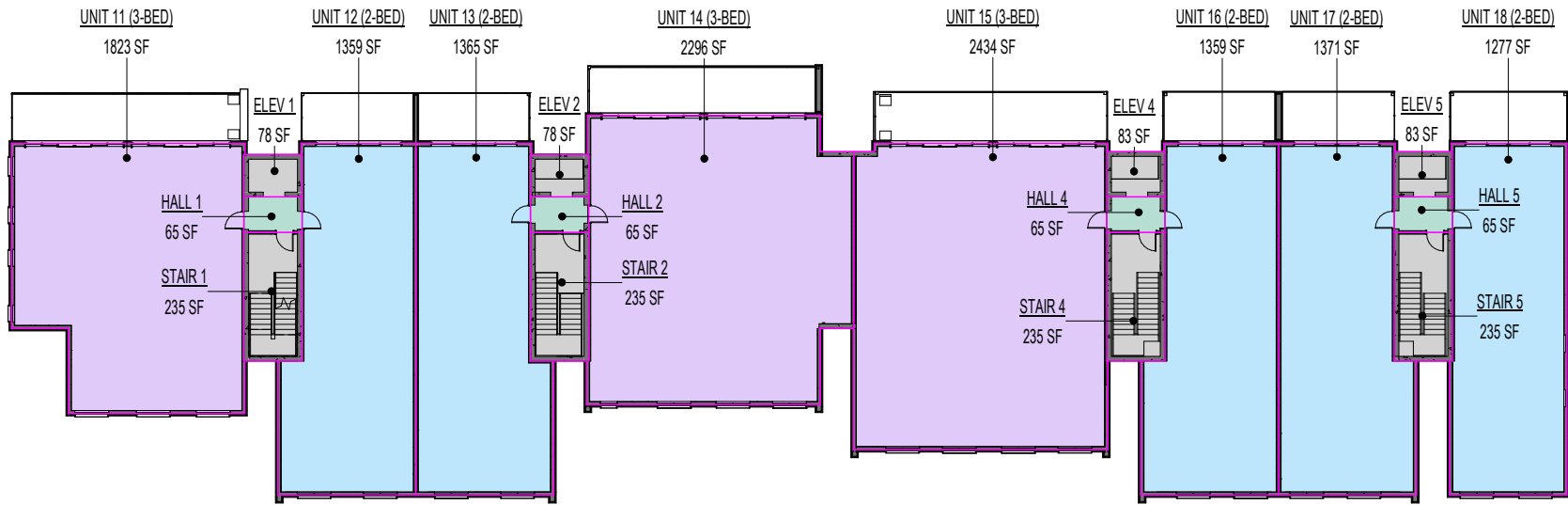
TOTAL AREA NOT COUNTED TOWARD FAR 23,391 SF

LOT 53 - AREA TOTALS

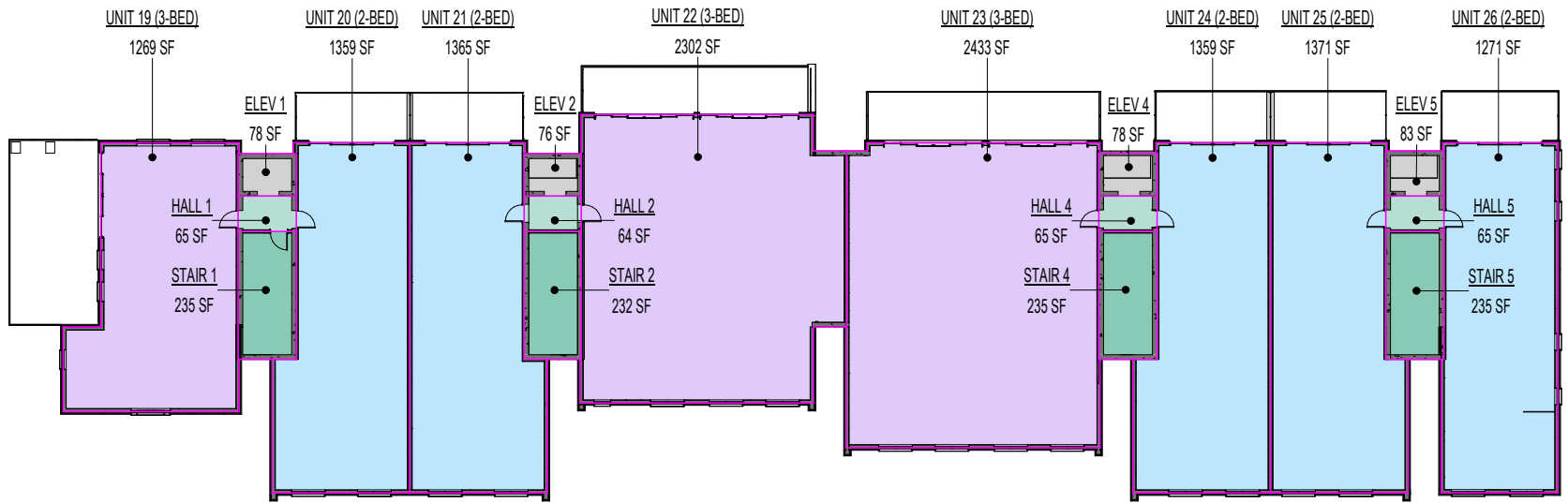
LEVEL	AREA TOTALS BY FLOOR
LEVEL 3	14,240 SF
LEVEL 2	14,808 SF
LEVEL 1	14,865 SF
BASEMENT	27,814 SF
TOTAL AREA	71,706 SF

FAR Area Legend

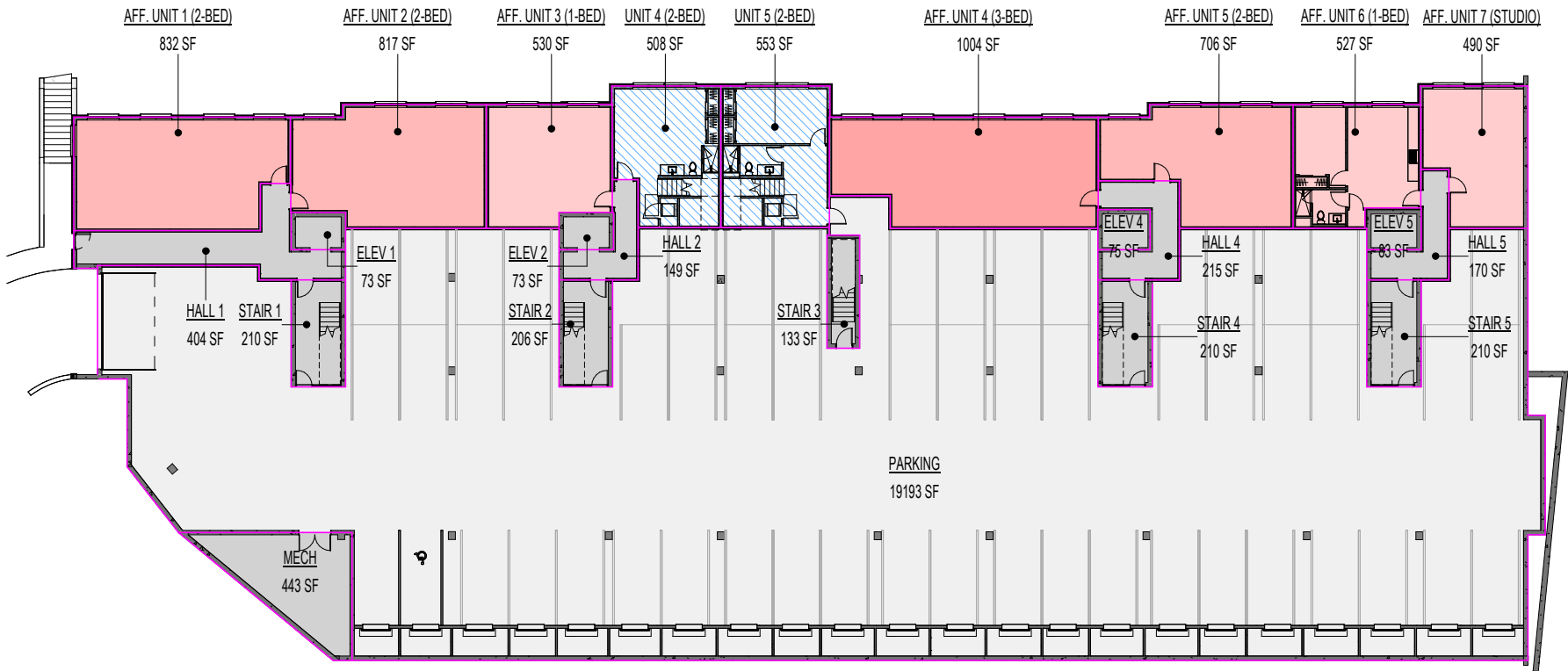
- Market 2-Bedroom
- Market 2-Bedroom non-FAR
- Market 3-Bedroom
- Affordable Studio
- Affordable 1-Bedroom
- Market 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Market Circulation Elevator
- Market Circulation Corridor
- Market Circulation Stair
- Market Circulation N/A
- Mechanical
- Parking



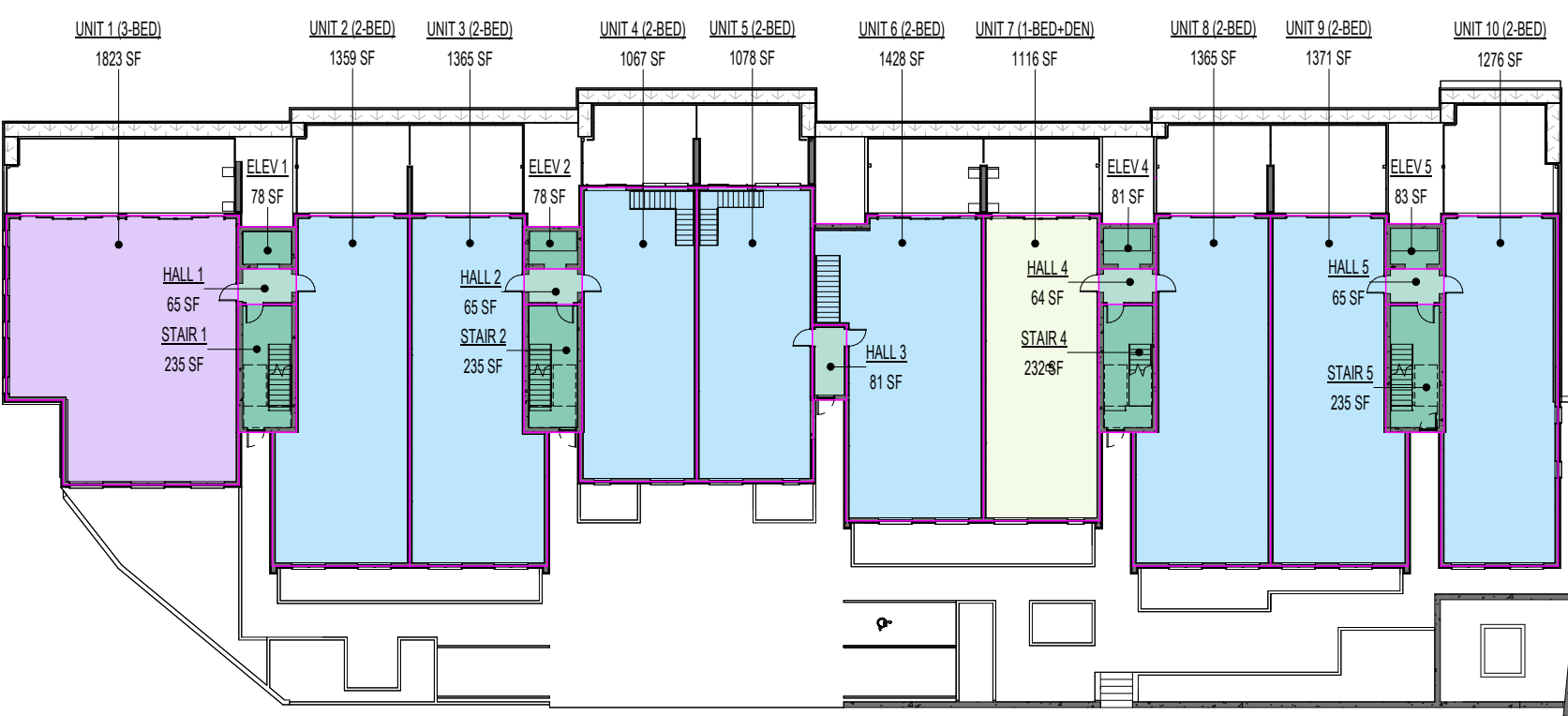
LOT 53 - FAR AREA PLAN - 2ND FLOOR
SCALE 1" = 20'-0"



LOT 53 - FAR AREA PLAN - 3RD FLOOR
SCALE 1" = 20'-0"



LOT 53 - FAR AREA PLAN - BASEMENT
SCALE 1" = 20'-0"



LOT 53 - FAR AREA PLAN - 1ST FLOOR
SCALE 1" = 20'-0"

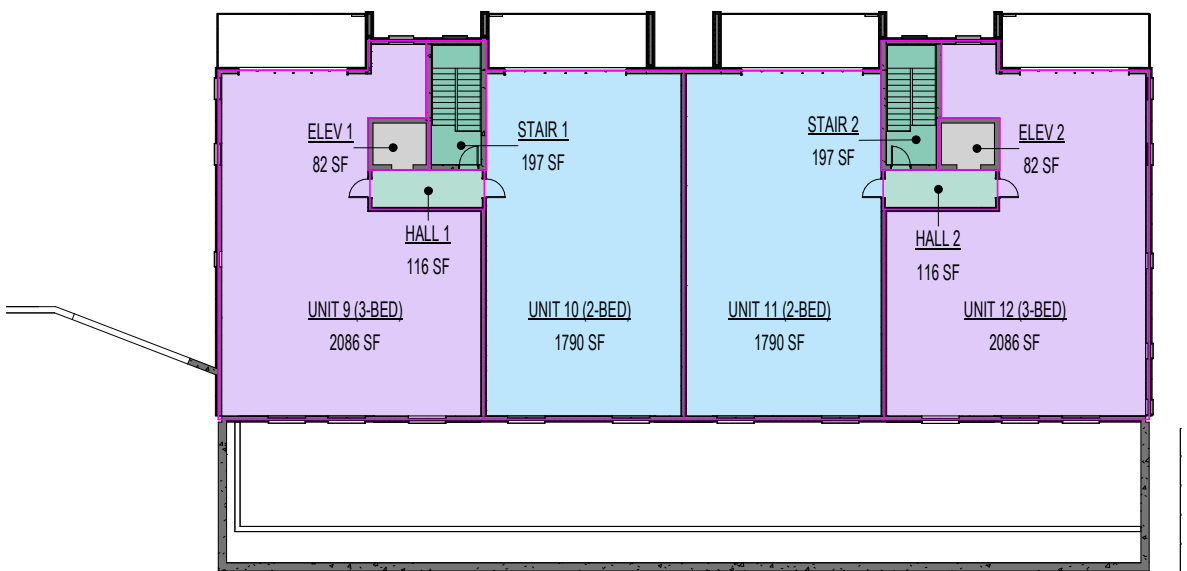


LOT 58 - FAR AREA SCHEDULE		
AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market 3-Bedroom	UNIT 12 (3-BED)	2,086 SF
Market 2-Bedroom	UNIT 11 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 10 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 9 (3-BED)	2,086 SF
Market Circulation Stair	STAIR 2	197 SF
Market Circulation Stair	STAIR 1	197 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
		8,378 SF
LEVEL 2		
Market 3-Bedroom	UNIT 8 (3-BED)	2,086 SF
Market 2-Bedroom	UNIT 7 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 6 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 5 (3-BED)	2,086 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
		7,864 SF
LEVEL 1		
Market 2-Bedroom	UNIT 4 (2-BED)	2,087 SF
Market 2-Bedroom	UNIT 3 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 2 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 1 (3-BED)	2,086 SF
Market Circulation Stair	STAIR 2	197 SF
Market Circulation Stair	STAIR 1	197 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
Market Circulation Elevator	ELEV 1	82 SF
Market Circulation Elevator	ELEV 1	82 SF
TOTAL FAR AREA		8,543 SF
		24,805 SF

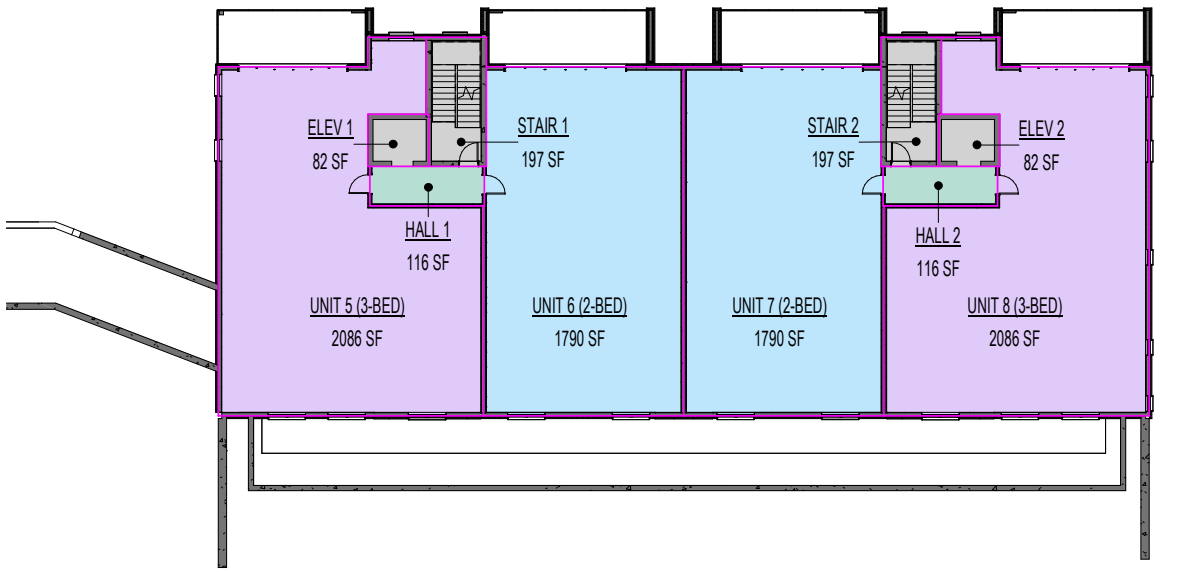
LOT 58 - NOT COUNTED TOWARD FAR AREA		
AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market Circulation N/A	ELEV 1	82 SF
Market Circulation N/A	ELEV 2	82 SF
		164 SF
LEVEL 2		
Market Circulation N/A	ELEV 1	82 SF
Market Circulation N/A	ELEV 2	82 SF
Market Circulation N/A	STAIR 1	197 SF
Market Circulation N/A	STAIR 2	197 SF
		558 SF
BASEMENT		
Market Circulation N/A	ELEV 1	77 SF
Market Circulation N/A	ELEV 2	77 SF
Market Circulation N/A	HALL 1	129 SF
Market Circulation N/A	HALL 2	129 SF
Market Circulation N/A	STAIR 1	196 SF
Market Circulation N/A	STAIR 2	196 SF
Mechanical	MECH	207 SF
Mechanical	TRASH	167 SF
Parking	PARKING GARAGE	8,044 SF
		9,944 SF
TOTAL AREA NOT COUNTED TOWARD FAR		9,944 SF

LOT 58 - AREA TOTALS	
LEVEL	AREA TOTALS BY FLOOR
LEVEL 3	8,543 SF
LEVEL 2	8,543 SF
LEVEL 1	8,543 SF
BASEMENT	9,944 SF
TOTAL AREA	34,848 SF

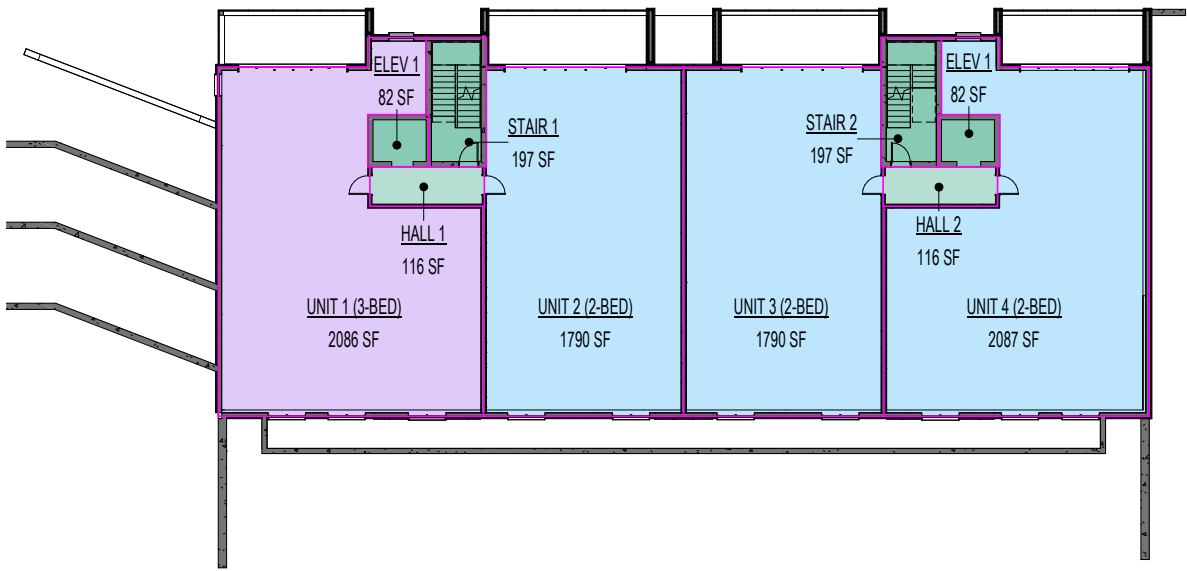
- FAR Area Legend
- Market 1-Bedroom
 - Market 2-Bedroom
 - Market 3-Bedroom
 - Market Circulation Elevator
 - Market Circulation Corridor
 - Market Circulation Stair
 - Market Circulation N/A
 - Mechanical
 - Parking



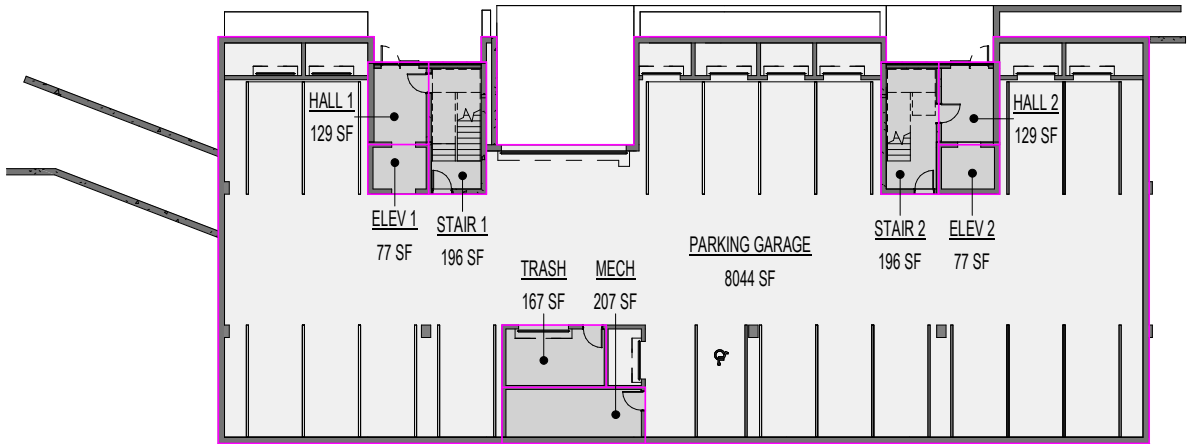
④ LOT 58 - FAR AREA PLAN - 3RD FLOOR
SCALE: 1" = 20'-0"



③ LOT 58 - FAR AREA PLAN - 2ND FLOOR
SCALE: 1" = 20'-0"



① LOT 58 - FAR AREA PLAN - 1ST FLOOR
SCALE: 1" = 20'-0"



② LOT 58 - FAR AREA PLAN - BASEMENT
SCALE: 1" = 20'-0"



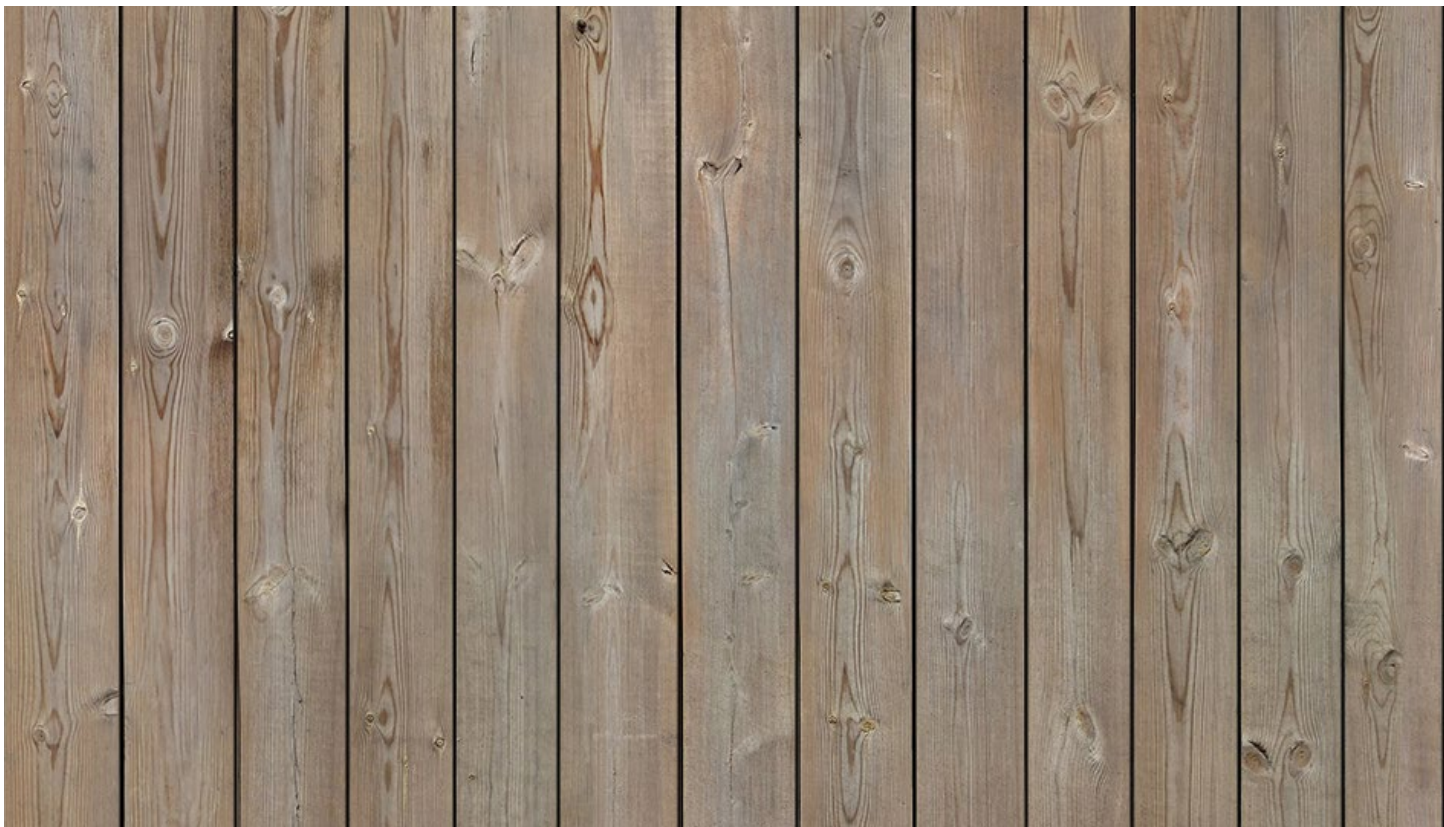


NORTHWORKS

Overall Renderings



BLACK METAL
BUILDING WALL AND ROOF
CLADDING



WOOD SIDING
BUILDING WALL CLADDING



SILVERTIP LIMESTONE
BUILDING WALL CLADDING

MATERIAL PALETTE





FULL SITE AERIAL - WINTER



FULL SITE AERIAL - SUMMER



LOT 57 NORTH - RENDERED ELEVATION



LOVE RIDGE CONDOS & LOT 57 NORTH BUILDING



LOT 57 SOUTH RENDERED ELEVATION



LOT 57 COURTYARD



LOT 53 APPROACH



LOT 53 RENDERED ELEVATION



LOT 53 MAIN ENTRY & VEHICULAR DROPOFF



LOT 53 NORTH PATH AT LOVE RIDGE CONDOS



LOT 58 RENDERED ELEVATION



NORTHWORKS

Lot 57



LOT 57 SITE PLAN - LANDSCAPE



LOT 57 SITE PLAN - CIVIL



T/ROOF
6425'-8 1/4"

B/ROOF
6419'-6"

THIRD FLOOR
6406'-8"

SECOND FLOOR
6393'-10"

FIRST FLOOR
6381'-0"

BASEMENT
6371'-0"

NORTH BUILDING, NORTH ELEVATION

LOT 57 NORTH - RENDERED ELEVATION



T/ROOF
6445'-0 1/2"

B/ROOF
6437'-0"

THIRD FLOOR
6425'-8"

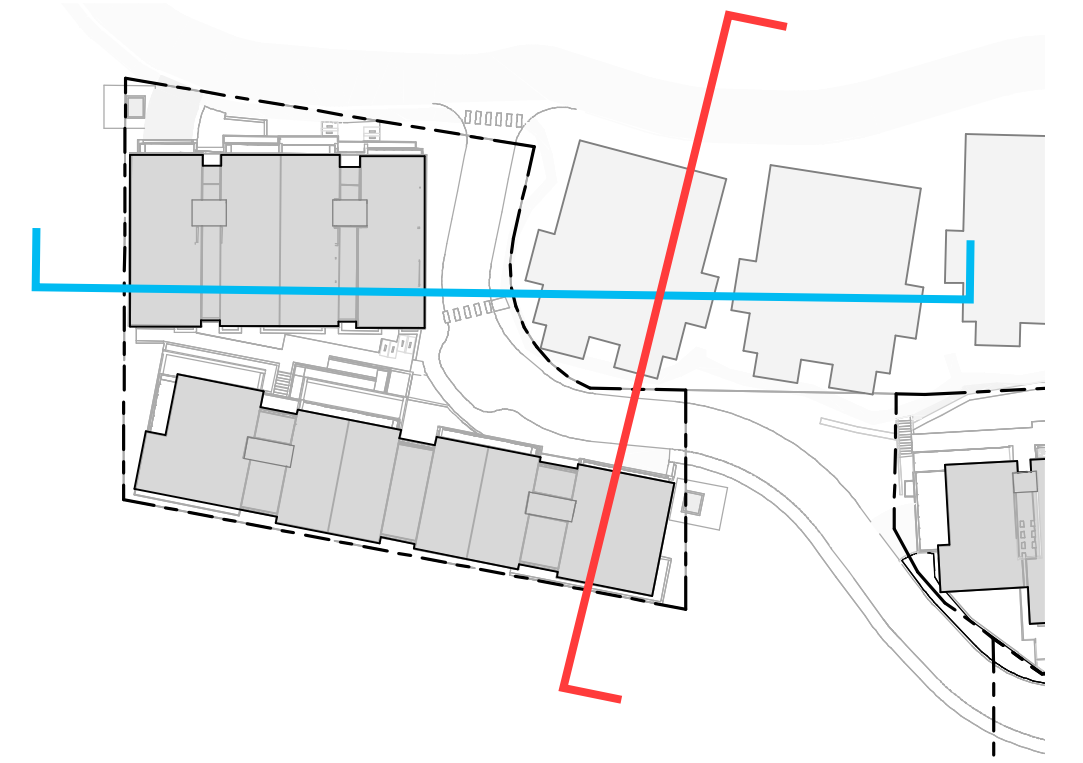
SECOND FLOOR
6412'-10"

FIRST FLOOR
6400'-0"

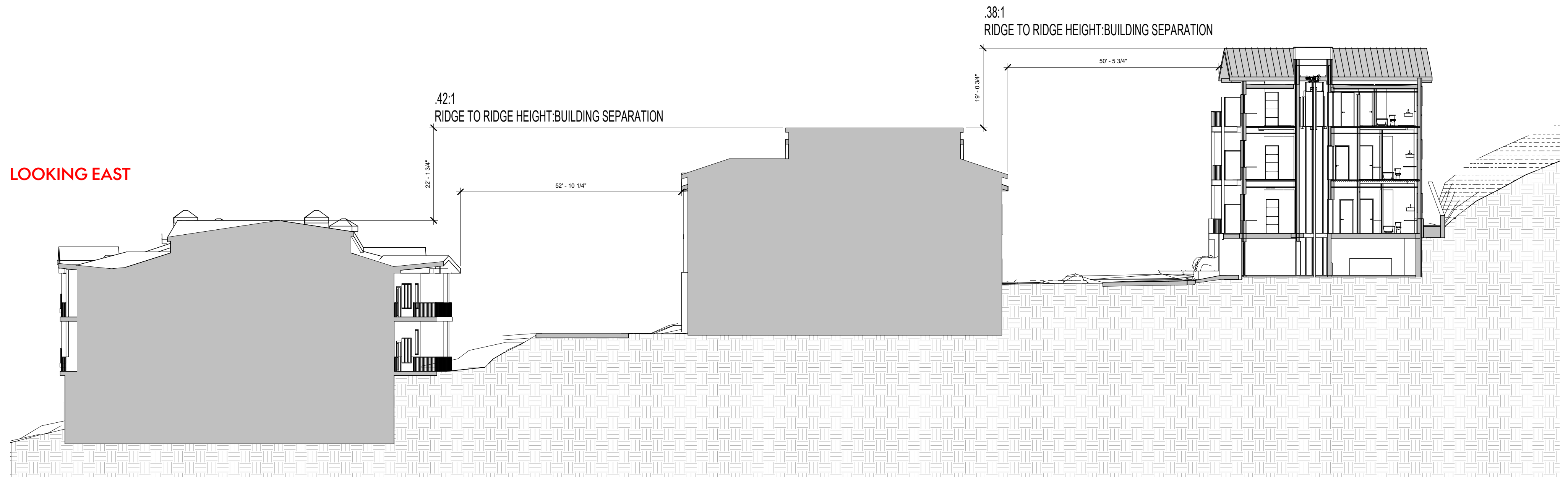
BASEMENT
6390'-0"

SOUTH BUILDING, NORTH ELEVATION

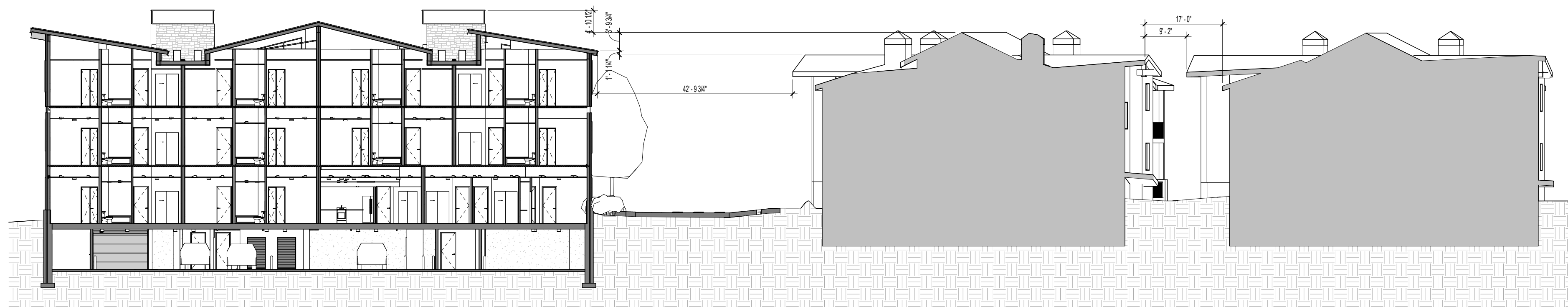
LOT 57 SOUTH – RENDERED ELEVATION

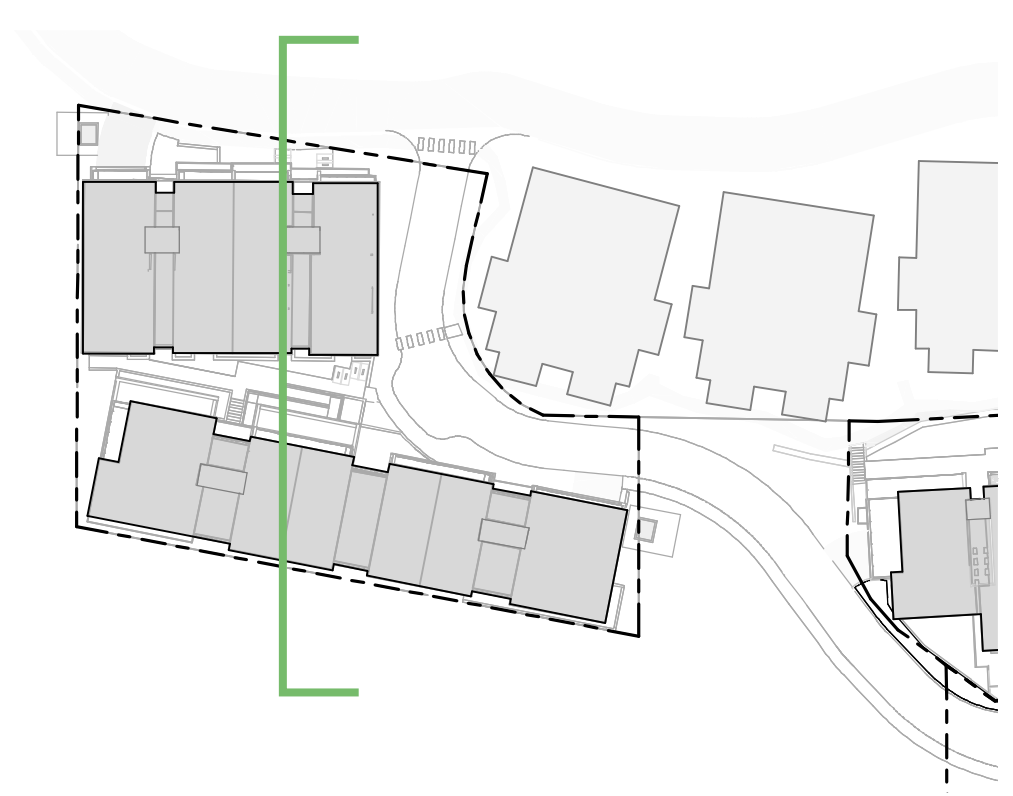


LOOKING EAST

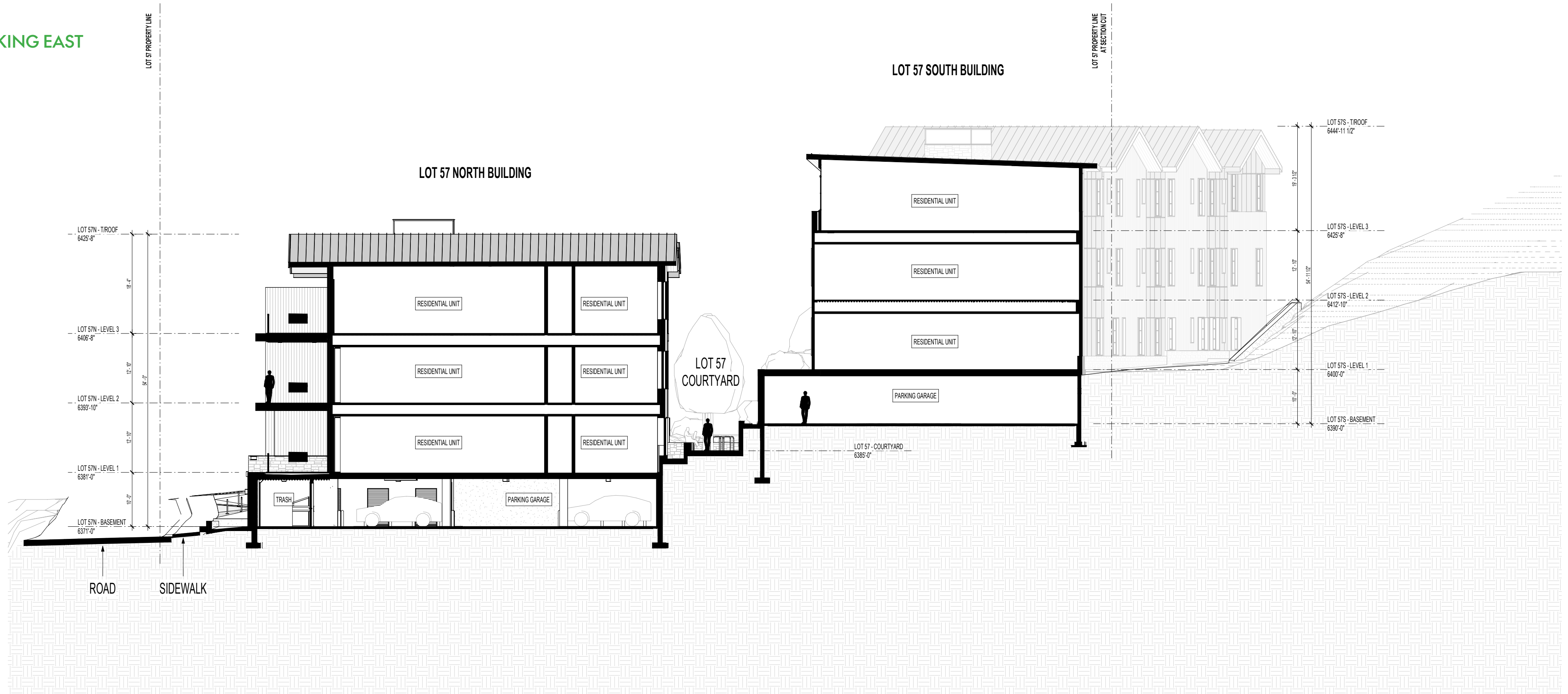


LOOKING NORTH





LOOKING EAST



SITE SECTION THROUGH LOT 57 NORTH & SOUTH, LOOKING EAST

SUMMARY

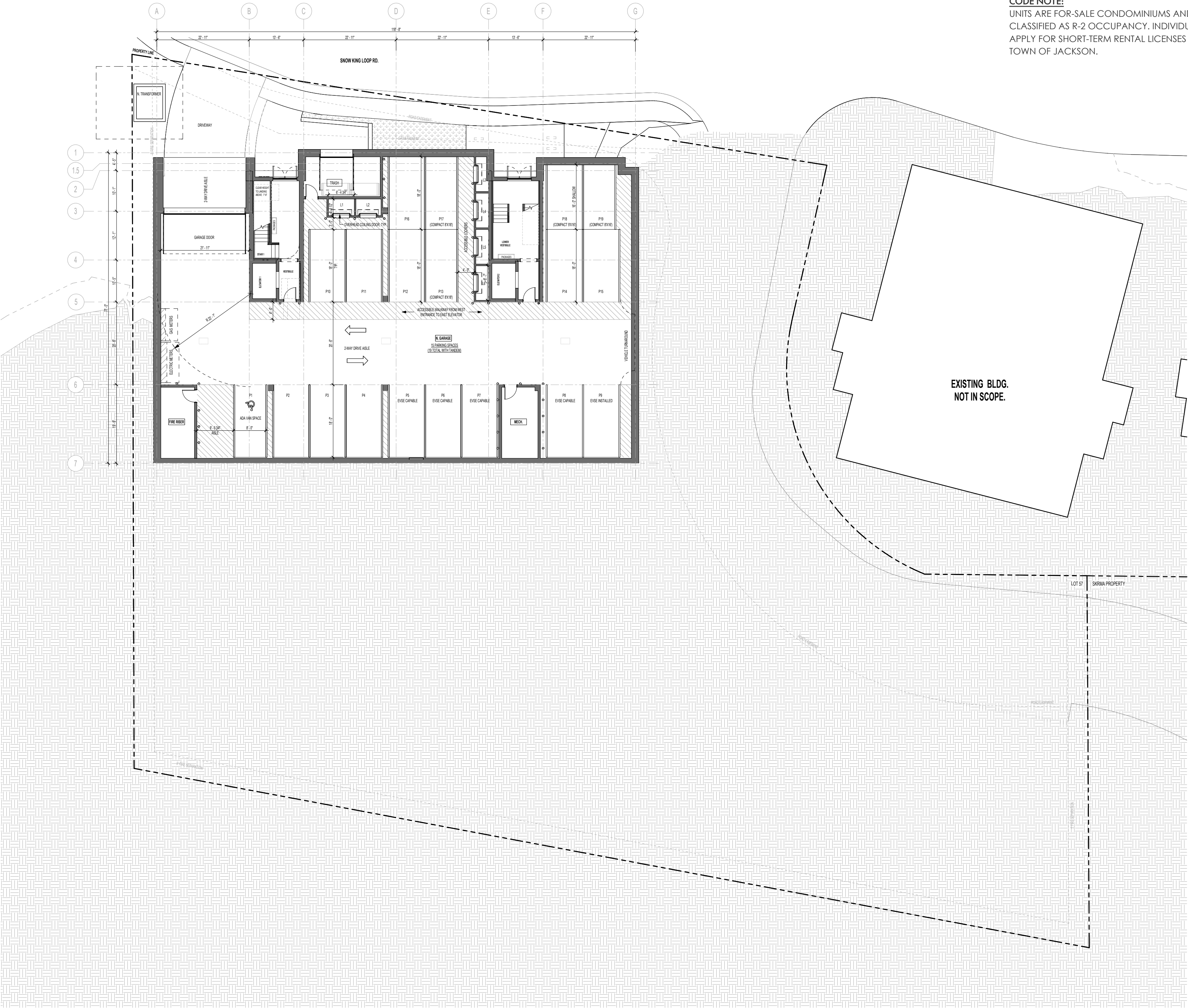
NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



57 NORTH:
BASEMENT

57 SOUTH:
SUBGRADE

SUMMARY

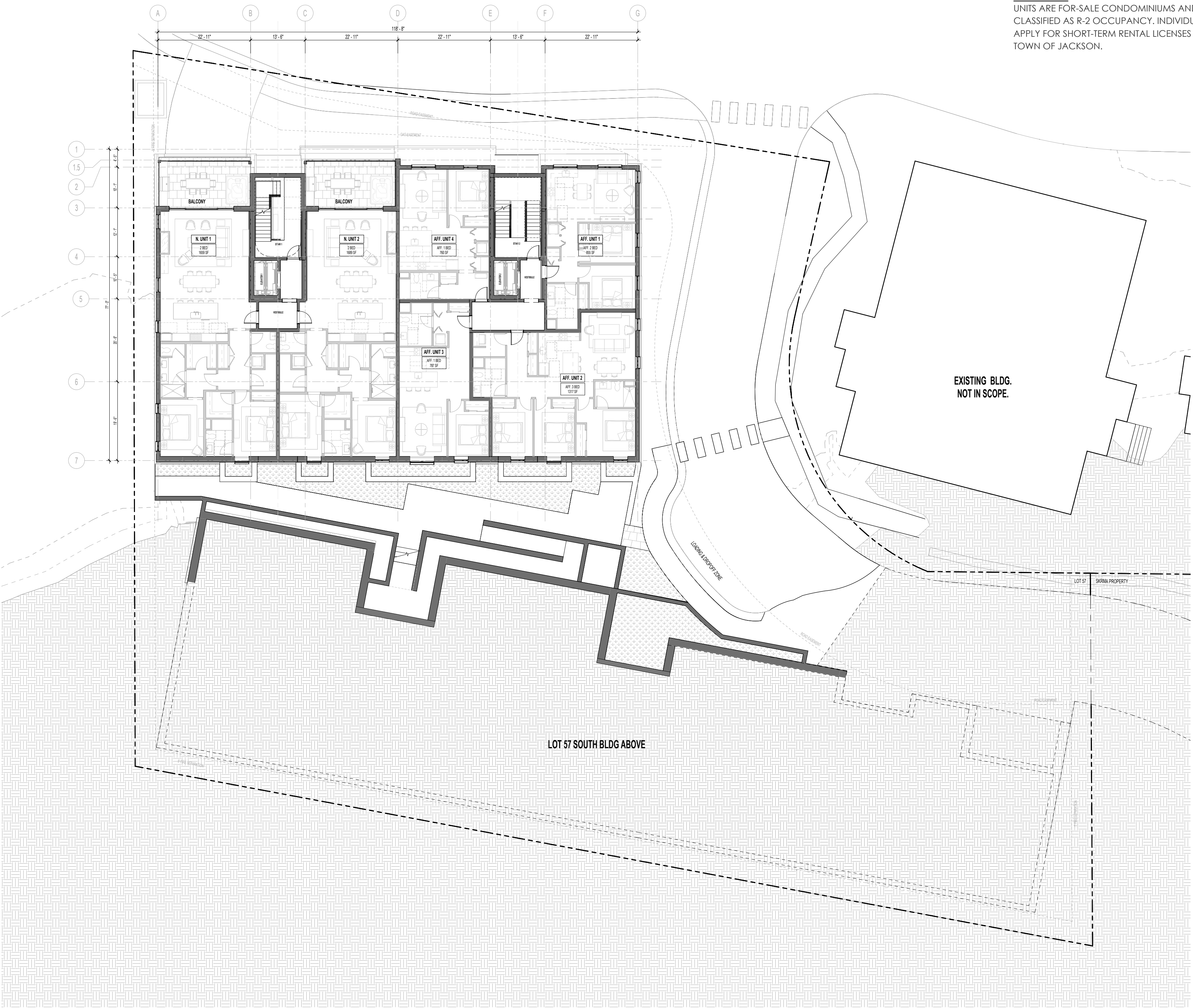
NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



57 NORTH:
LEVEL 1

57 SOUTH:
SUBGRADE

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

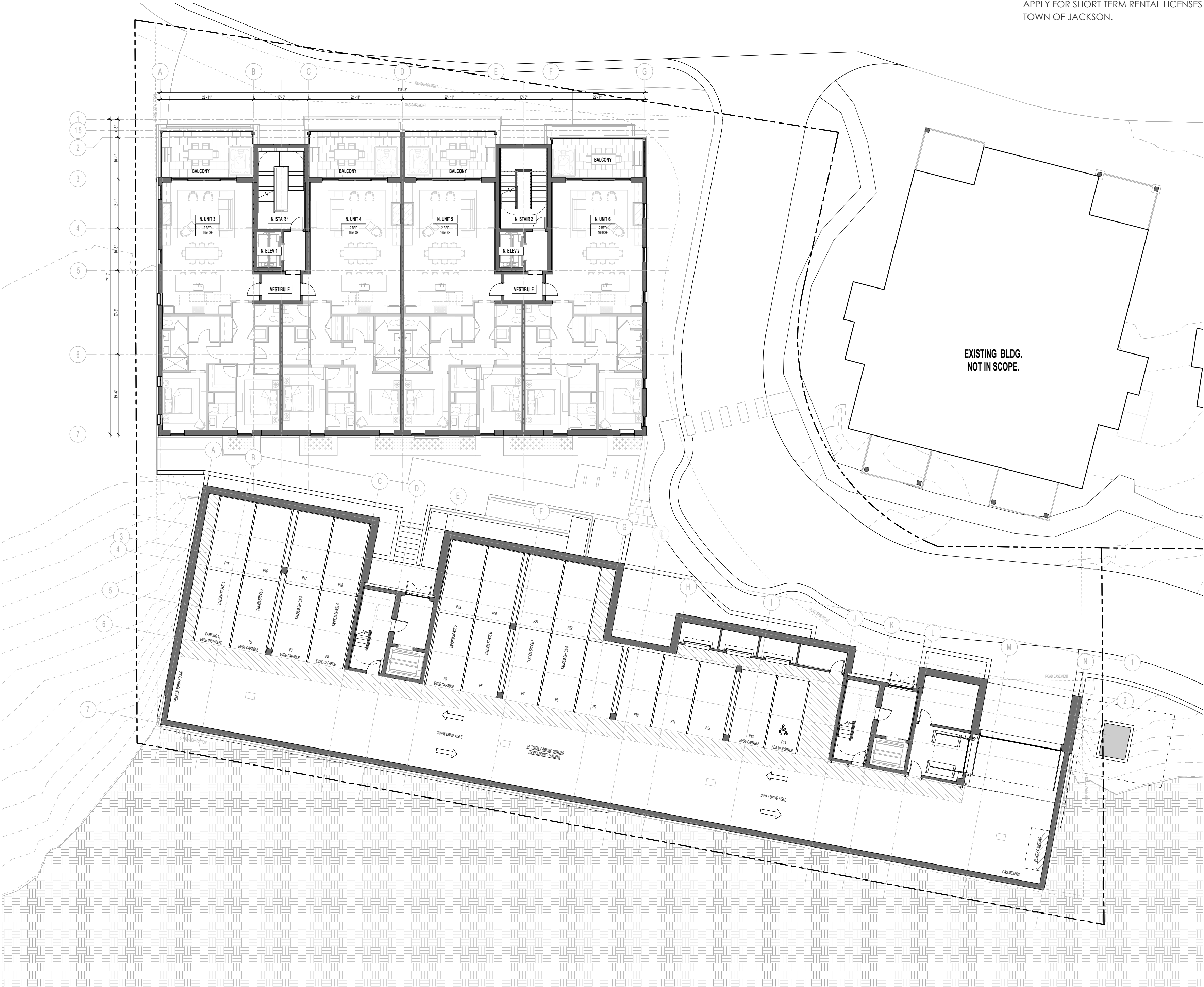
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 2

57 SOUTH:
BASEMENT



SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 3

57 SOUTH:
LEVEL 1



SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

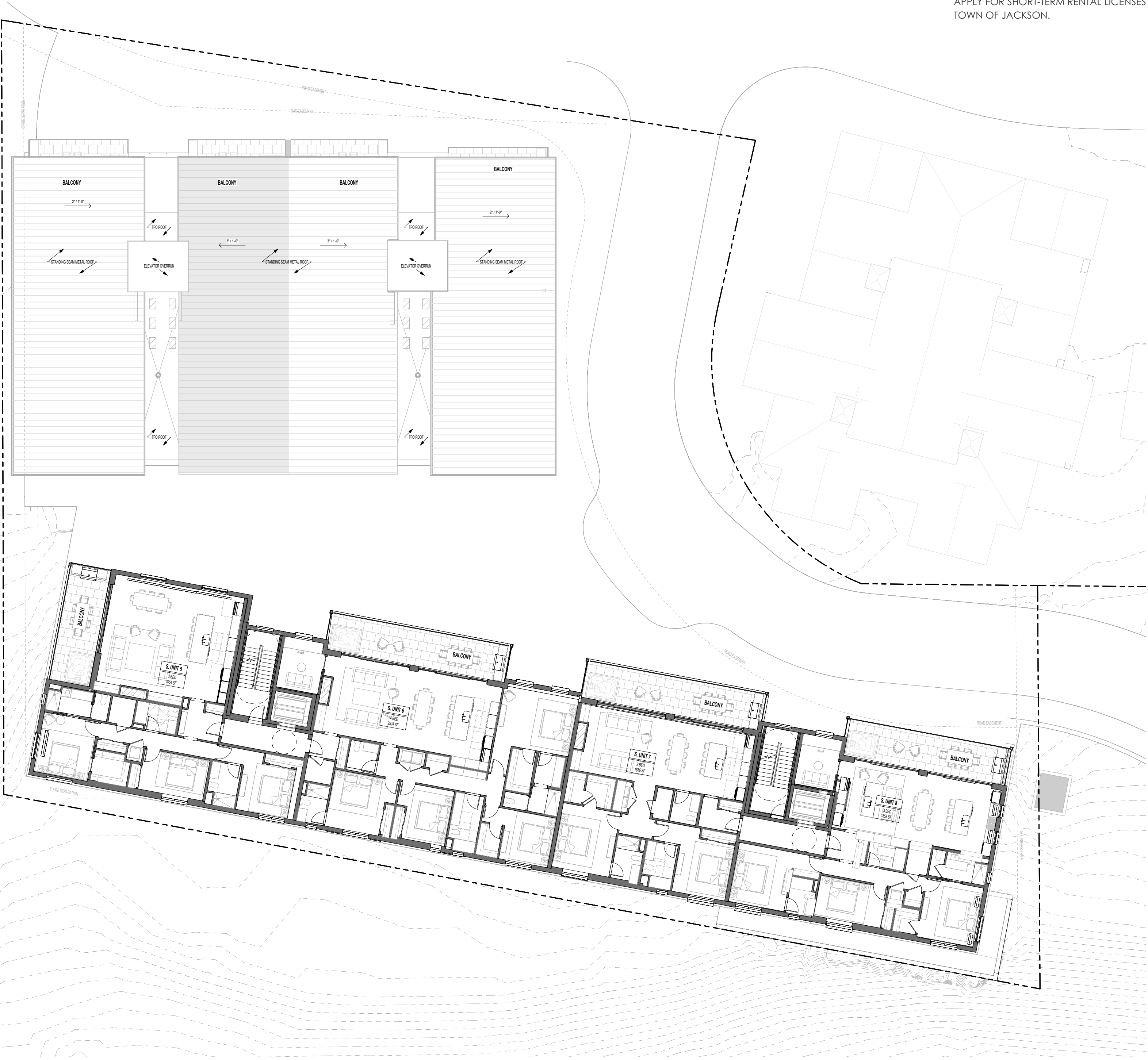
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF

57 SOUTH:
LEVEL 2



SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF BELOW



57 SOUTH:
LEVEL 3



SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

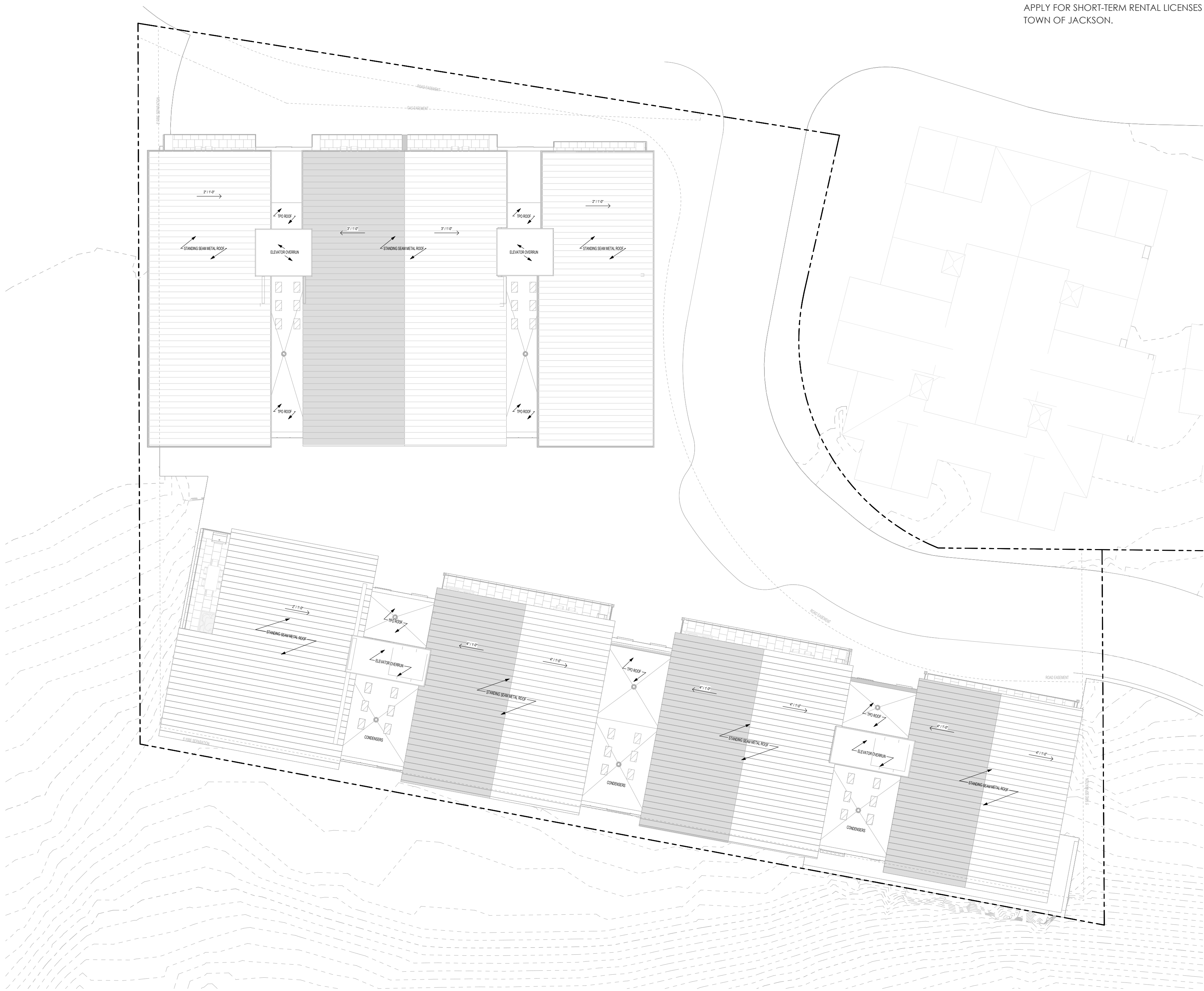
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF BELOW

57 SOUTH:
LEVEL 3



RCP LEGEND

○

RECESSED LIGHT FIXTURE

◻

EXTERIOR LIGHT FIXTURE

—

CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.

2. GENERAL CONTRACTOR TO COORDINATE WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.

3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.

4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES:

1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED).

2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED).

1 REFLECTED CEILING PLAN - N LEVEL 1
SCALE 3/8" = 1'-0"

1 REFLECTED CEILING PLAN - S LEVEL 1
SCALE 3/8" = 1'-0"

1 REFLECTED CEILING PLAN - N BASEMENT
SCALE 3/8" = 1'-0"

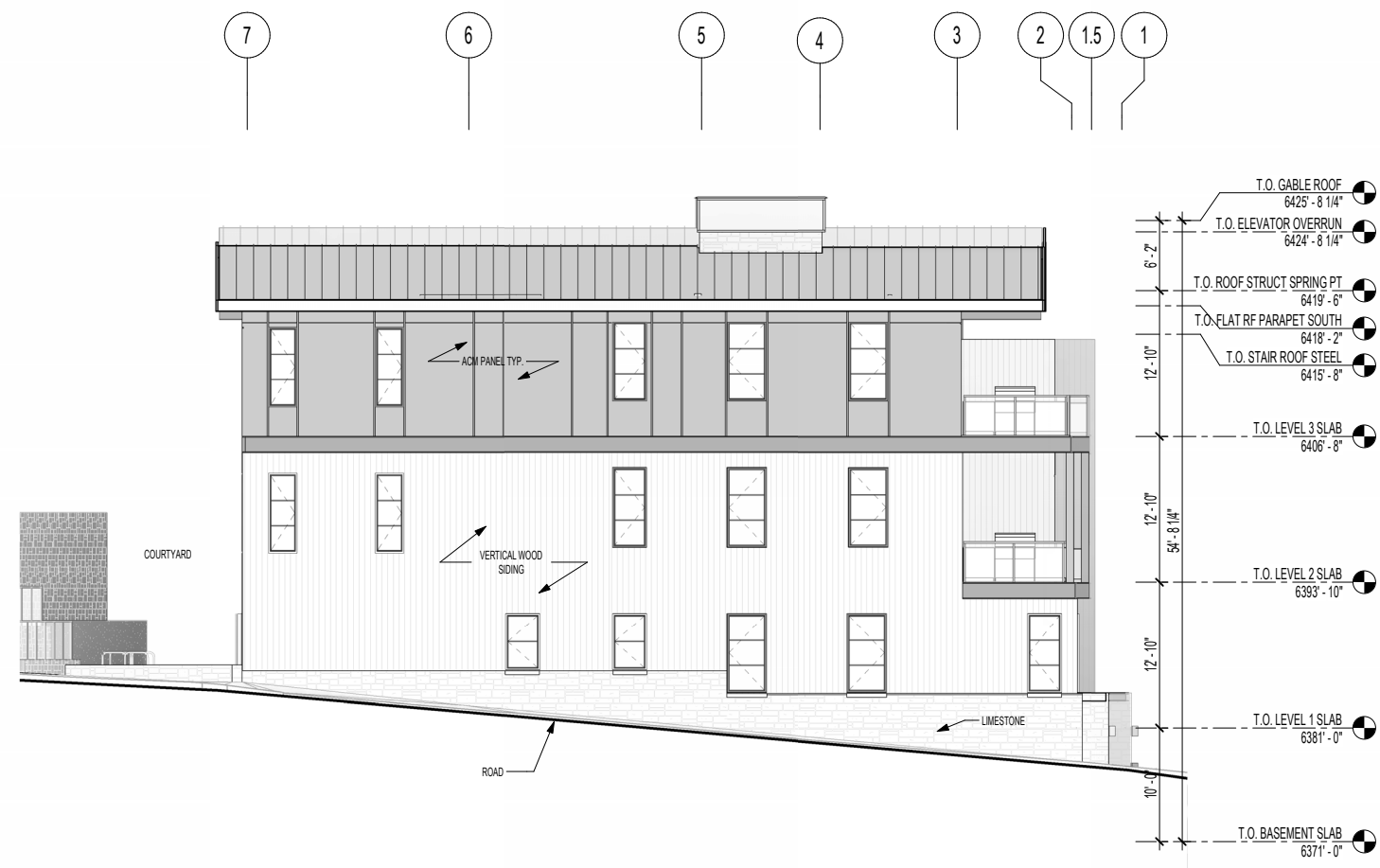
1 REFLECTED CEILING PLAN - S BASEMENT
SCALE 3/8" = 1'-0"

LOT 57 - EXTERIOR LIGHTING PLANS

SNOW KING CONDOMINIUMS

NORTHWORKS

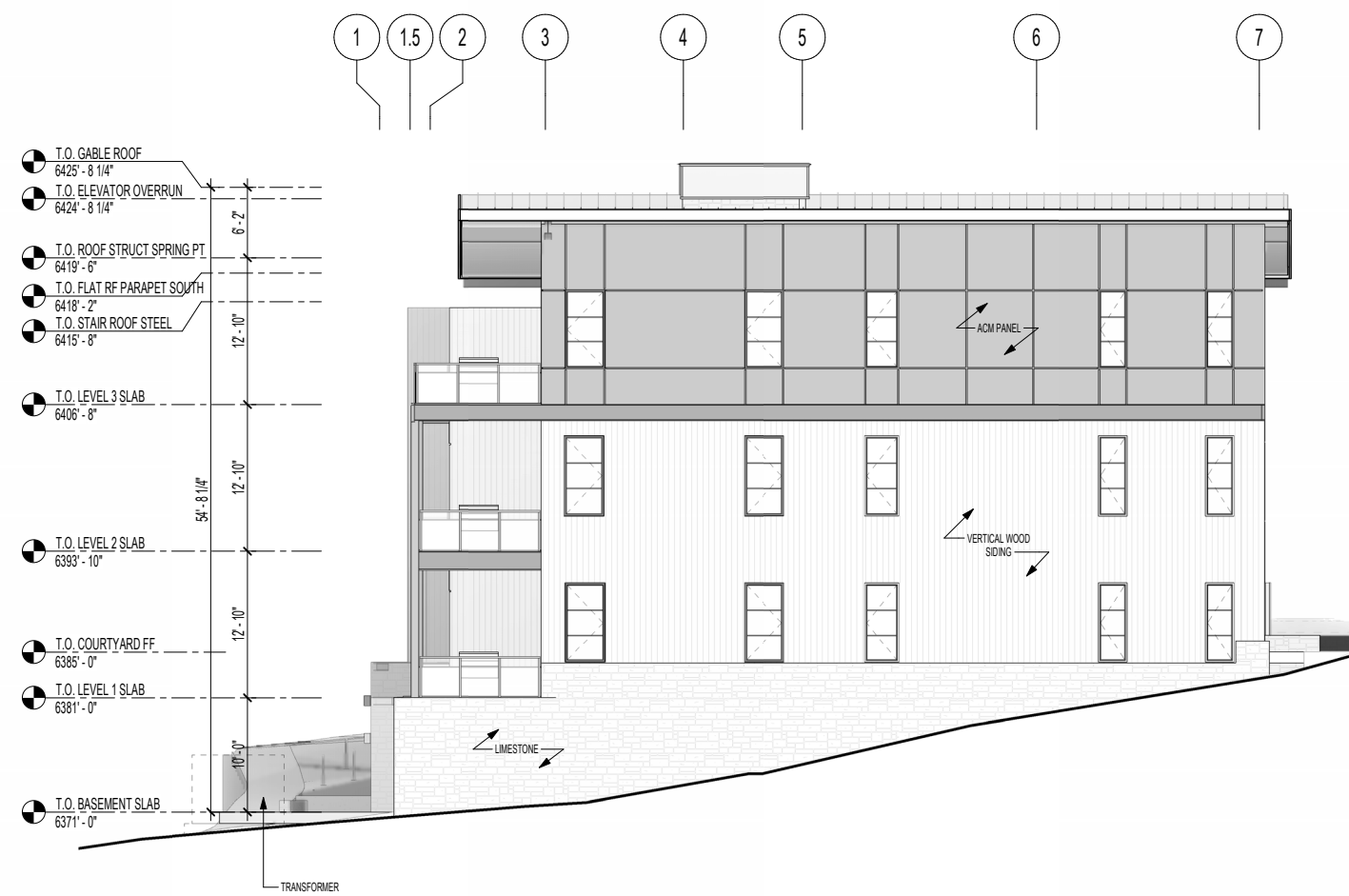
94



EAST ELEVATION



NORTH ELEVATION

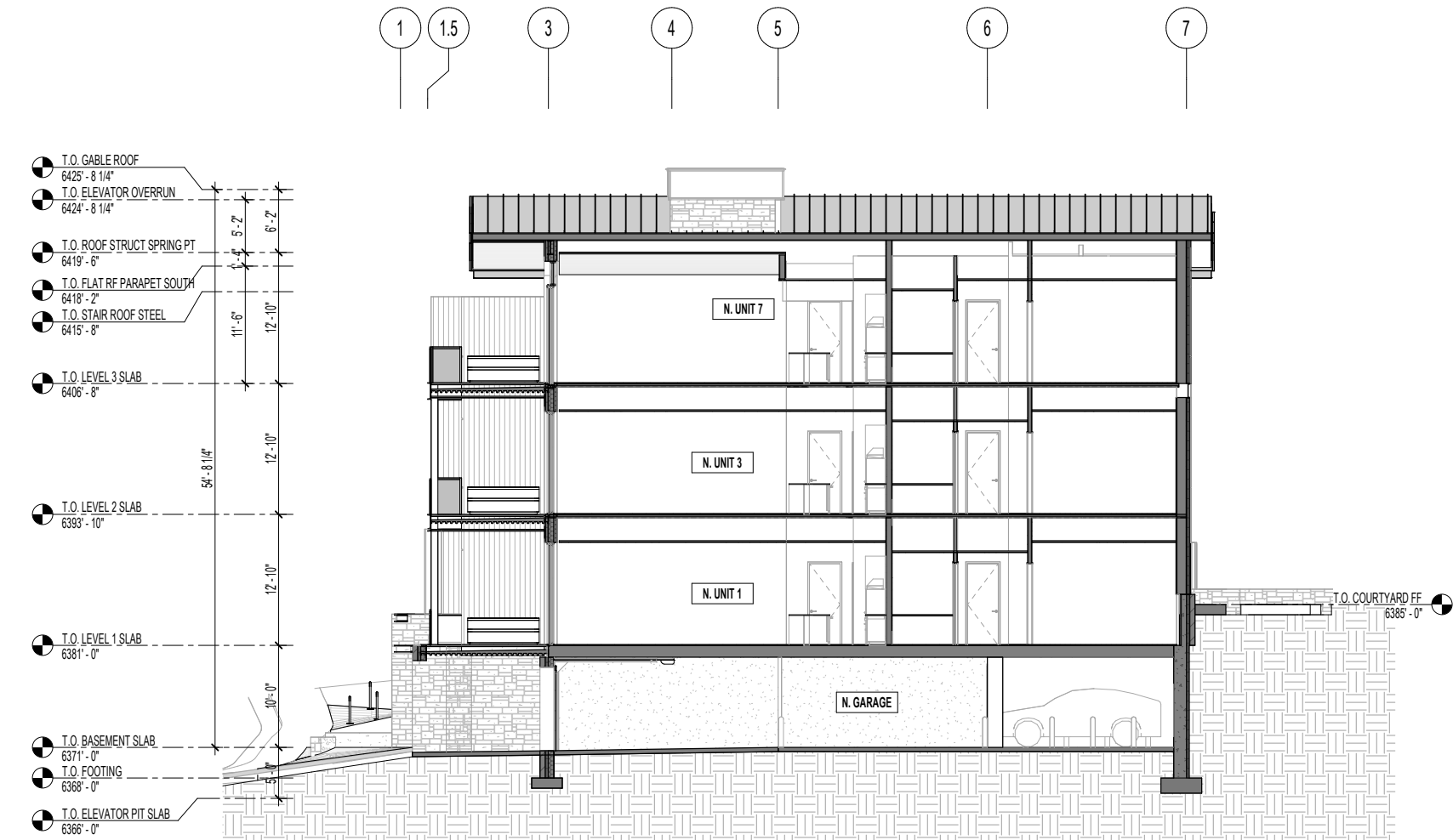


WEST ELEVATION



SOUTH ELEVATION

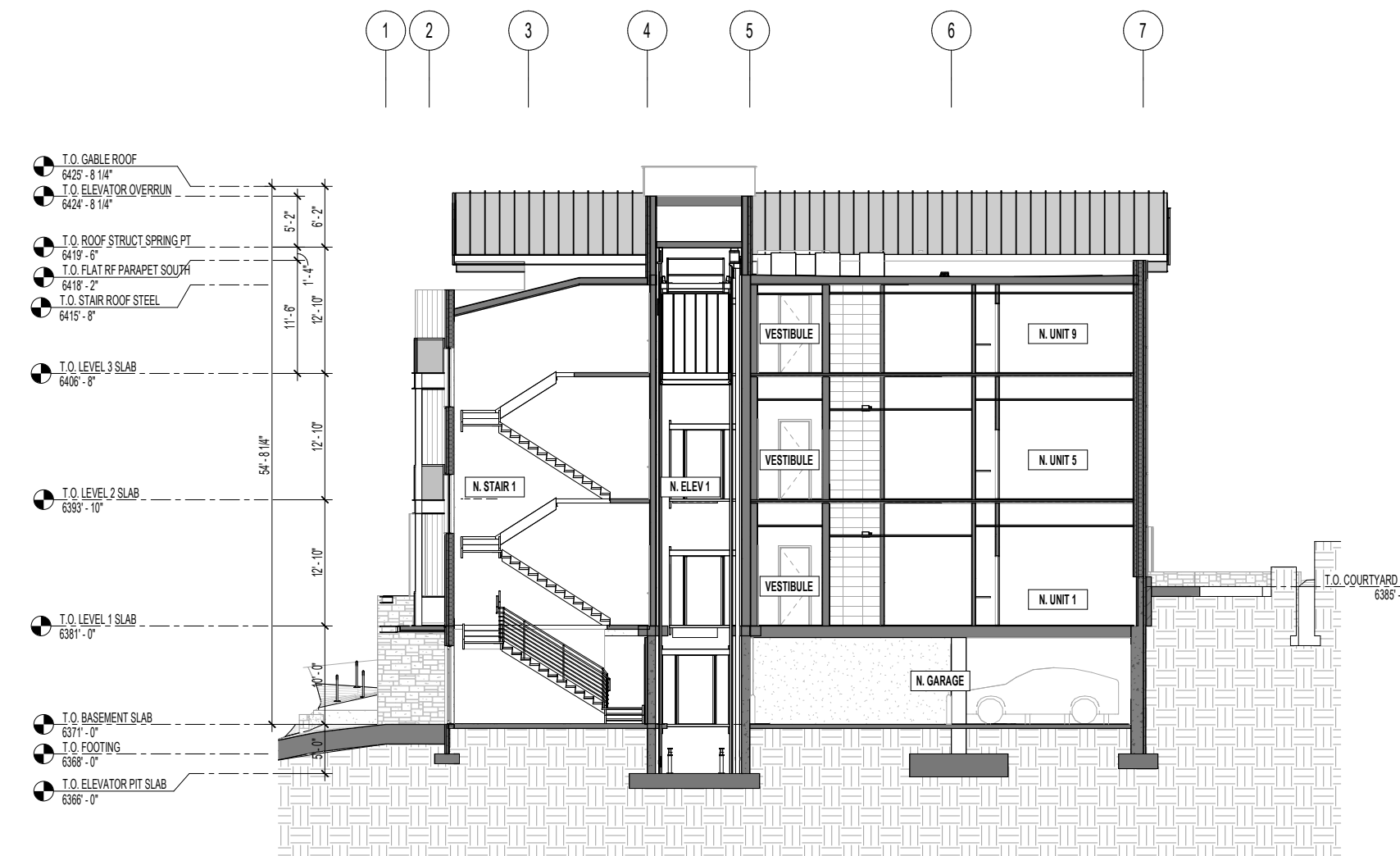
LOT 57 NORTH BUILDING – BUILDING SECTIONS



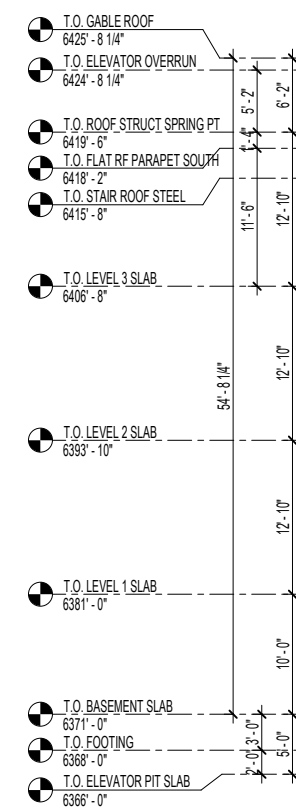
1 LOT 57 - NORTH-SOUTH BUILDING SECTION - 1
SCALE 1/8" = 1'-0"



11 LOT 57 NORTH - E-W SECTION LOOKING SOUTH - 11
SCALE 1/8" = 1'-0"



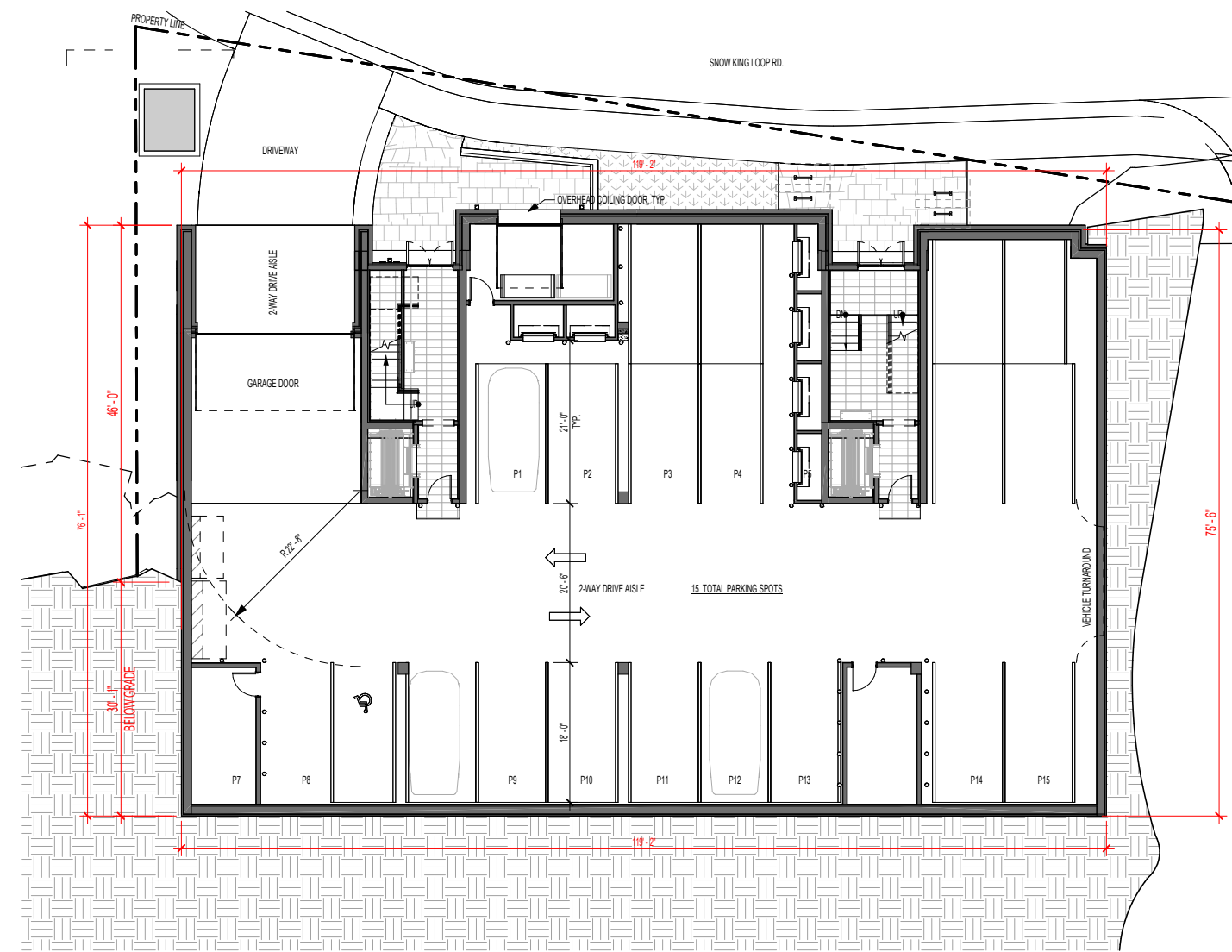
2 LOT 57 - NORTH-SOUTH BUILDING SECTION - 2
SCALE 1/8" = 1'-0"



1 LOT 57 NORTH - E-W SECTION LOOKING SOUTH - 1
SCALE 1/8" = 1'-0"



SCALE: 1/16" = 1' - 0"



1 DEV PLAN BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"

BASEMENT DEFINITION
 1. NO MORE THAN 4'-0" OF WALL FROM THE T/I ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
 2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 57 NORTH BUILDING
 NORTH ELEVATION - 119'-2"
 EAST ELEVATION - 75'-6" (75'-6" BELOW GRADE)
 SOUTH ELEVATION - 119'-2" (119'-2" BELOW GRADE)
 WEST ELEVATION - 76'-1" (30'-1" BELOW GRADE)

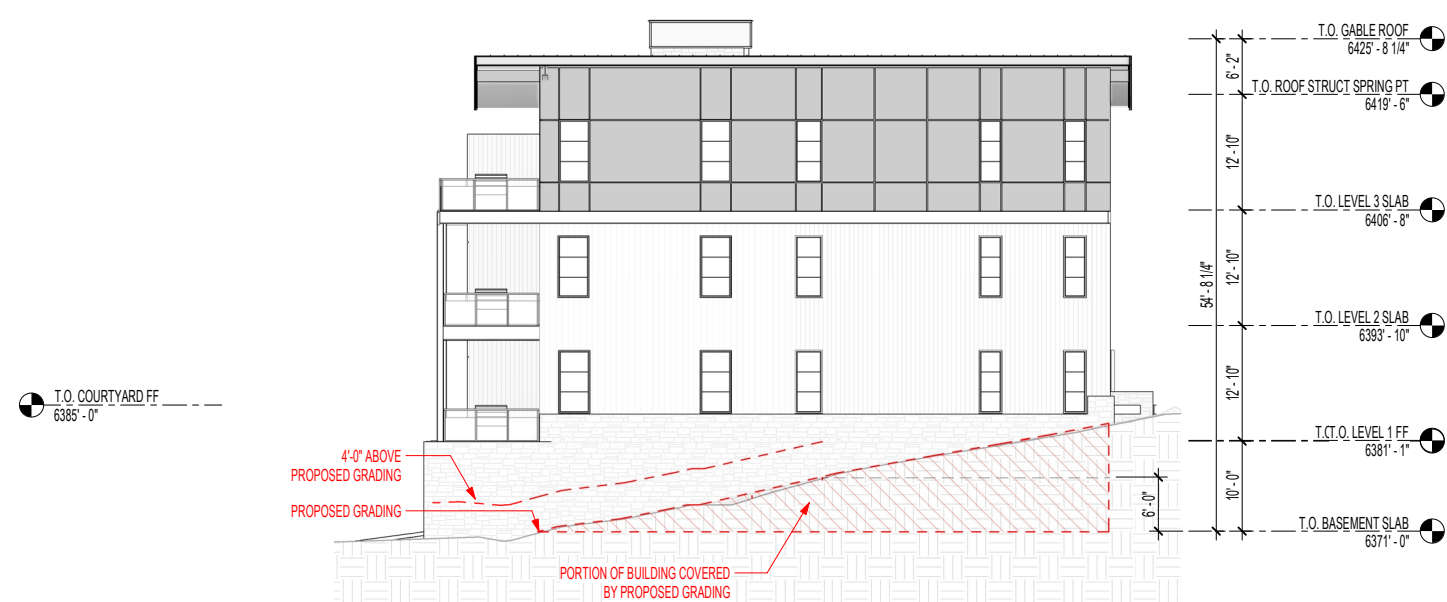
TOTAL PERIMETER = 389'-11" (224'-9" BELOW GRADE)
 TOTAL PERCENTAGE BELOW GRADE = 58%



1 NORTH BUILDING BASEMENT DIAGRAM - EAST
SCALE 3/32" = 1'-0"



1 NORTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"



1 NORTH BUILDING BASEMENT DIAGRAM - WEST
SCALE 3/32" = 1'-0"



1 NORTH BUILDING BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"



LOT 57 NORTH BUILDING - BASEMENT CALCULATIONS



NORTH ELEVATION

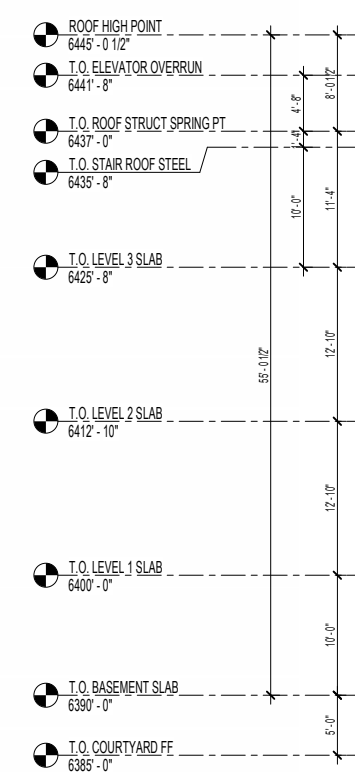


SOUTH ELEVATION

① SOUTH BUILDING - S ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION

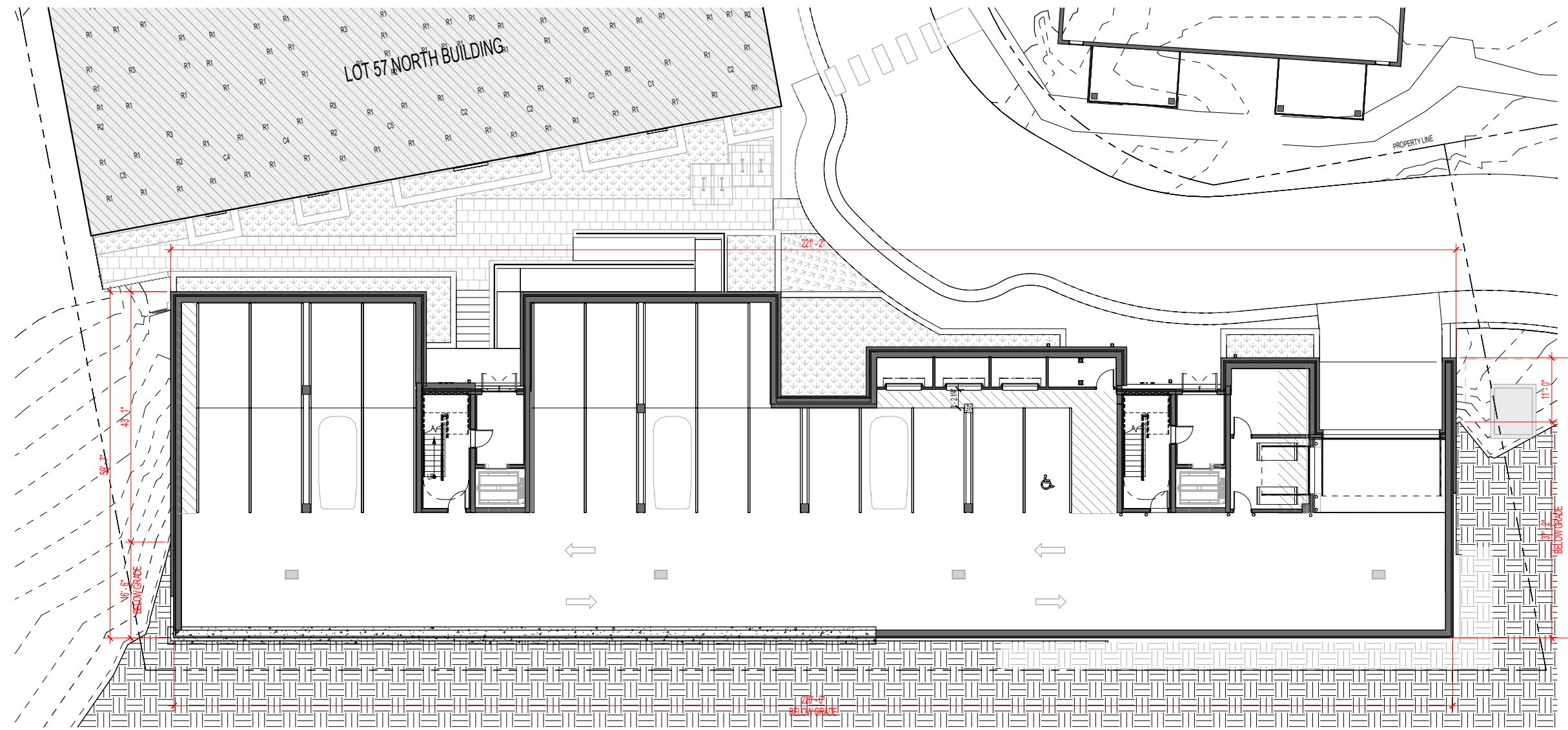


WEST ELEVATION



SCALE: 1/16" = 1' - 0"

LOT 57 SOUTH BUILDING - ELEVATIONS



1 BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"

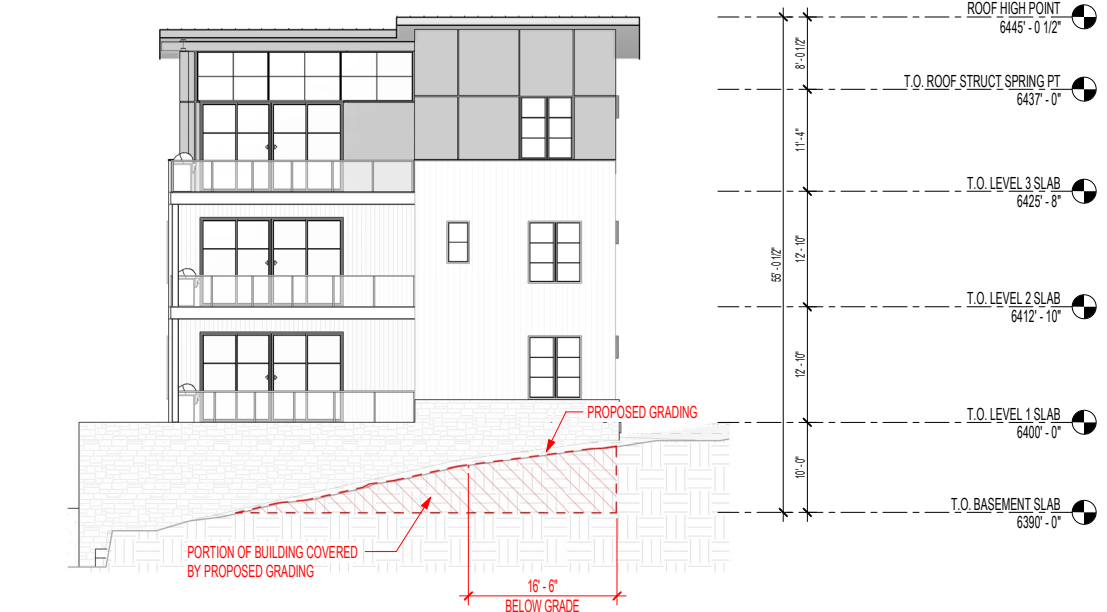
BASEMENT DEFINITION
 1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
 2. AT LEAST 50% OF THE PERIMETER MUST MEET THIS REQUIREMENT.

LOT 57 SOUTH BUILDING
 NORTH ELEVATION - 221'-2"
 EAST ELEVATION - 48'-2" (37'-2" BELOW GRADE)
 SOUTH ELEVATION - 220'-0" (220'-0" BELOW GRADE)
 WEST ELEVATION - 59'-7" (16'-6" BELOW GRADE)

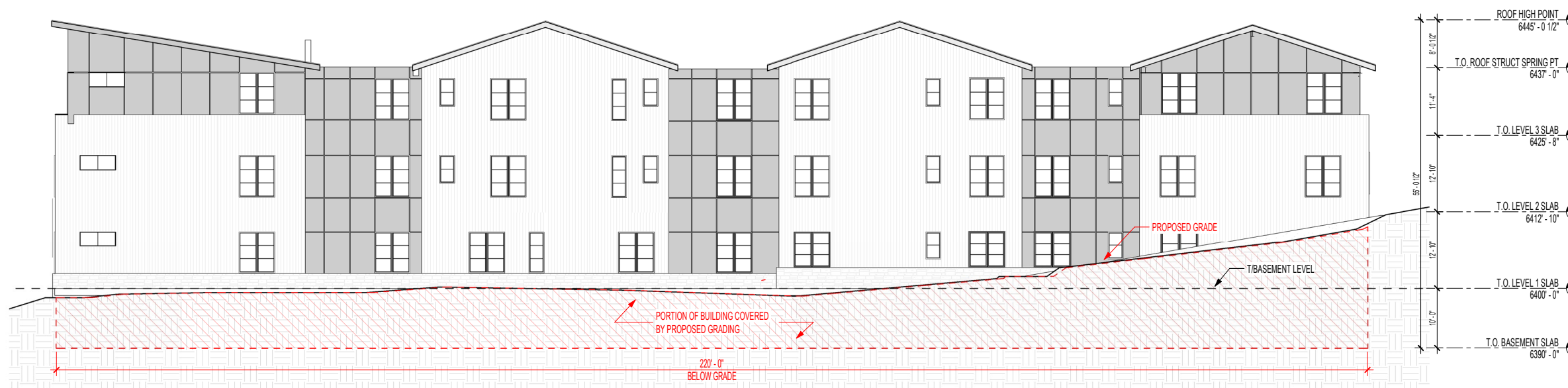
TOTAL PERIMETER = 548'-11" (273'-8" BELOW GRADE)
 TOTAL PERCENTAGE BELOW GRADE = 50%



1 SOUTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"



1 SOUTH BUILDING BASEMENT DIAGRAM - WEST
SCALE 3/32" = 1'-0"



1 SOUTH BUILDING BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"



1 SOUTH BUILDING BASEMENT DIAGRAM - EAST
SCALE 3/32" = 1'-0"



LOT 57 SOUTH BUILDING - BASEMENT CALCULATIONS



NORTHWORKS

Lot 53



LOT 53 SITE PLAN - LANDSCAPE



T/GABLE ROOF
6455' - 10 1/4"

THIRD FLOOR
6437'-8"

SECOND FLOOR
6424'-10"

FIRST FLOOR
6412'-0"

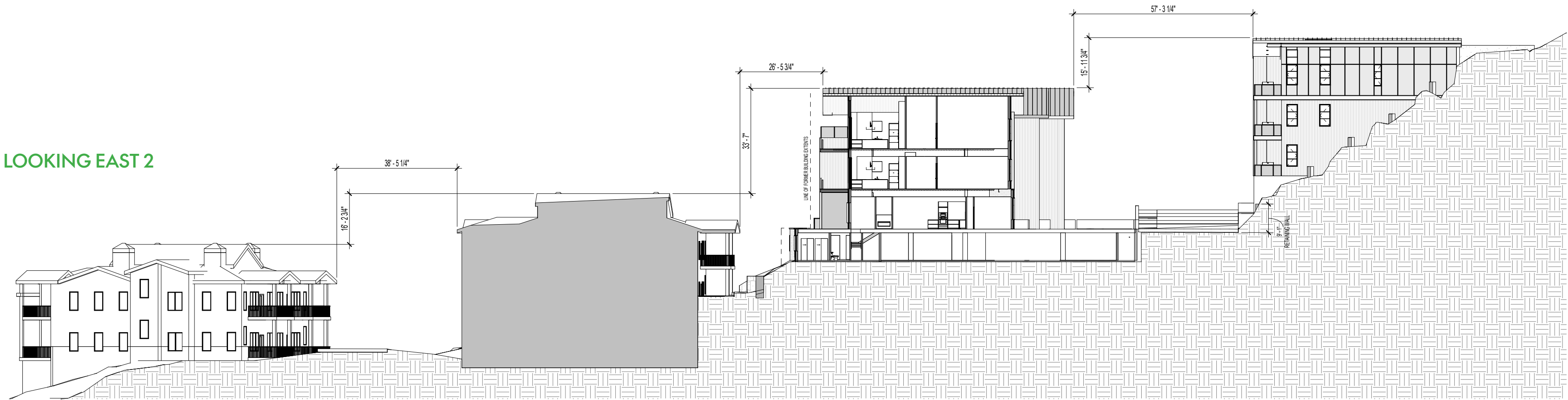
BASEMENT
6402'-0"

NORTH ELEVATION

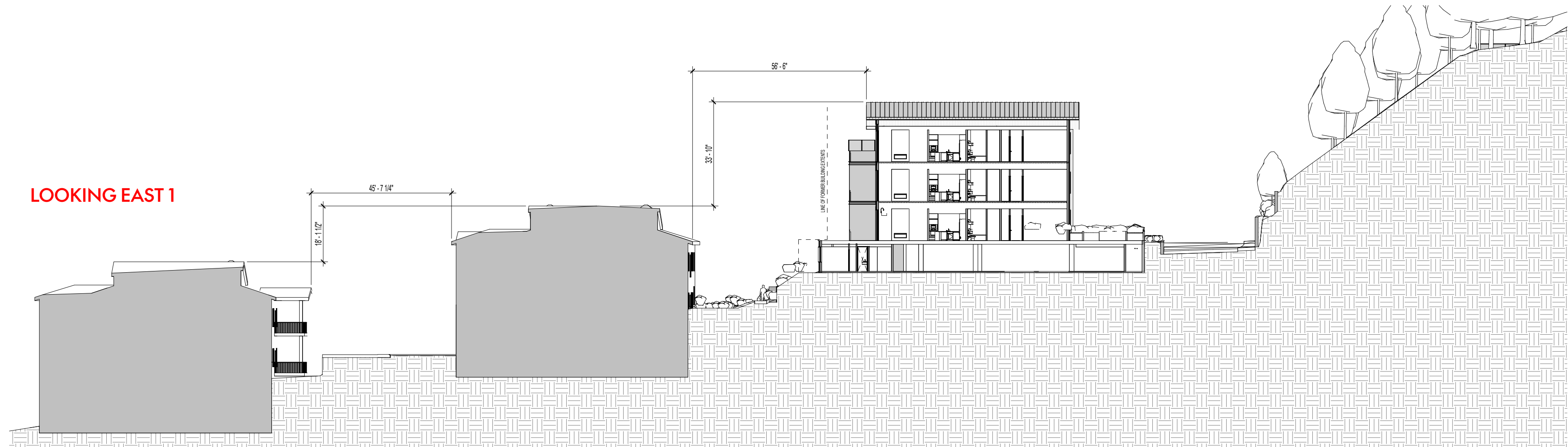
LOT 53 – RENDERED ELEVATION



LOOKING EAST 2



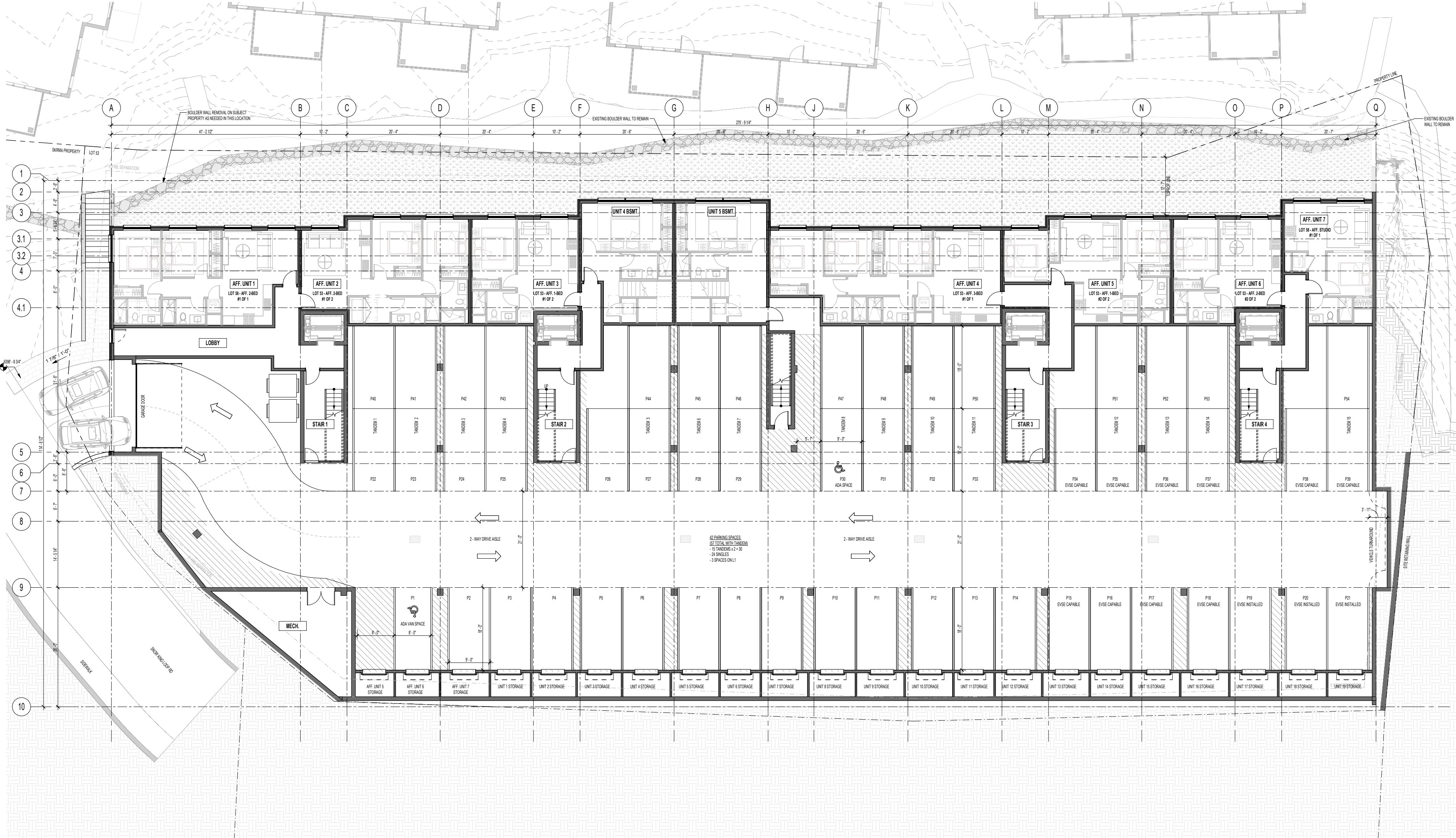
LOOKING EAST 1



LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

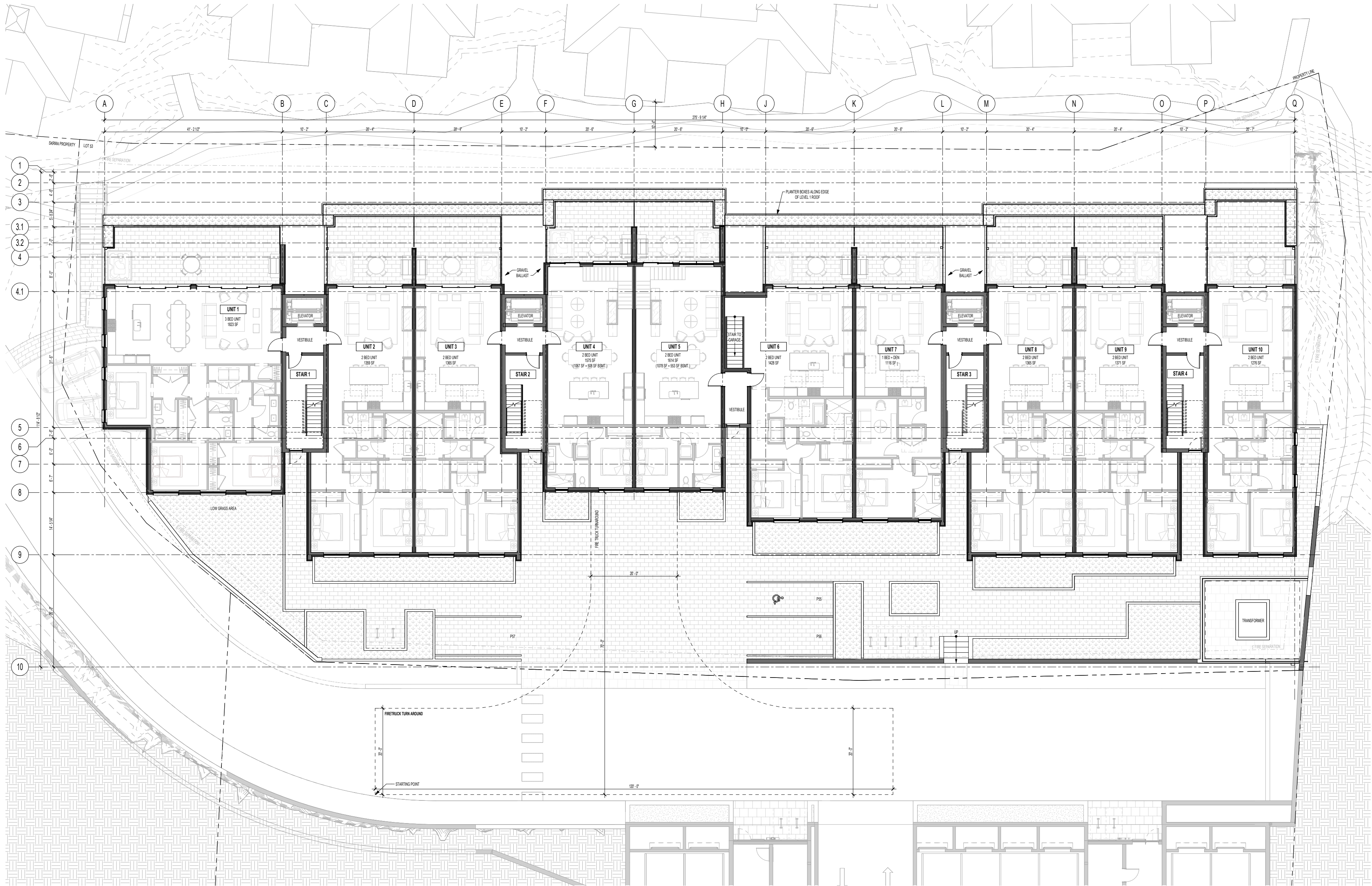


LOT 53 – BASEMENT FLOOR PLAN

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 53 – FIRST FLOOR PLAN

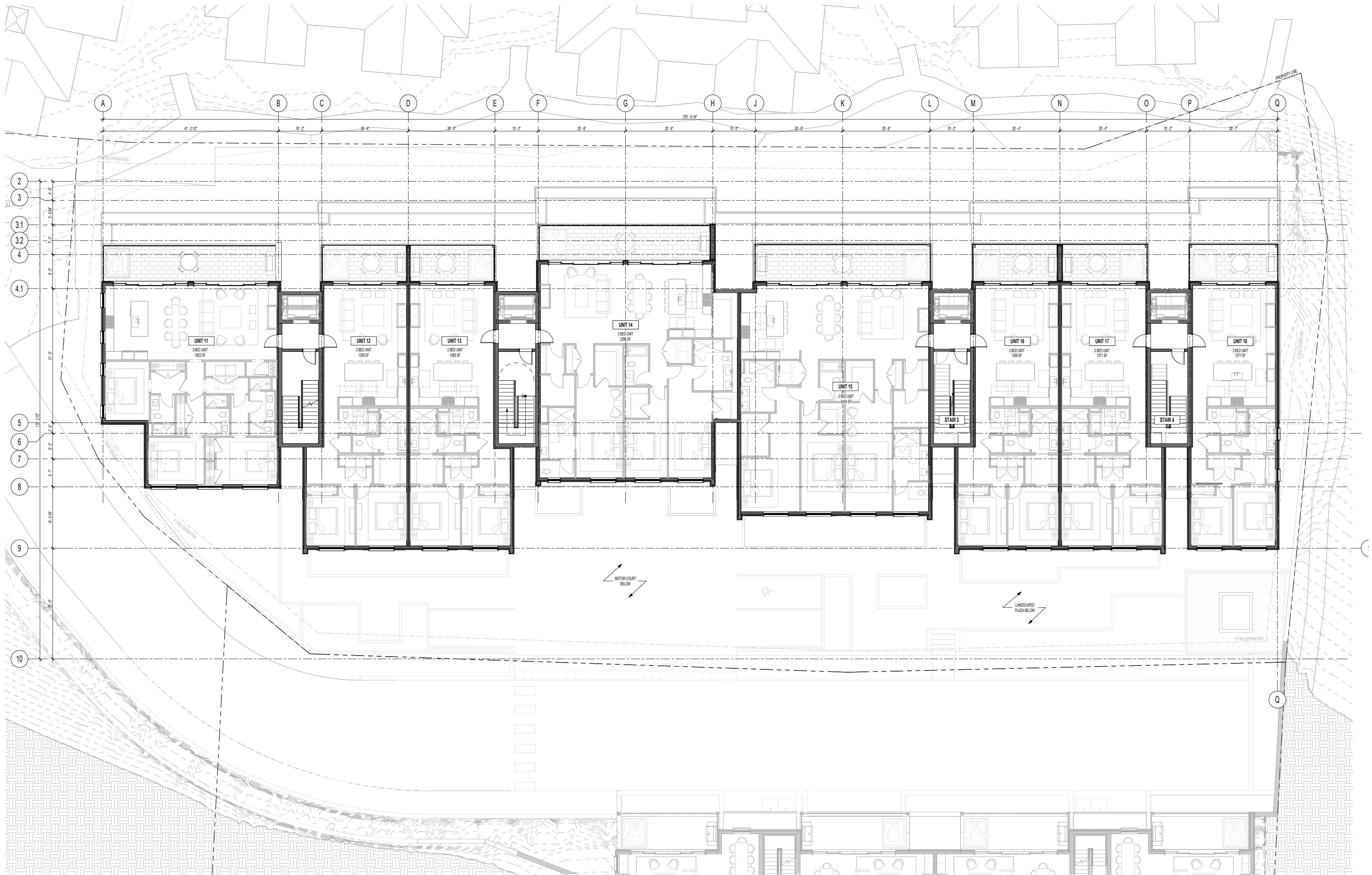


SCALE: 1/16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 53 – SECOND FLOOR PLAN

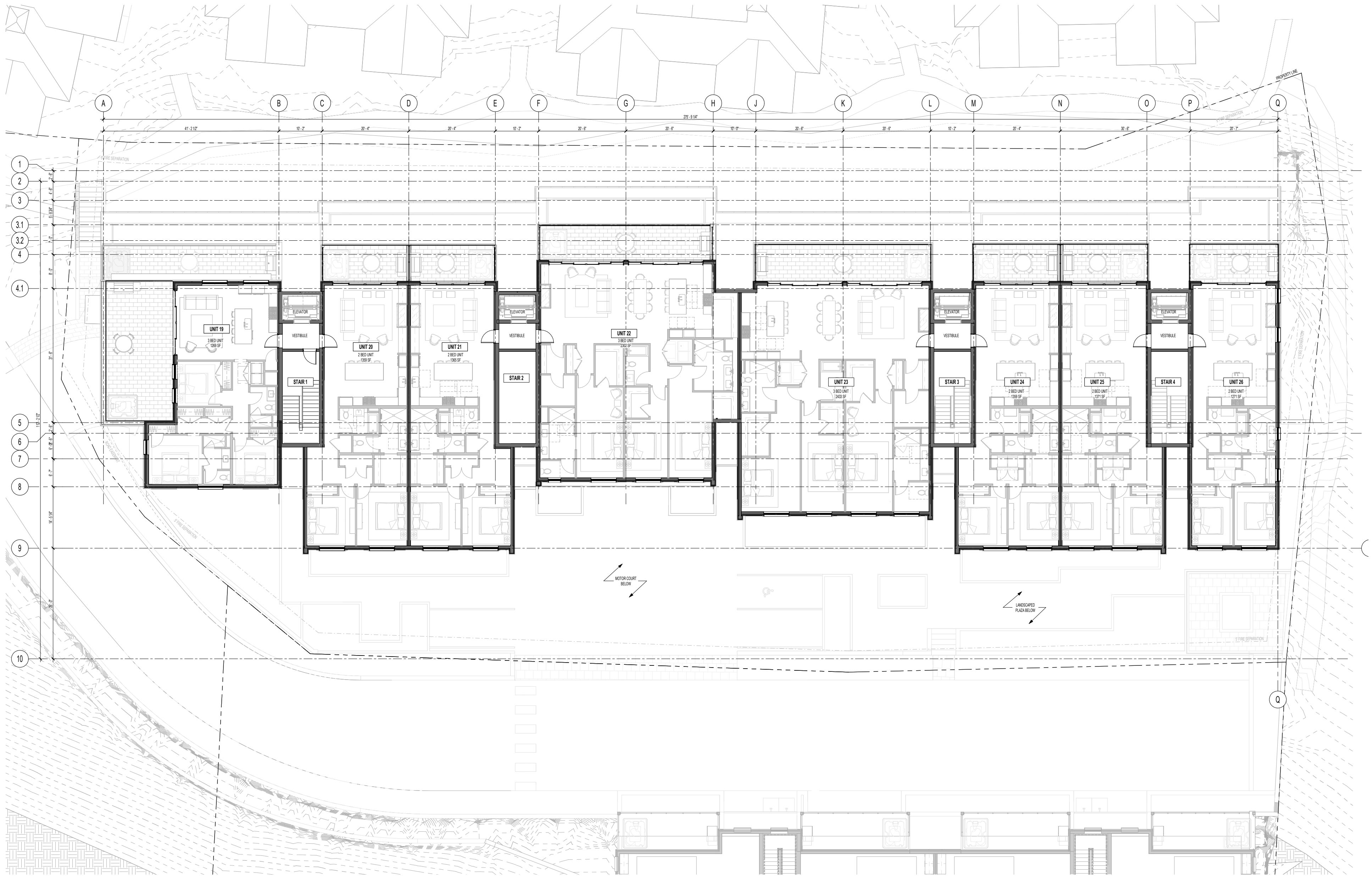


SCALE: 1/16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

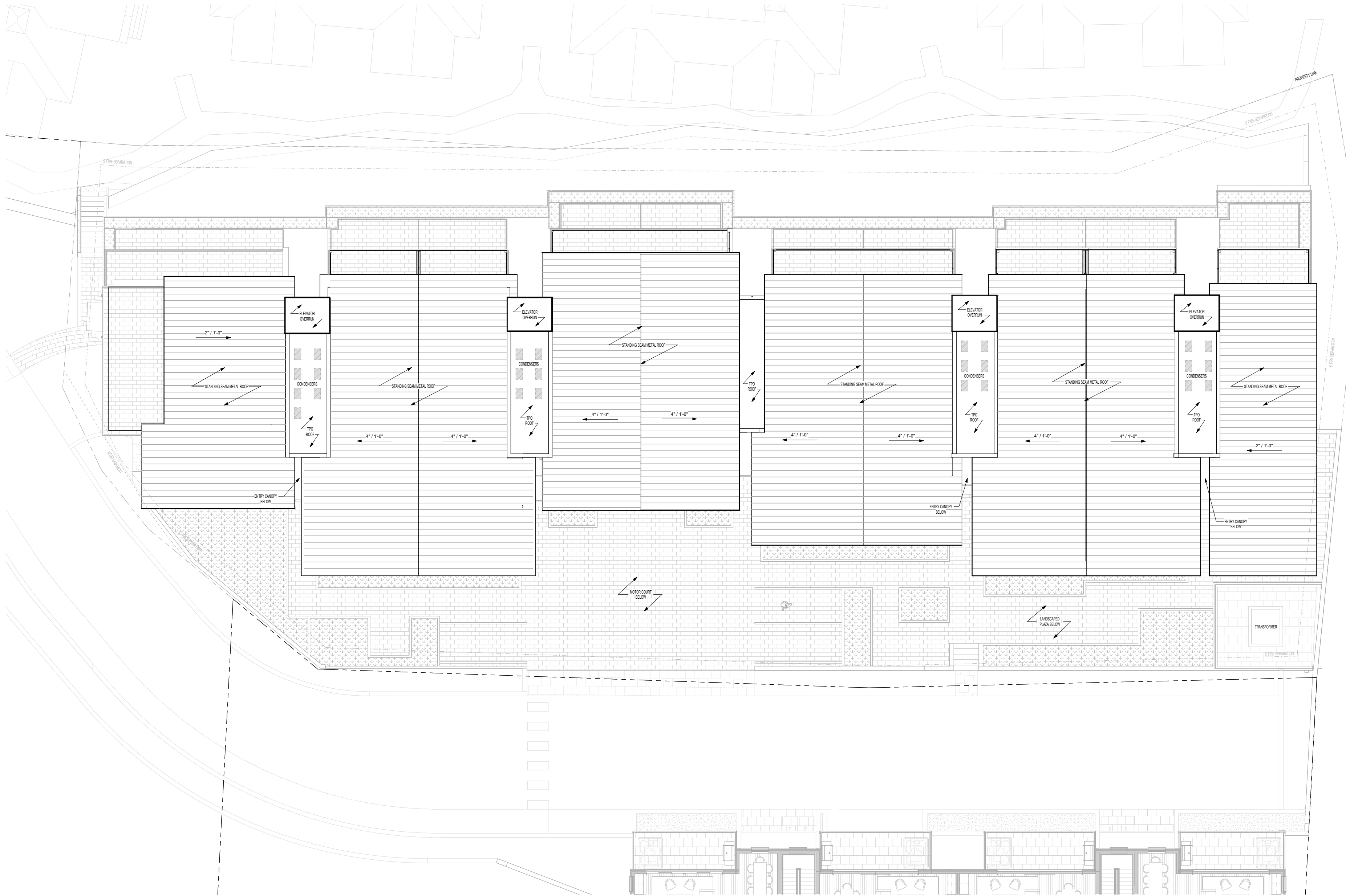


LOT 53 – THIRD FLOOR PLAN

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

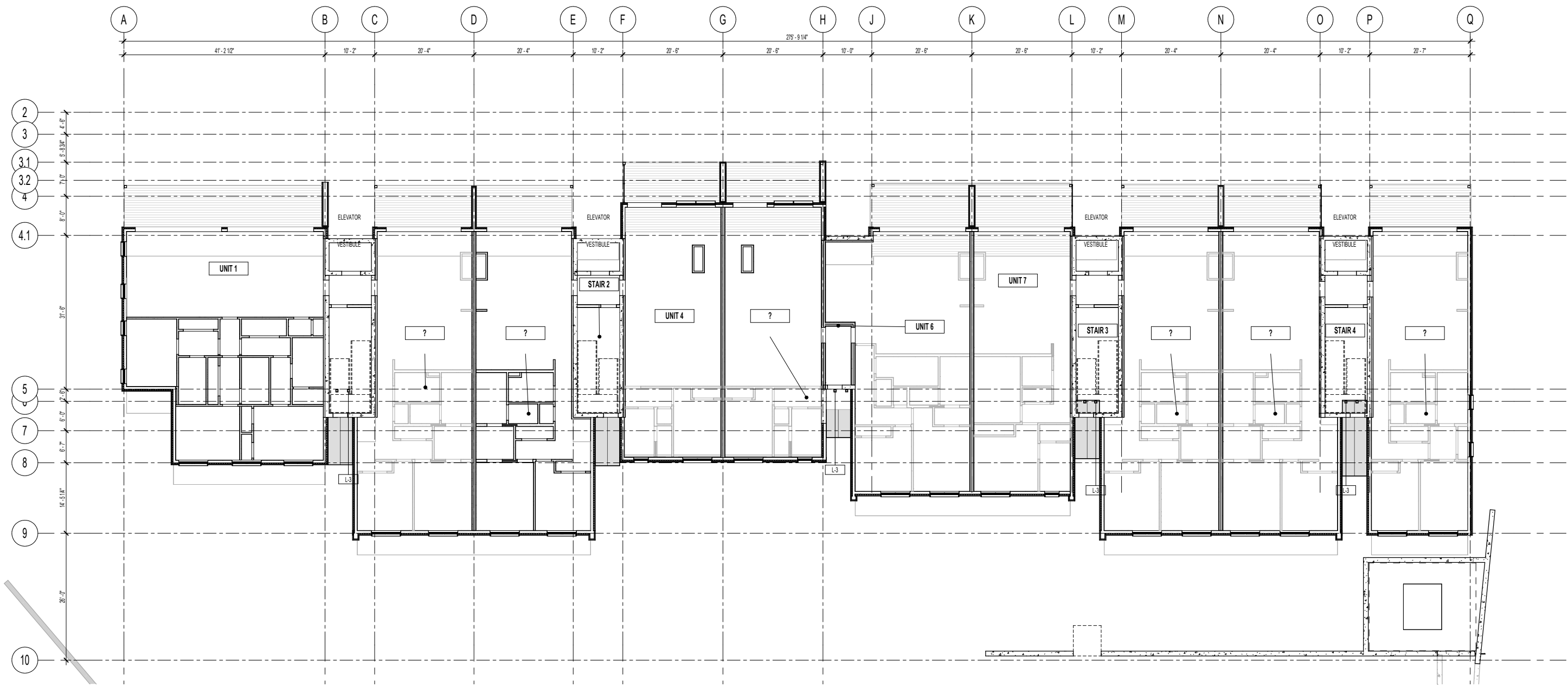


LOT 53 – ROOF PLAN

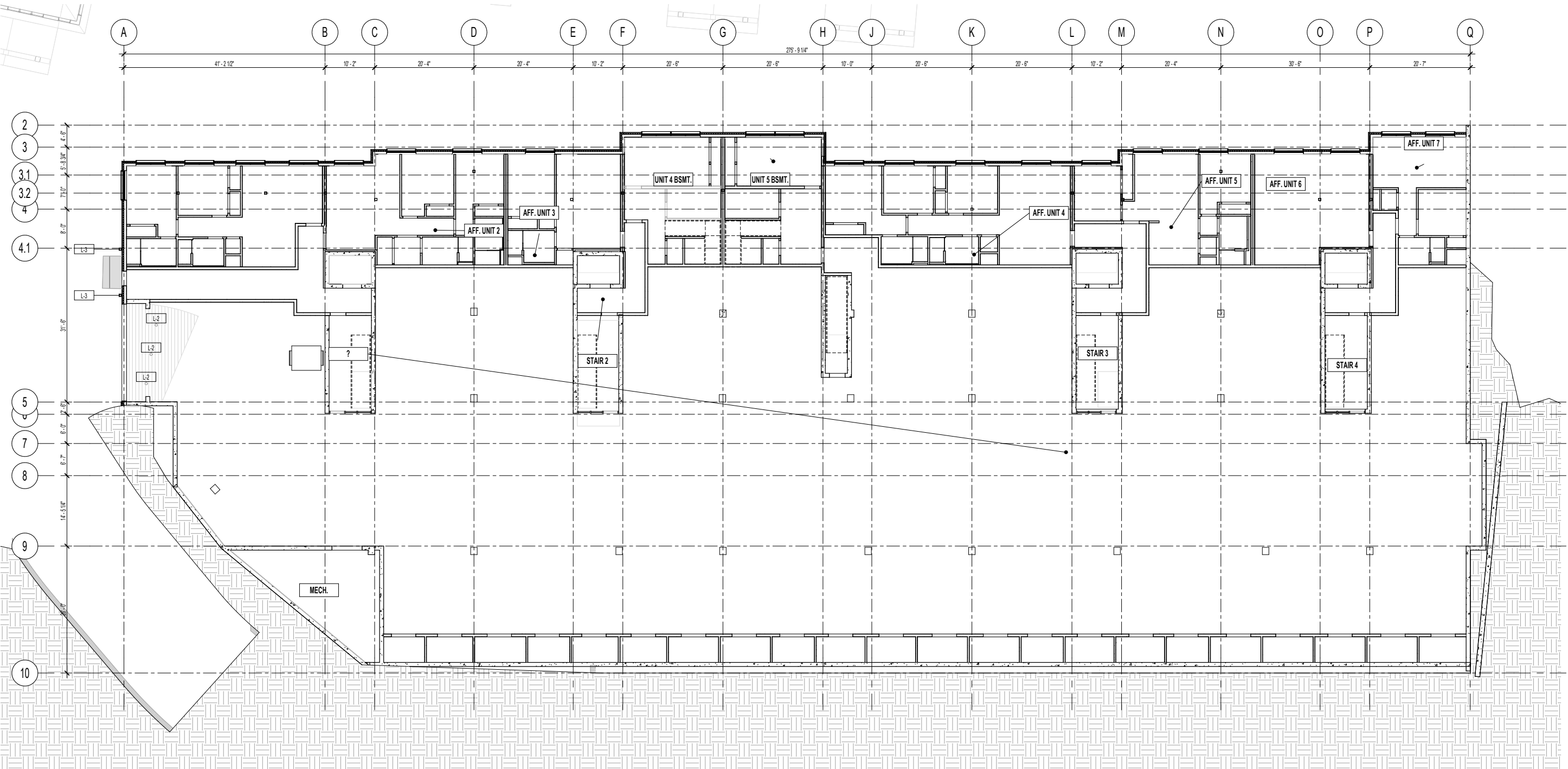


SCALE: 1 / 16" = 1' - 0"

LEVELS 1-3



BASEMENT



RCP LEGEND

- RECESSED LIGHT FIXTURE
- EXTERIOR LIGHT FIXTURE
- CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMISTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUTOMATED HOME AUTOMATION AND SIMILAR).

NOTES/CLASH NOTES:

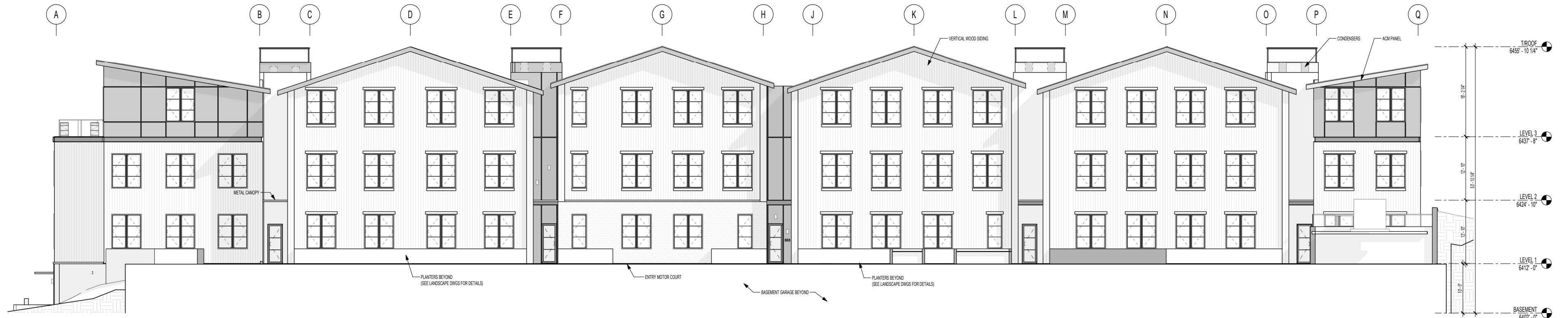
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NOTE: INTERIOR LIGHTING NOT SHOWN.

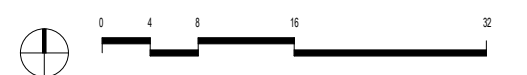
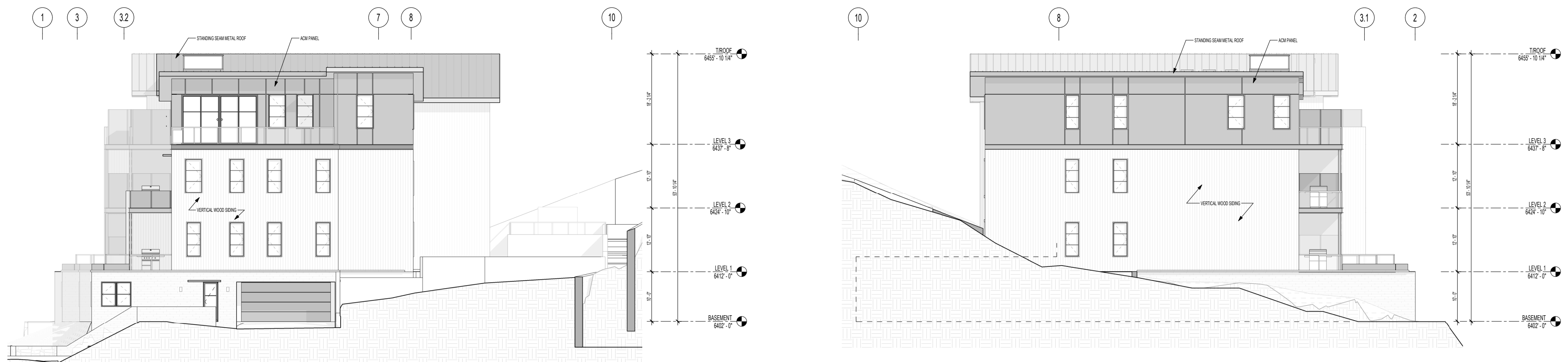
NORTH
ELEVATION



SOUTH
ELEVATION



WEST
ELEVATION



SCALE: 1 / 16" = 1' - 0"

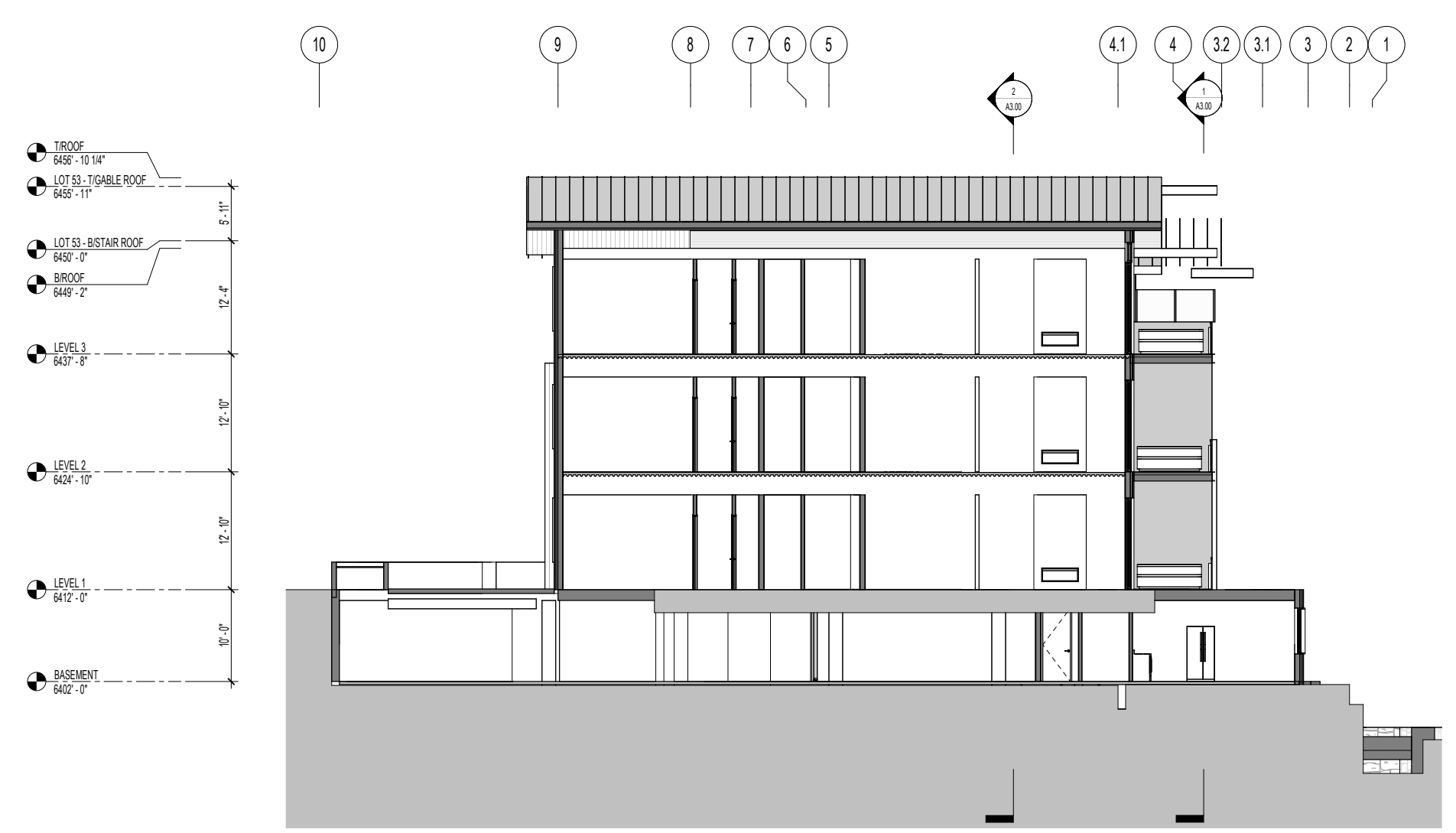
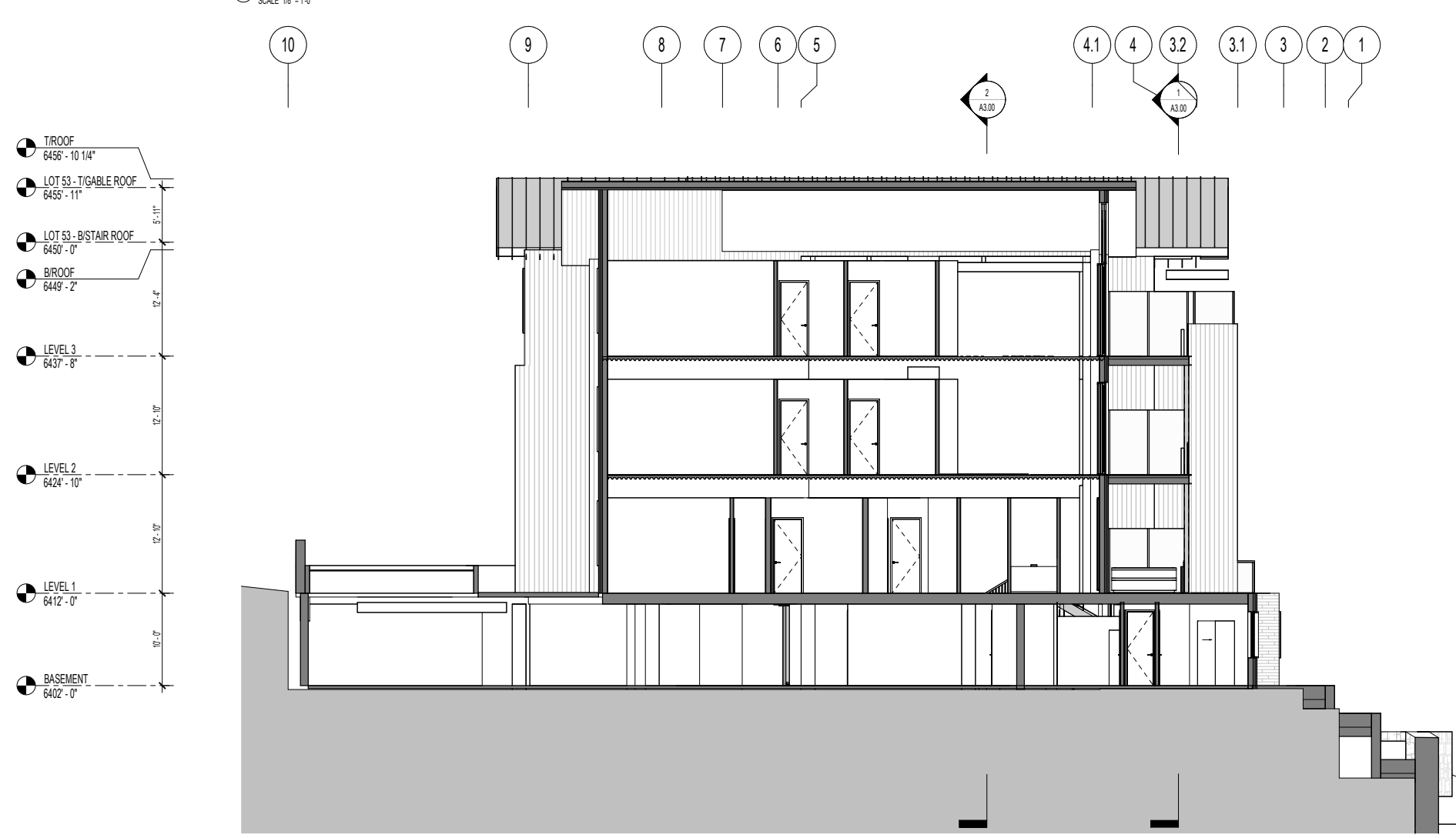
E/W SECTION
LOOKING
SOUTH - 1



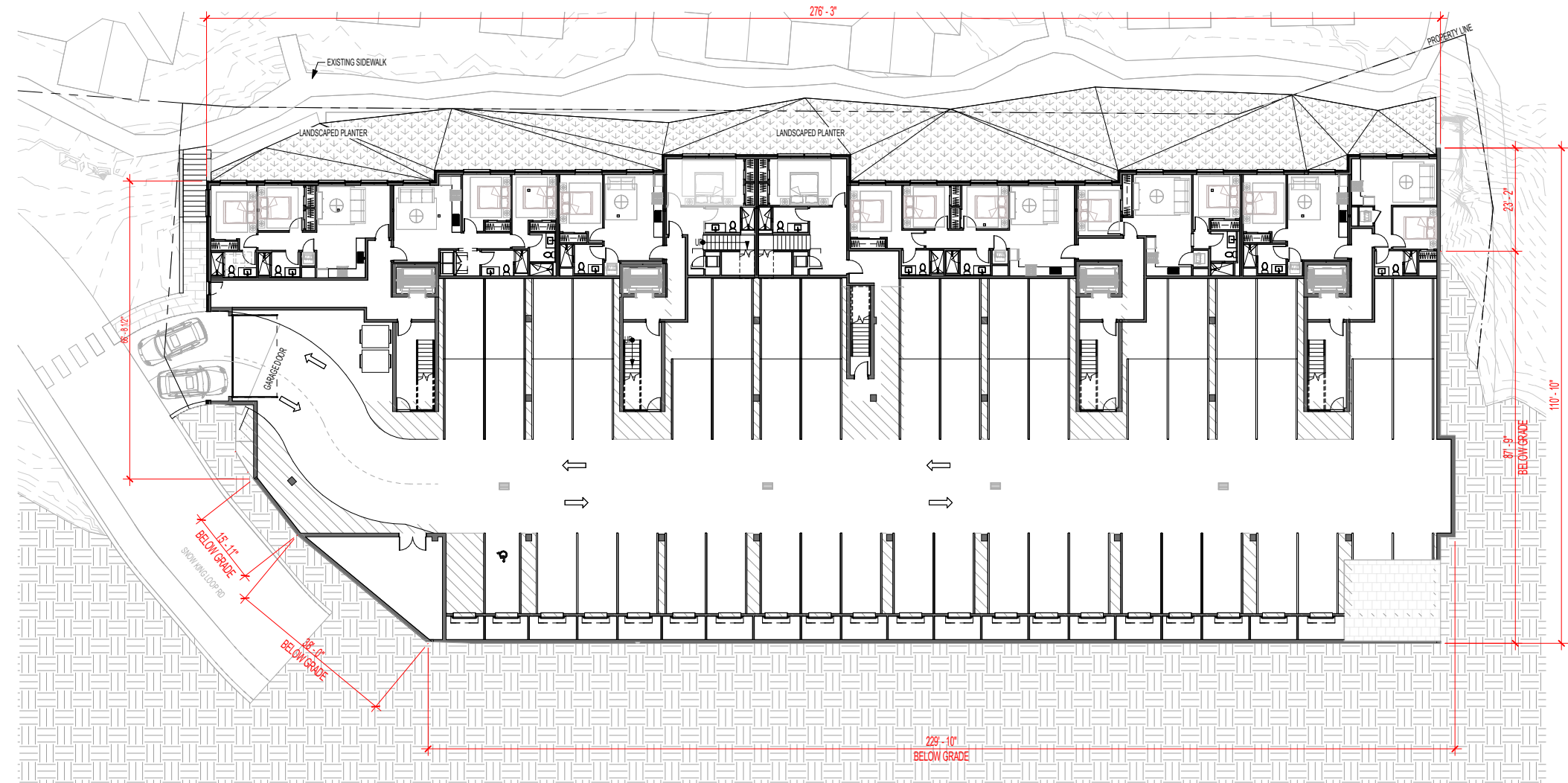
E/W SECTION
LOOKING
SOUTH - 2



N/S SECTION
LOOKING
EAST - 1



LOT 53 - BUILDING SECTIONS (REVISED)



① BASEMENT PLAN DIAGRAM
SCALE 1/8" = 1'-0"

BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE 1/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE 1/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERIMETER MUST MEET THIS REQUIREMENT.

LOT 53 SOUTH BUILDING
NORTH ELEVATION - 276'-3"
EAST ELEVATION - 110'-10" (87'-9" BELOW GRADE)
SOUTH ELEVATION - 229'-10" (229'-10" BELOW GRADE)
SOUTHWEST ELEVATION - 53'-11" (53'-11" BELOW GRADE)
WEST ELEVATION - 66'-8 1/2"

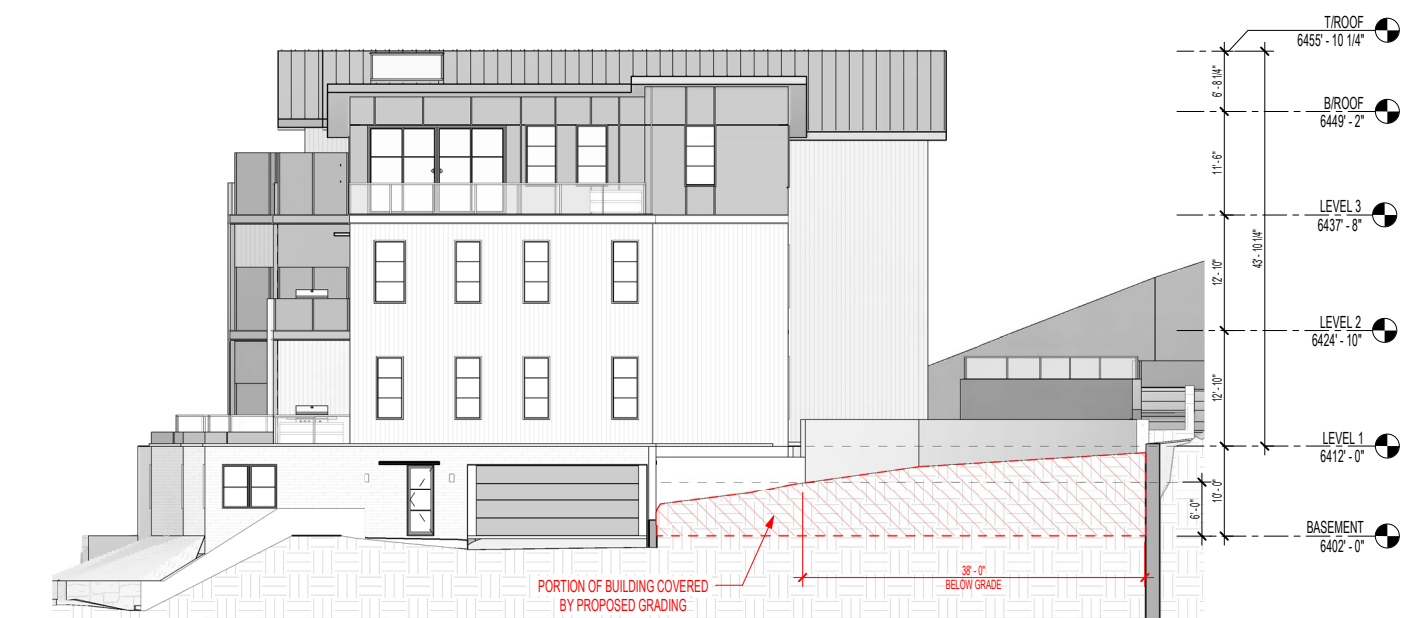
TOTAL PERIMETER = 737'-6 1/2" (371'-6" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 50%



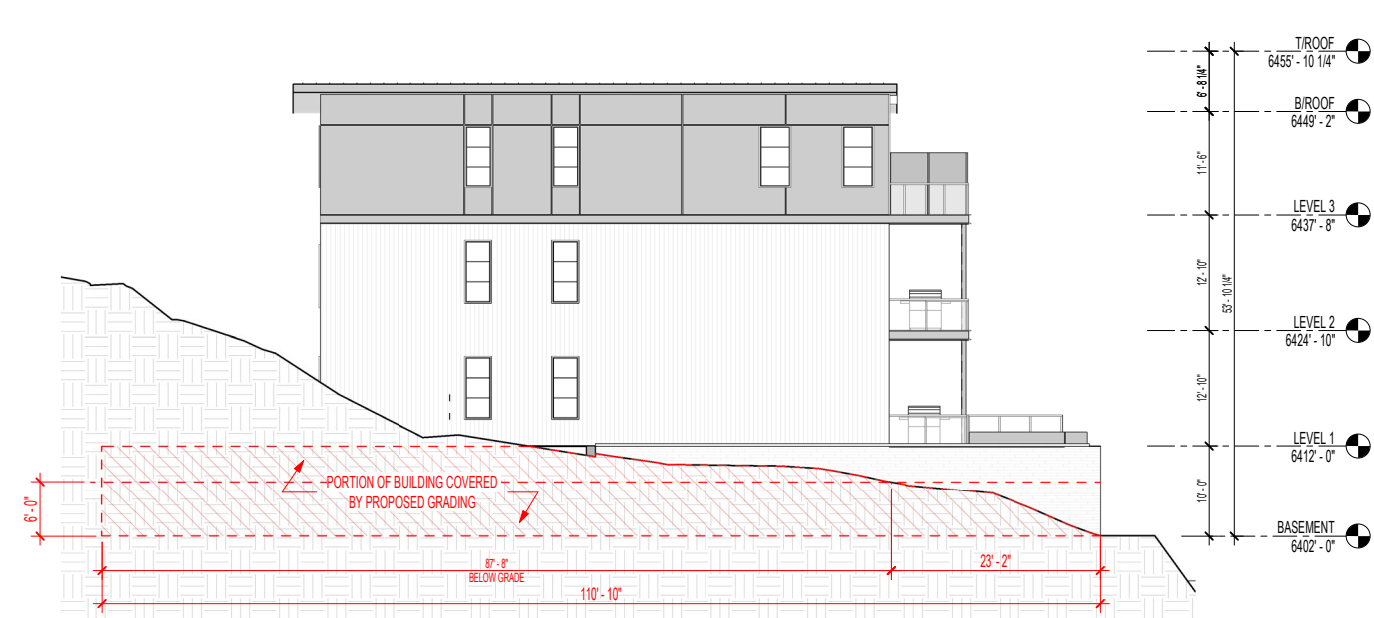
② BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"



③ BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"



④ BASEMENT DIAGRAM - WEST
SCALE 3/32" = 1'-0"



⑤ BASEMENT DIAGRAM - EAST
SCALE 3/32" = 1'-0"



LOT 53 - BASEMENT CALCULATIONS



NORTHWORKS

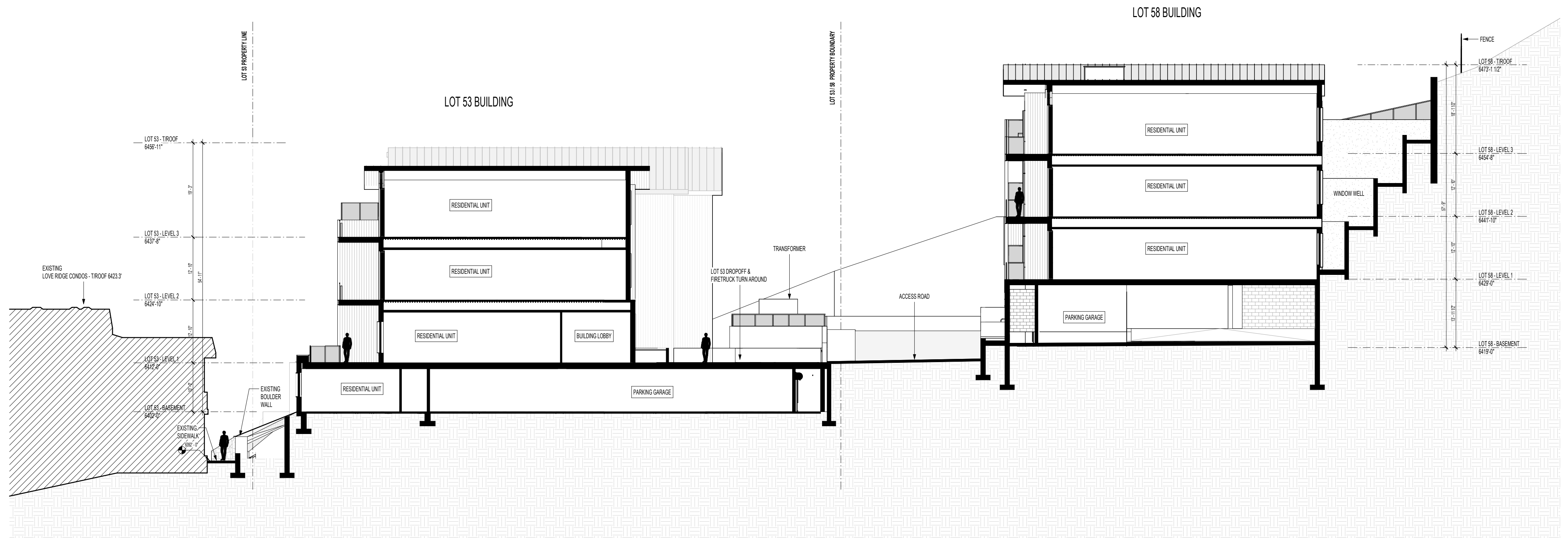
Lot 58



LOT 58 SITE PLAN – LANDSCAPE



LOT 58 SITE PLAN - CIVIL



SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST



T/ROOF
6472'-4 1/2"

B/ROOF
6465'-10"

THIRD FLOOR
6454'-0"

SECOND FLOOR
6441'-2"

FIRST FLOOR
6428'-4"

BASEMENT
6418'-4"

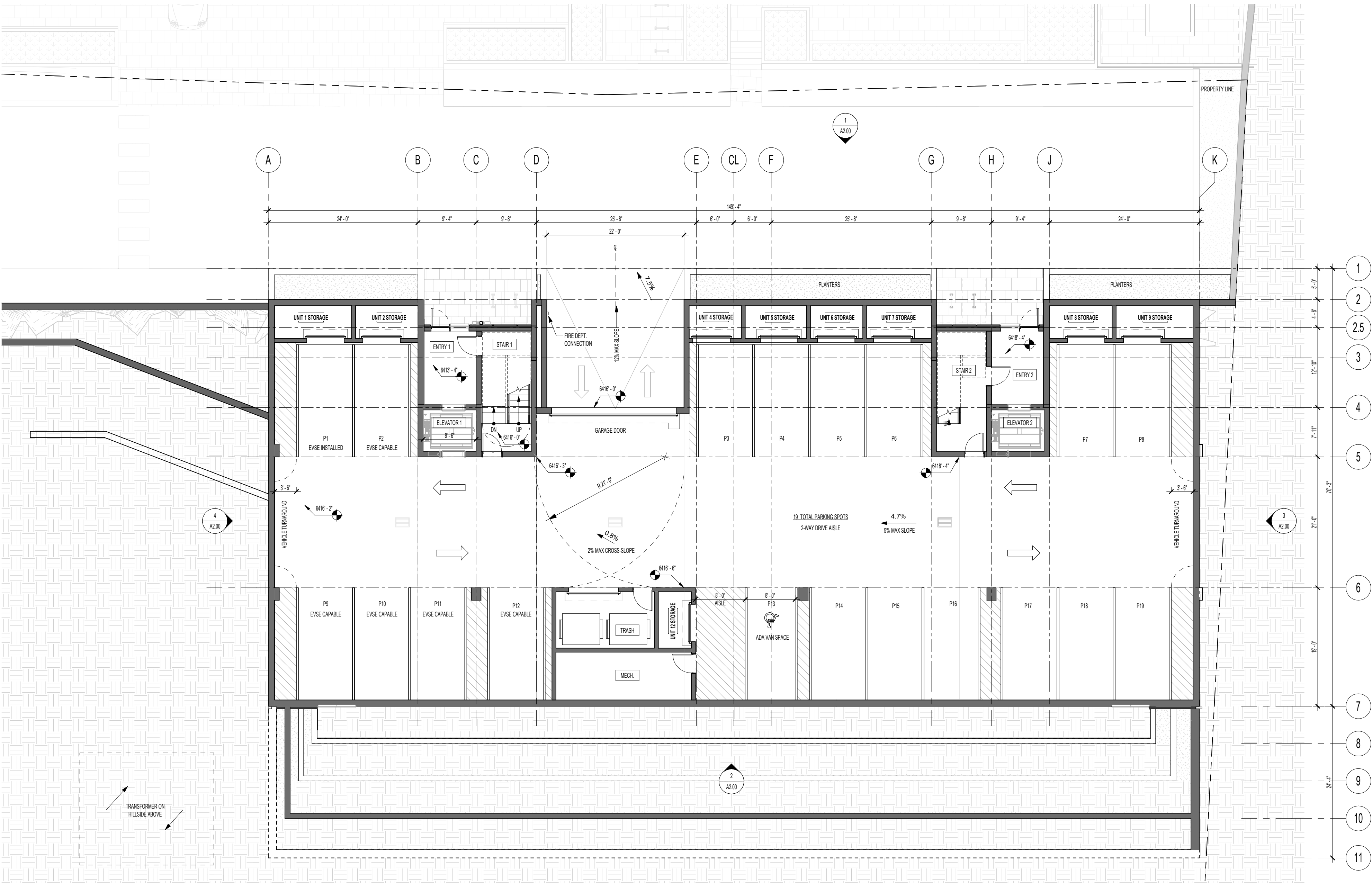
NORTH ELEVATION

LOT 58 – RENDERED ELEVATION

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

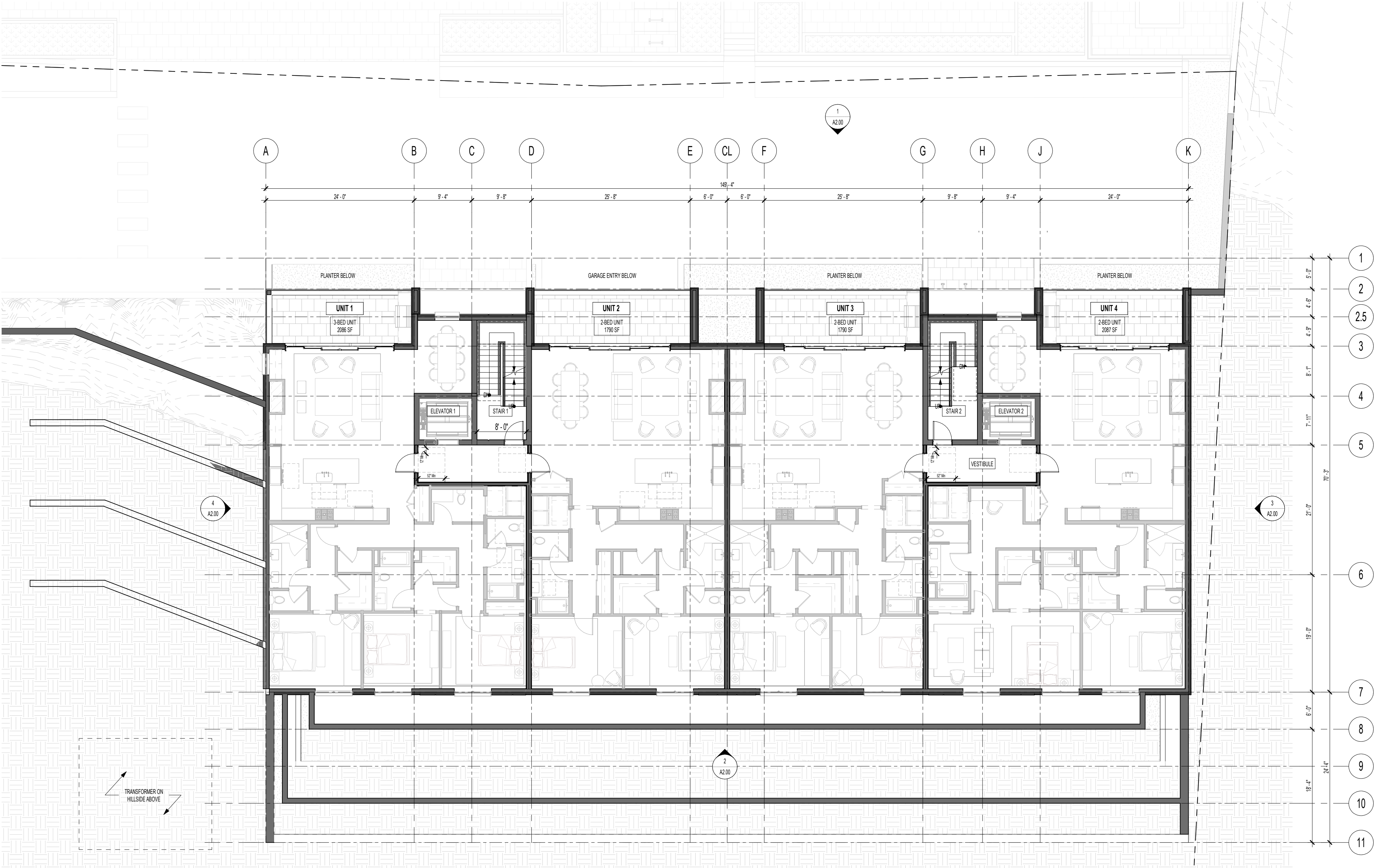


LOT 58 – BASEMENT FLOOR PLAN

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

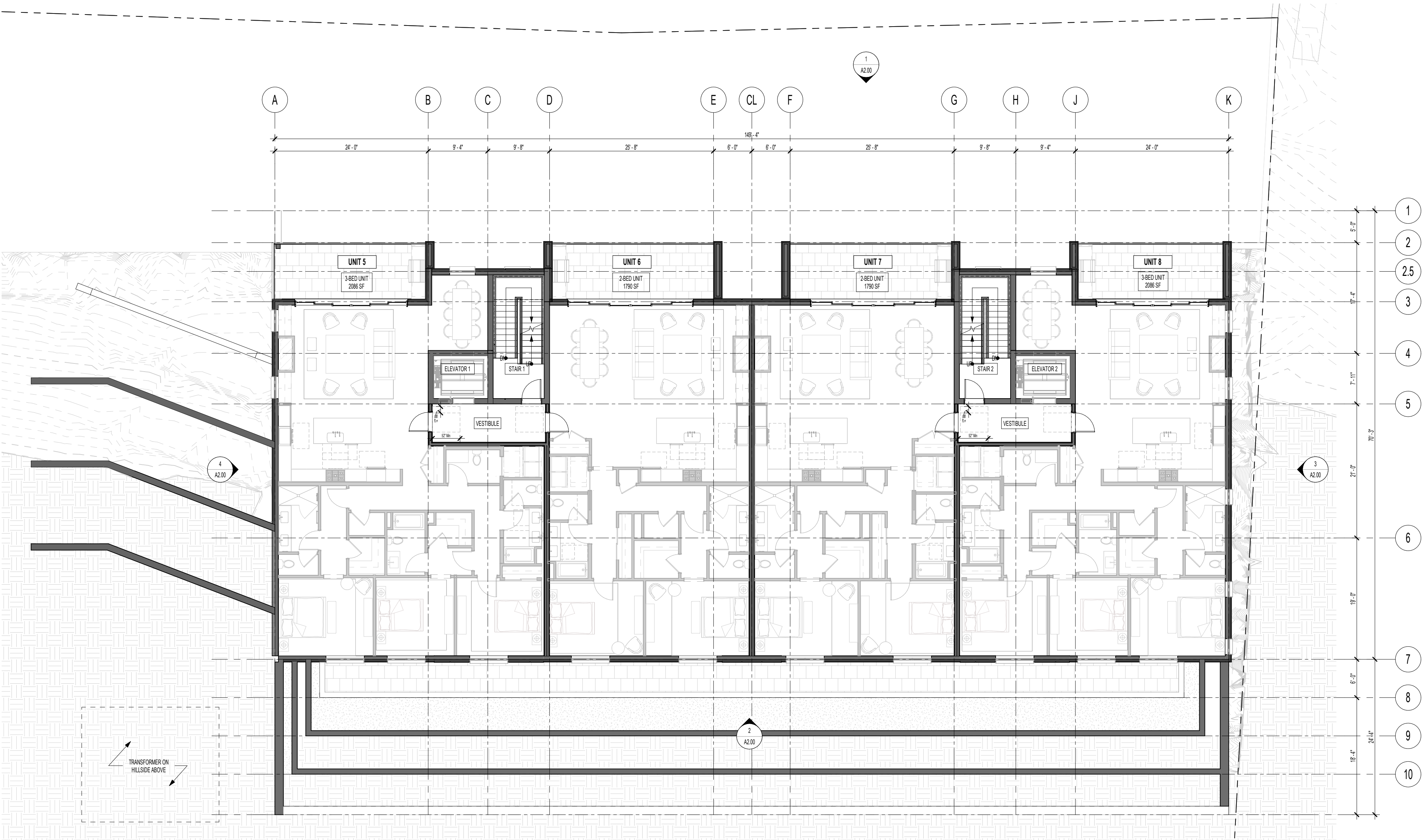


LOT 58 – FIRST FLOOR PLAN

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

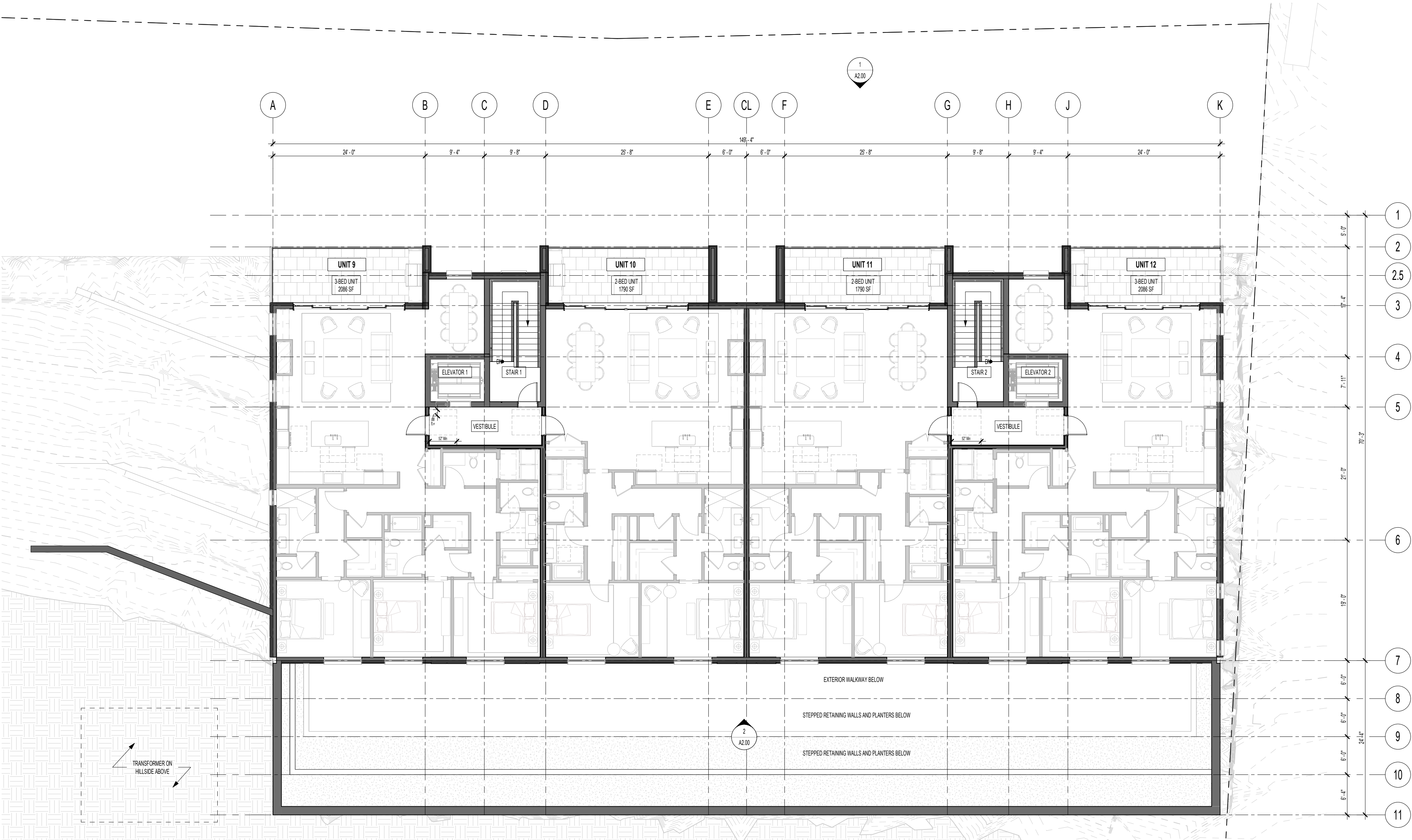


LOT 58 – SECOND FLOOR PLAN

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

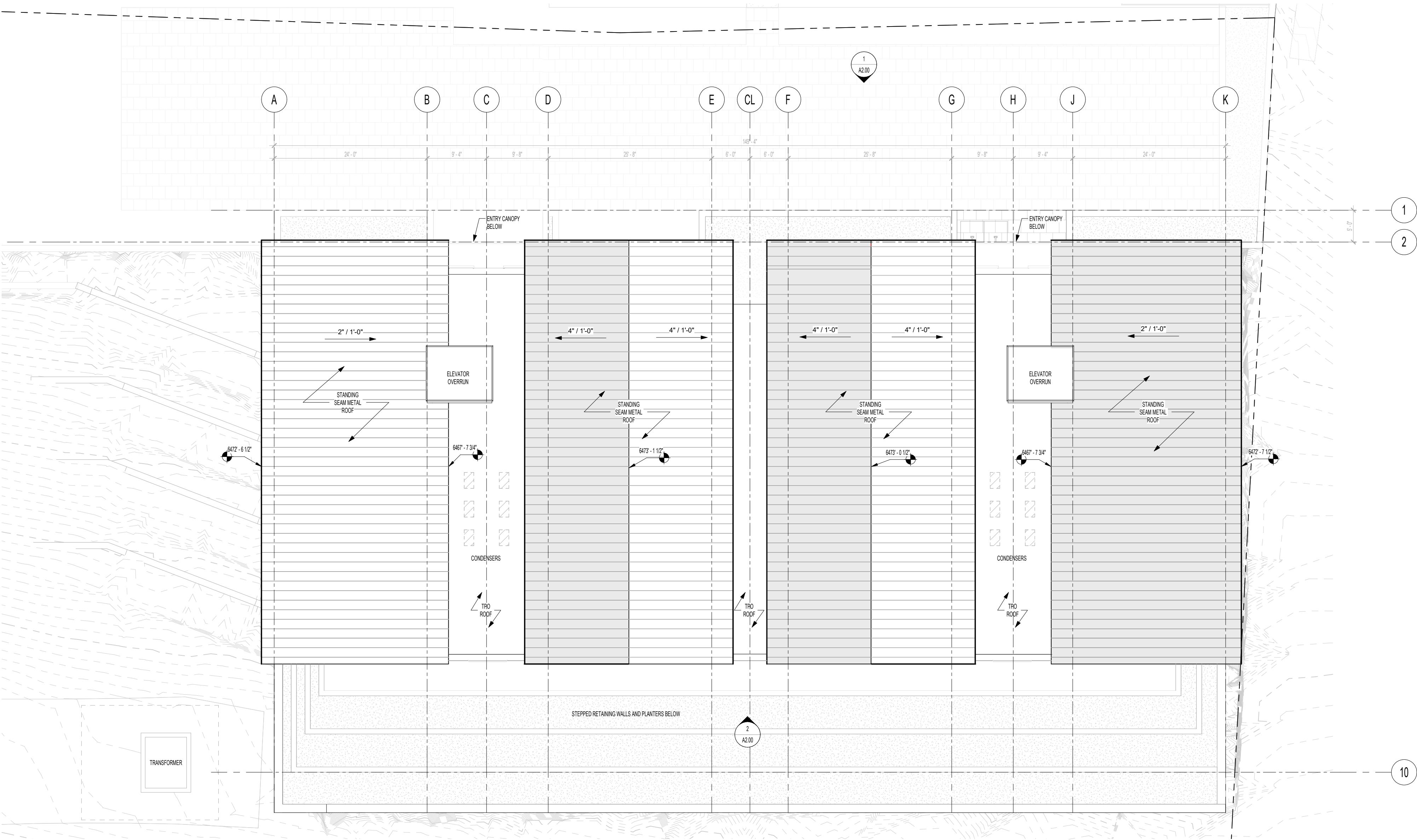


LOT 58 – THIRD FLOOR PLAN

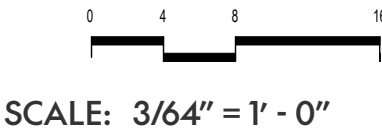
LOT 58 SUMMARY

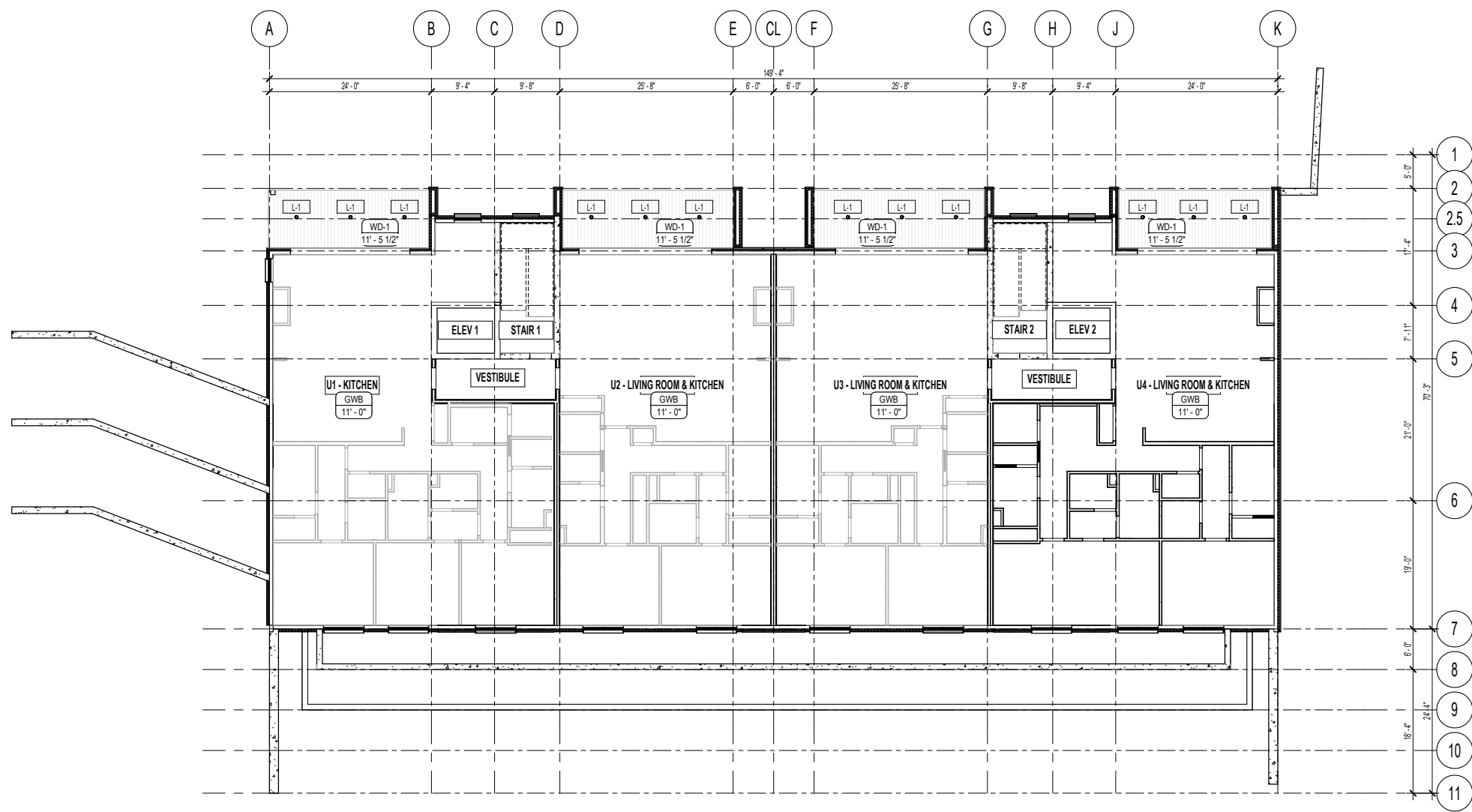
- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

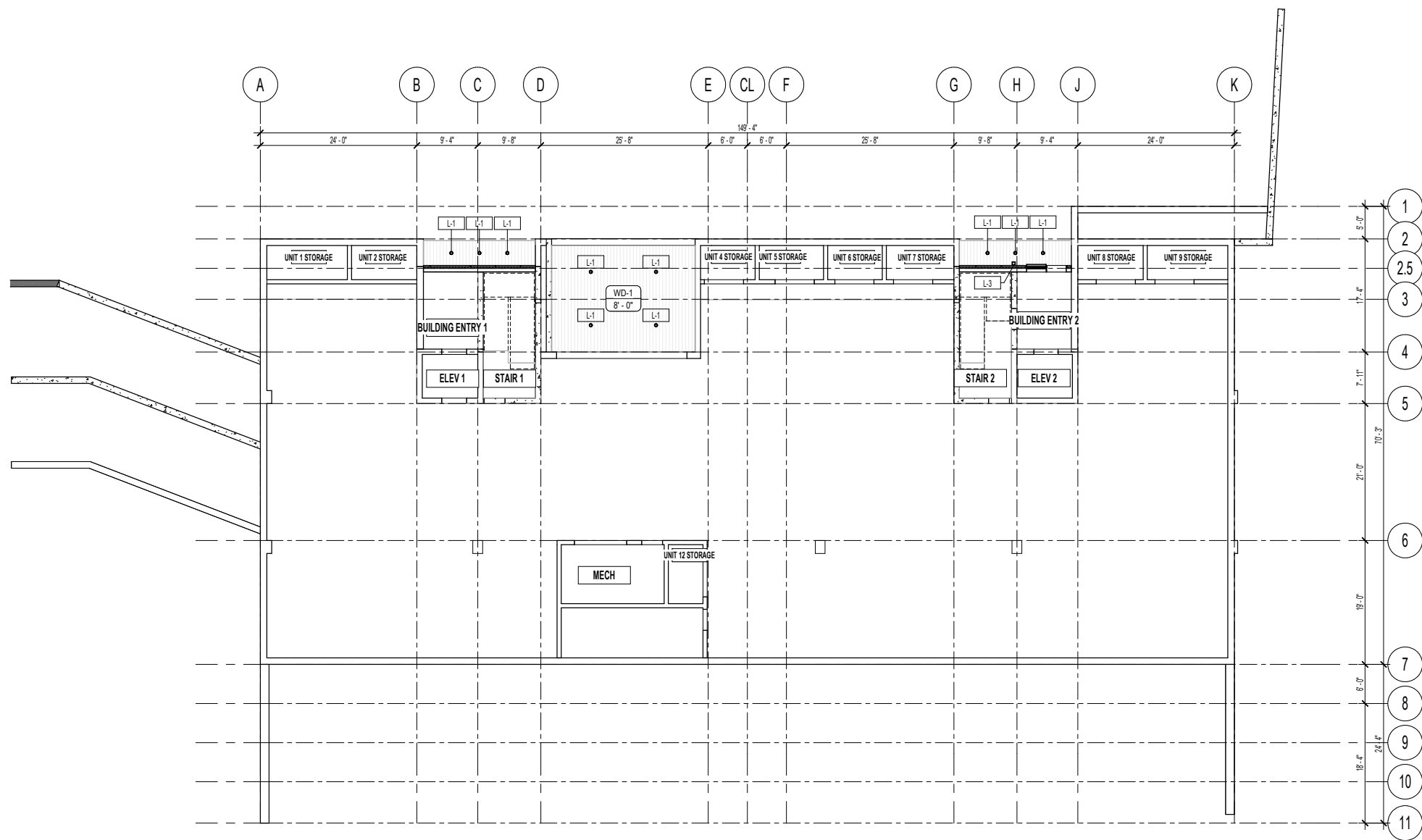
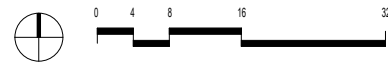


LOT 58 – ROOF PLAN

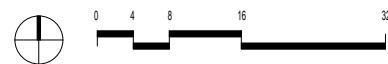




REFLECTED CEILING PLAN - 1ST FLOOR PLAN
SCALE 3/32" = 1'-0"

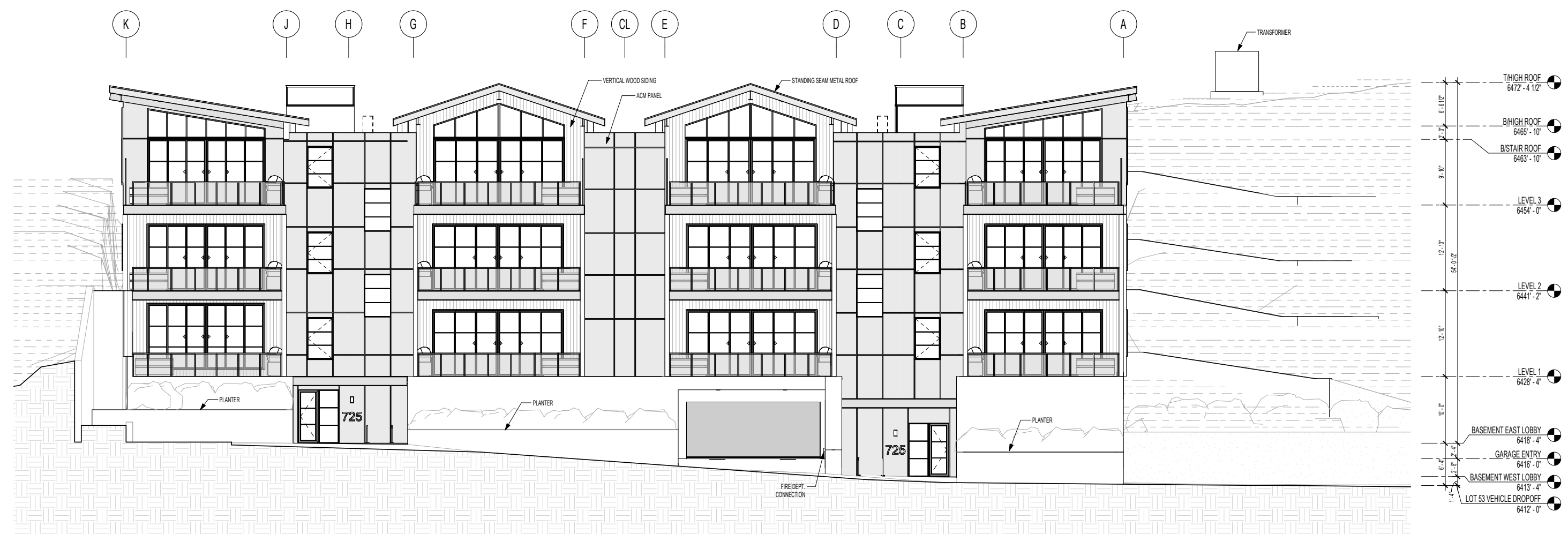


REFLECTED CEILING PLAN - BASEMENT
SCALE 3/32" = 1'-0"



RCP LEGEND	
	RECESSED LIGHT FIXTURE
	EXTERIOR LIGHT FIXTURE
	CEILING-MOUNTED STRIP LIGHT
ELECTRICAL NOTES:	
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.	
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.	
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.	
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).	
LOW VOLTAGE NOTES:	
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED).	
2. ALL SPEAKER WIRES TO SINGLE POWER/UP POINT (UNLESS OTHERWISE NOTED).	

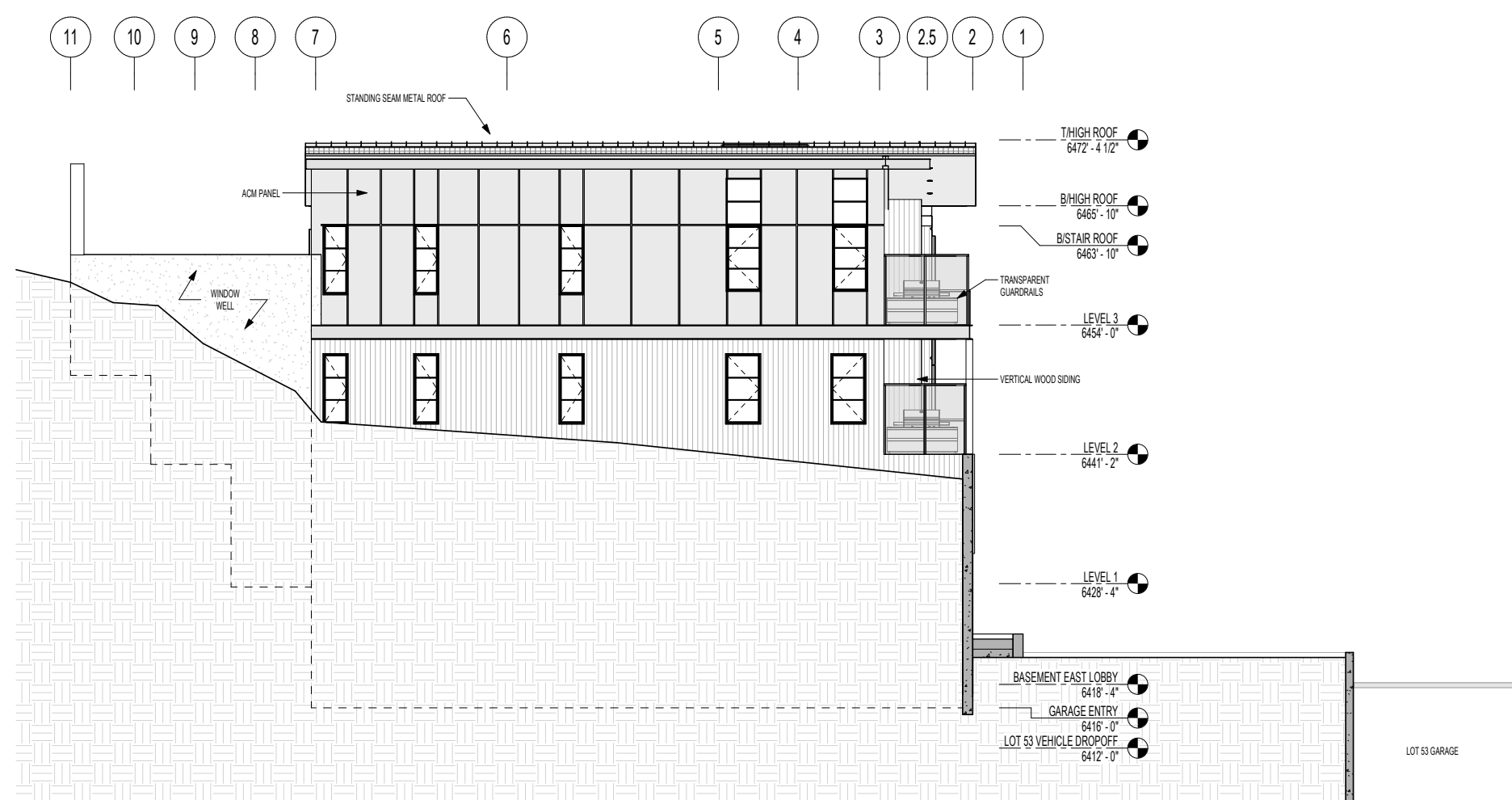
NOTE: INTERIOR LIGHTING NOT SHOWN.



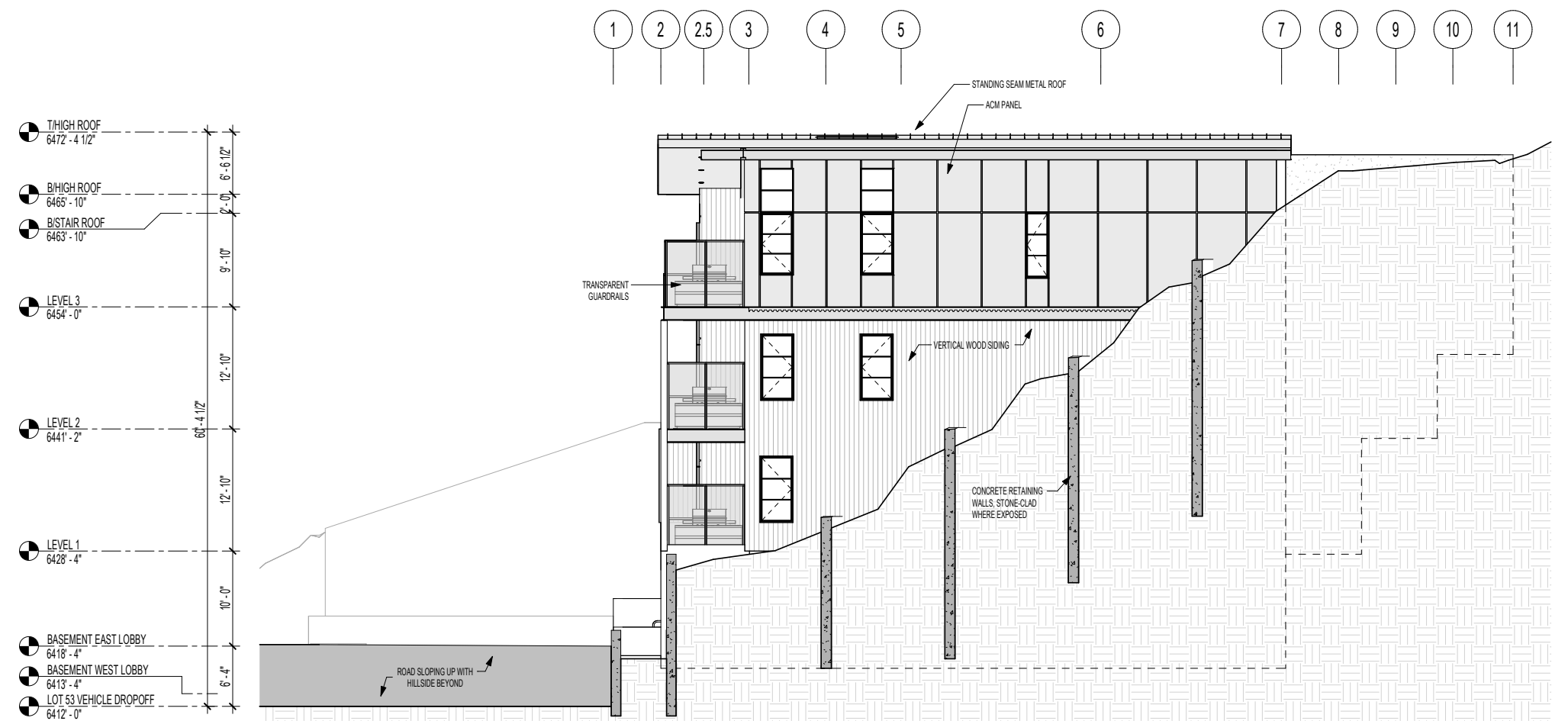
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

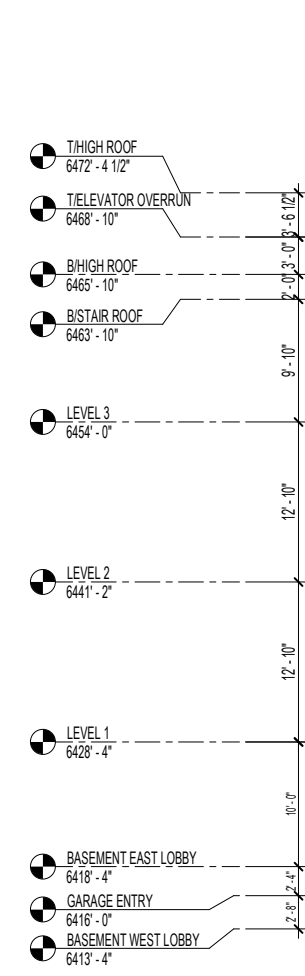


WEST ELEVATION

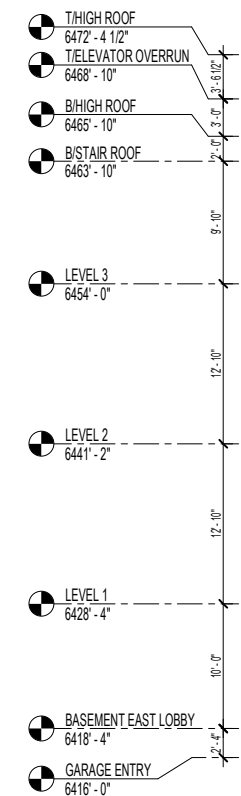
LOT 58 – ELEVATIONS

SCALE: 1/16" = 1' - 0"

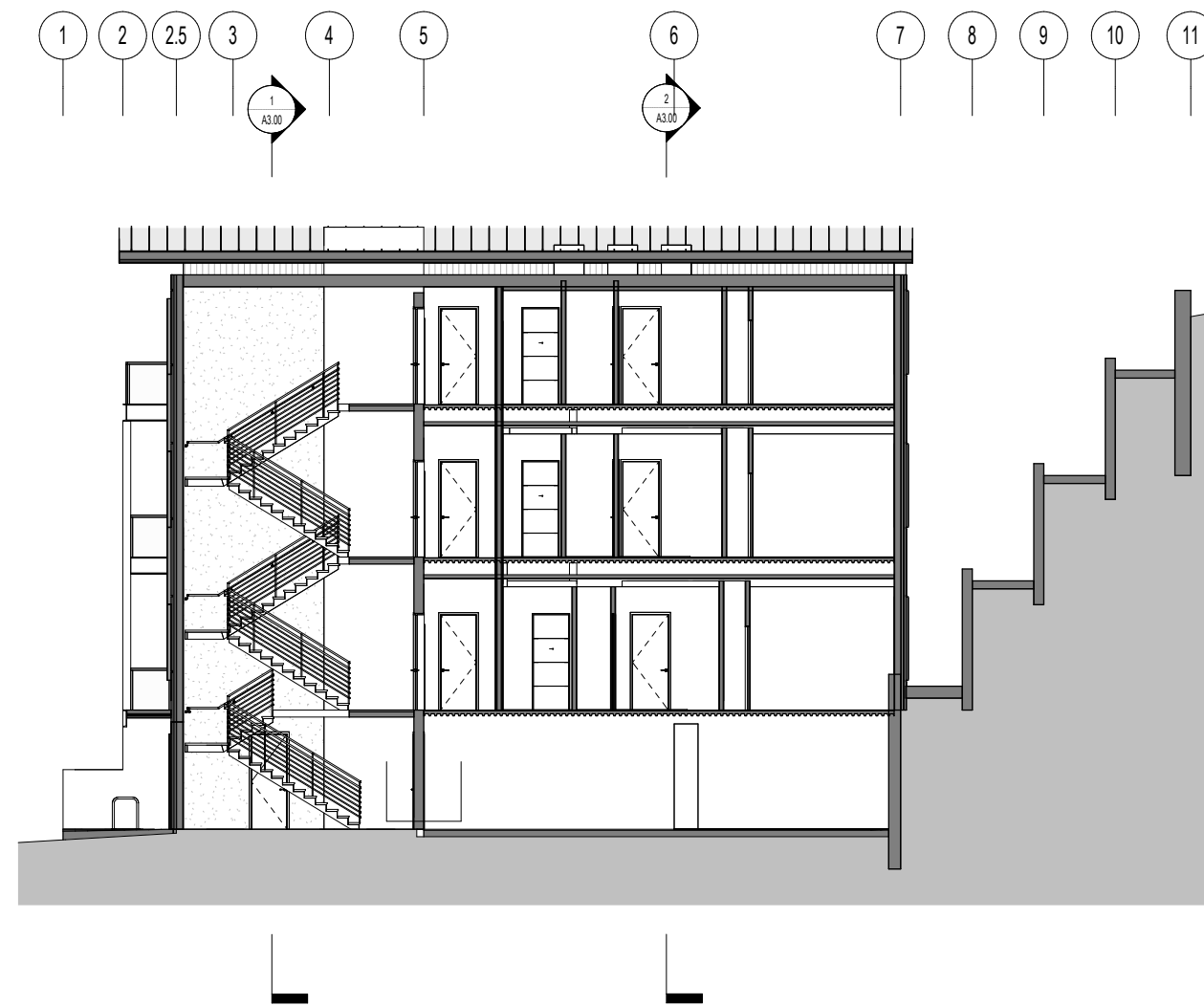
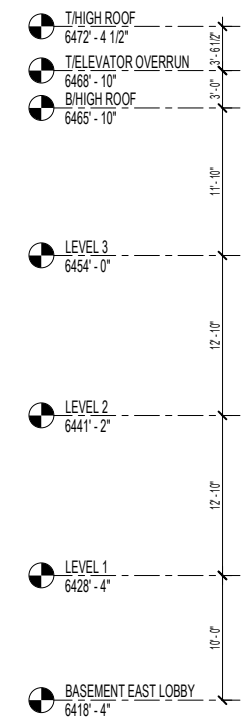
E/W SECTION
LOOKING SOUTH - 1



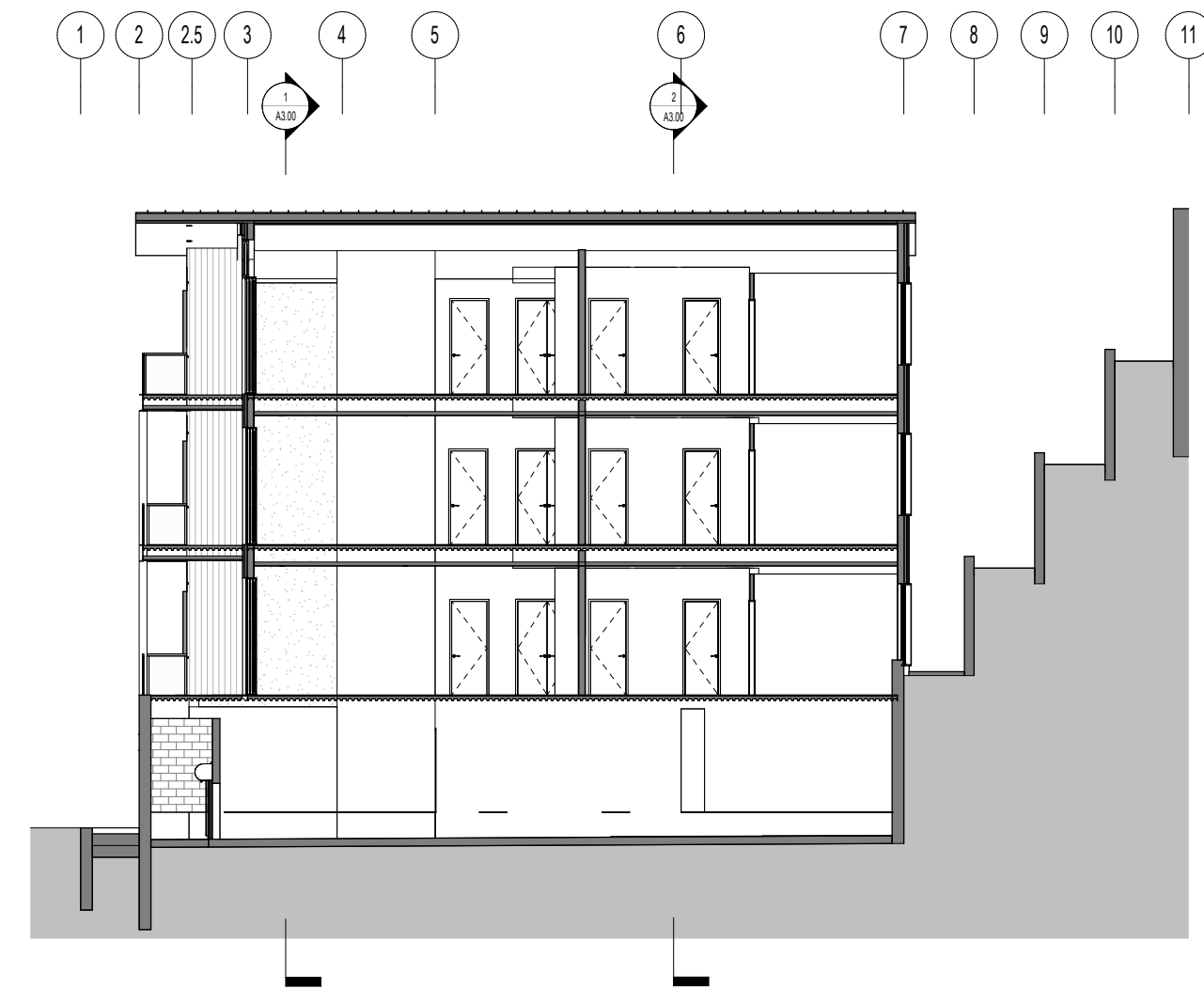
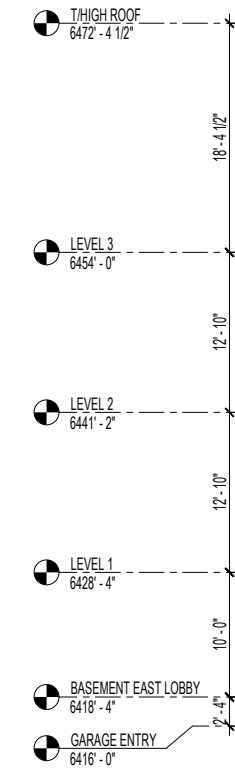
E/W SECTION
LOOKING SOUTH - 2

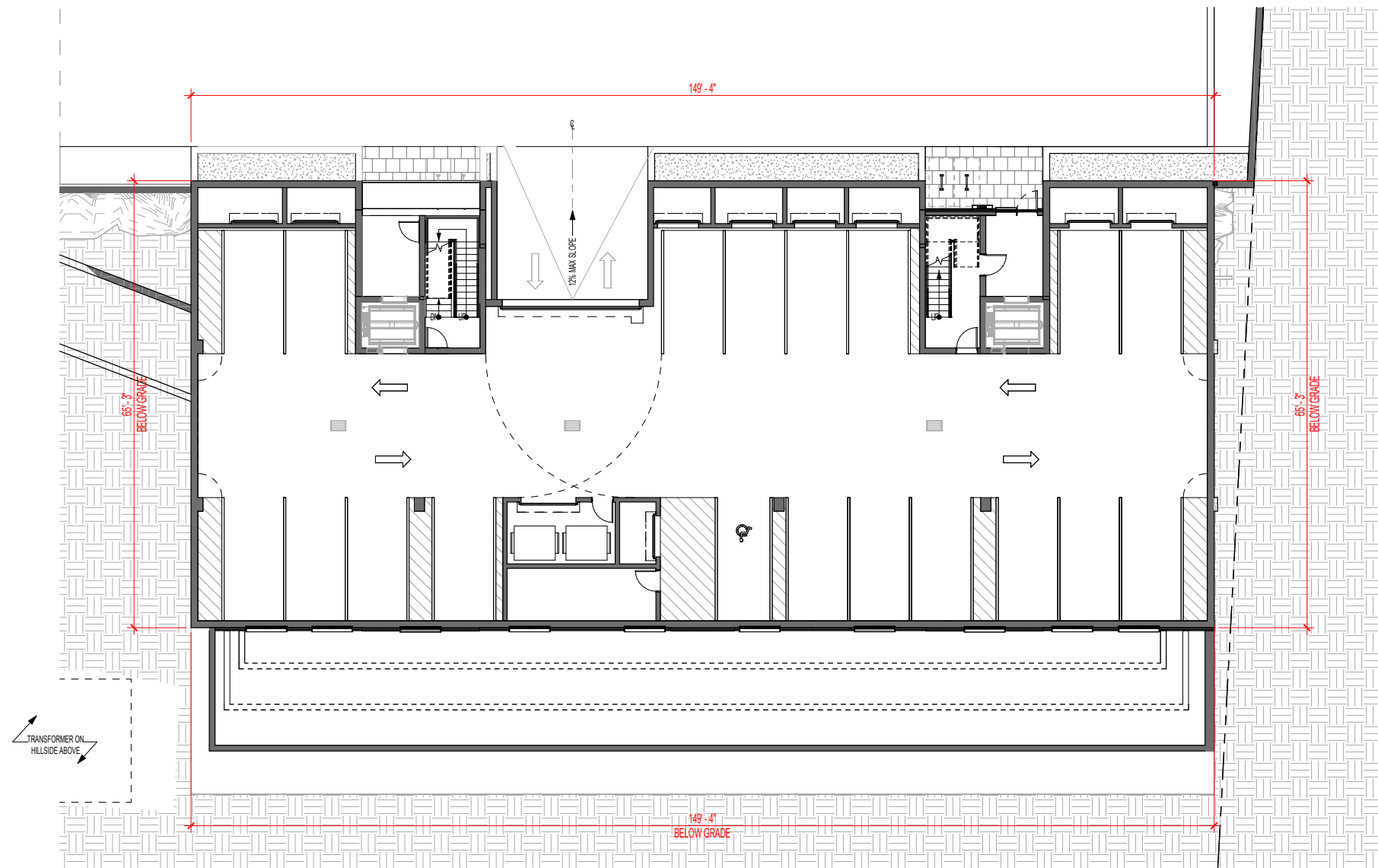


N/S SECTION
LOOKING EAST - 1



N/S SECTION
LOOKING EAST- 2

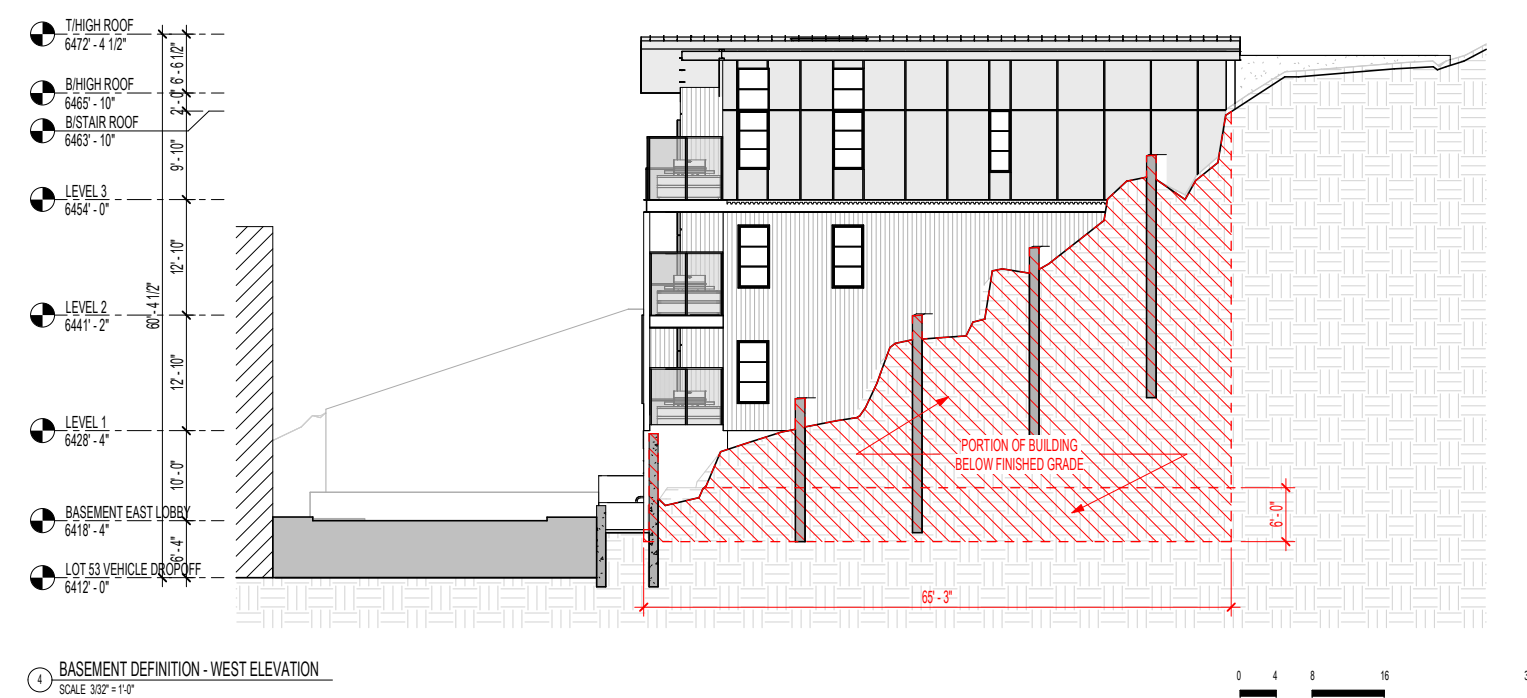
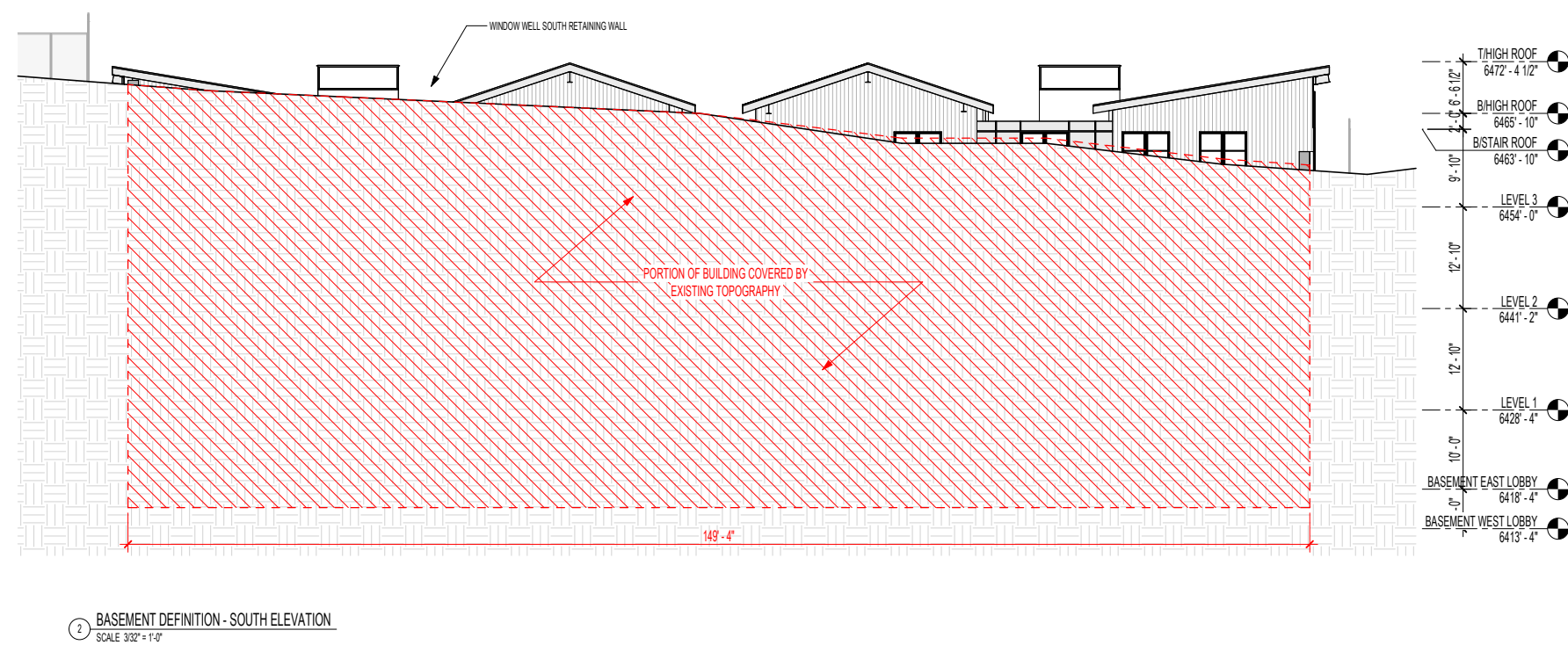
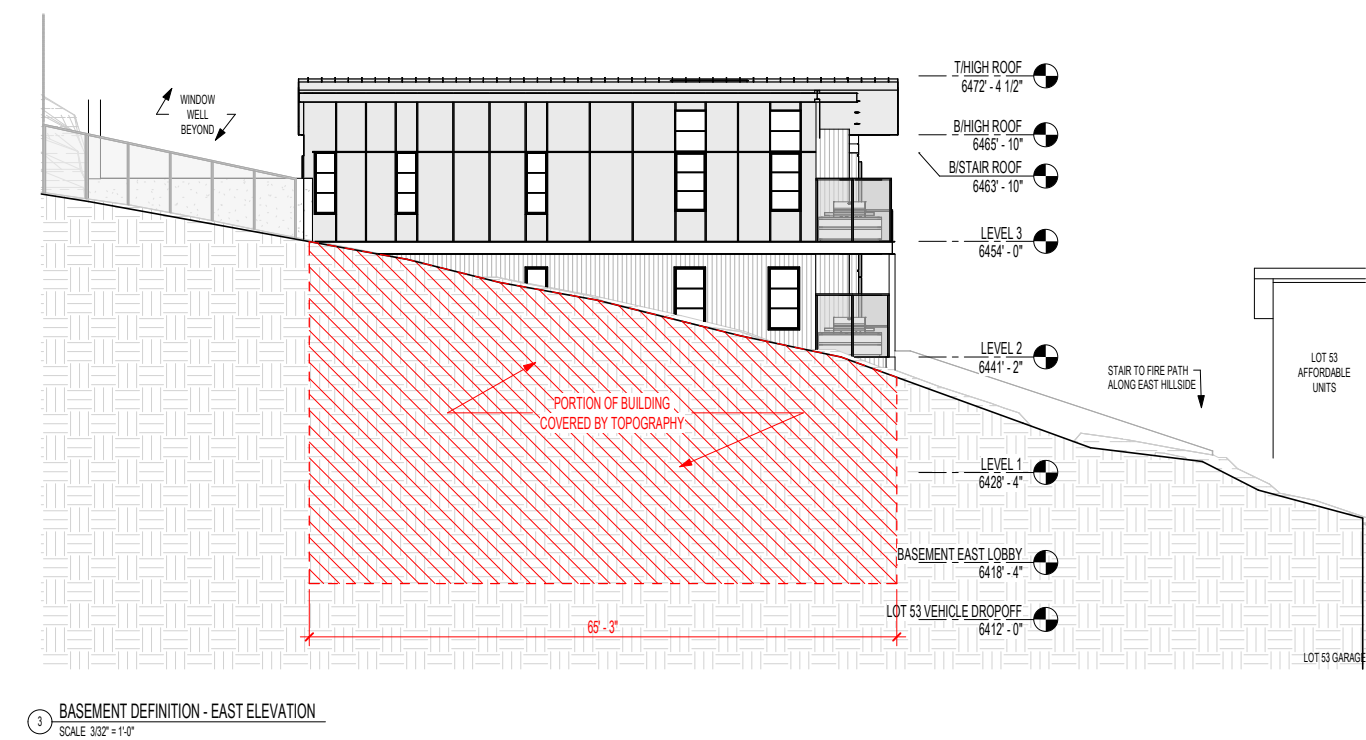




BASEMENT DEFINITION
 1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
 2. AT LEAST 50% OF THE PERIMETER MUST MEET THIS REQUIREMENT.

LOT 58 BUILDING
 NORTH ELEVATION - 149'-4"
 EAST ELEVATION - 65'-3" (65'-3" BELOW GRADE)
 SOUTH ELEVATION - 149'-4" (149'-4" BELOW GRADE)
 WEST ELEVATION - 65'-3" (65'-3" BELOW GRADE)

TOTAL PERIMETER = 429'-2" (279'-10" BELOW GRADE)
 TOTAL PERCENTAGE BELOW GRADE = 65%

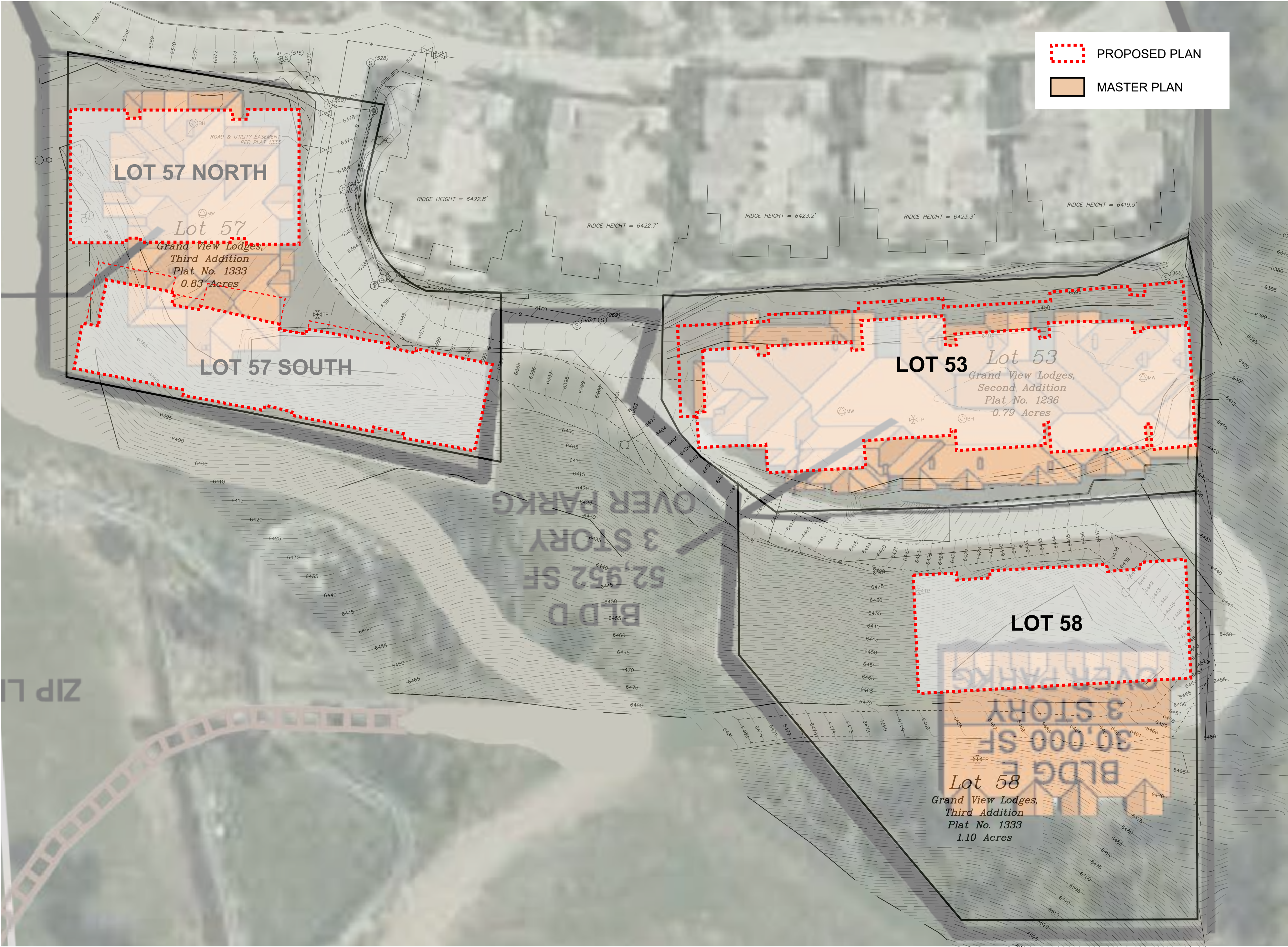


LOT 58 – BASEMENT CALCULATIONS



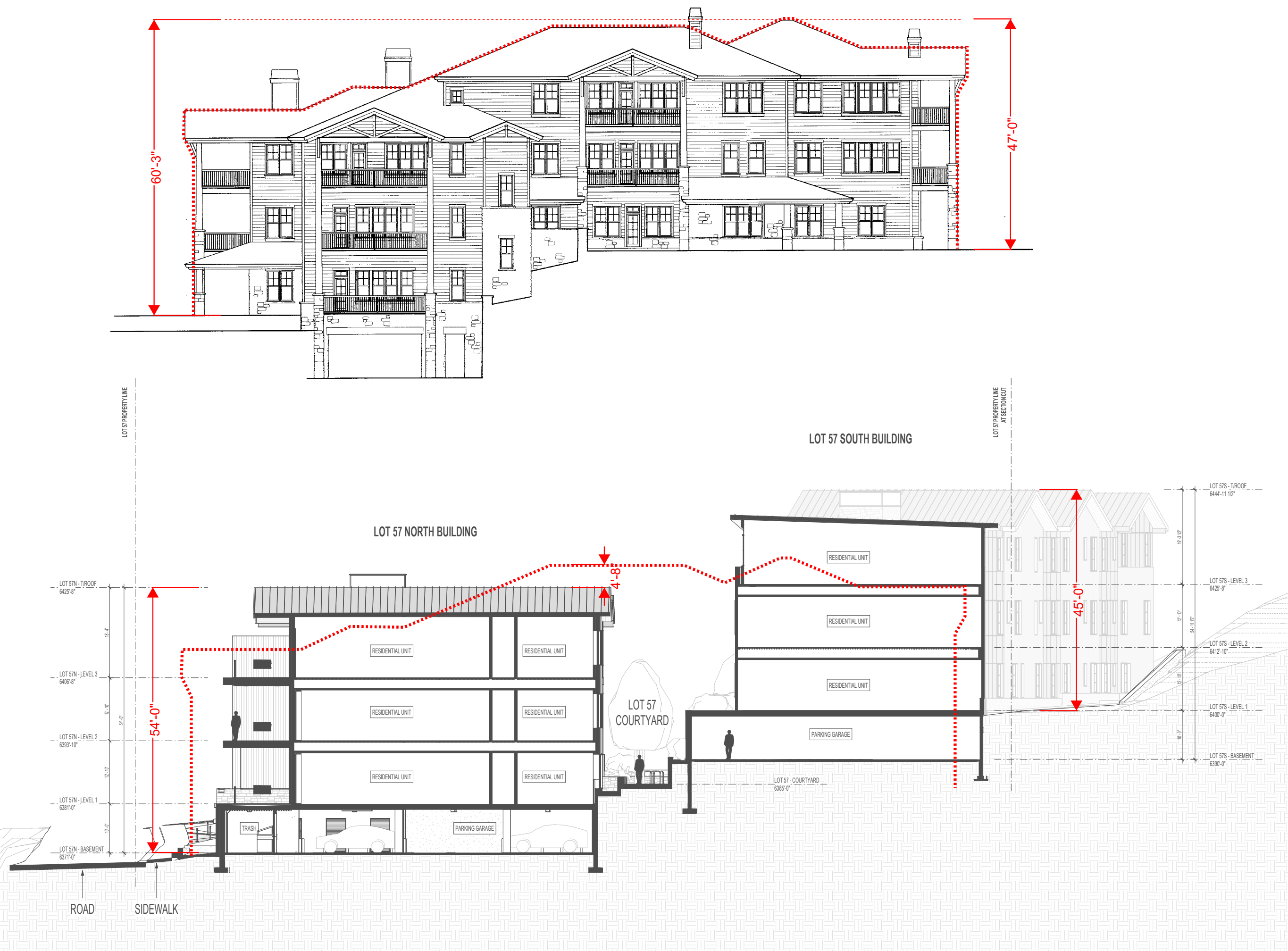
NORTHWORKS

Master Plan Analysis



SITE PLAN OVERLAY – MASTER PLAN & NEW PROPOSAL

MASTER PLAN - WEST ELEVATION



PROPOSED PLAN - WEST ELEVATION

MASTER PLAN - NORTH ELEVATION



PROPOSED PLAN - NORTH ELEVATION

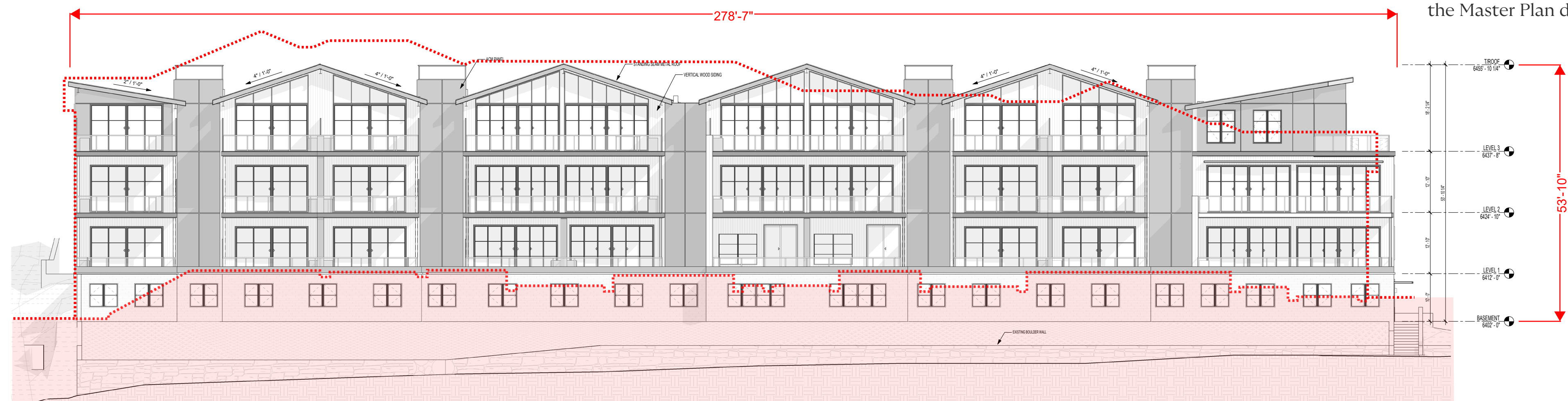
The original Master Plan design for Lot 57 did not account for garage access from the road with allowable road slopes. Our proposal splits the site into 2 buildings to solve this issue, while maintaining a scale that matches that of the original design.

LOT 57 MASTER PLAN VS. NEW PROPOSAL



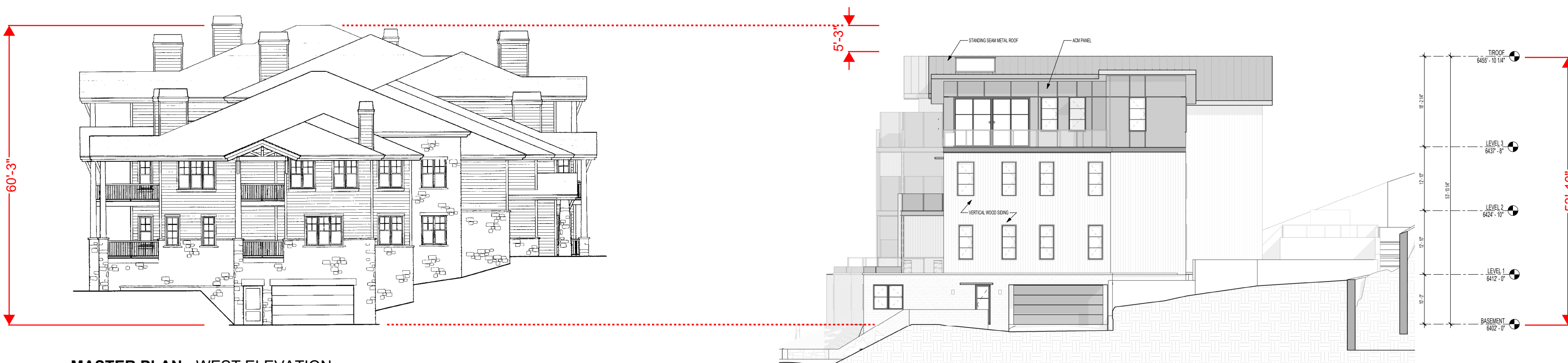
MASTER PLAN - NORTH ELEVATION

This design would have created a very tall retaining wall along the Love Ridge condos.



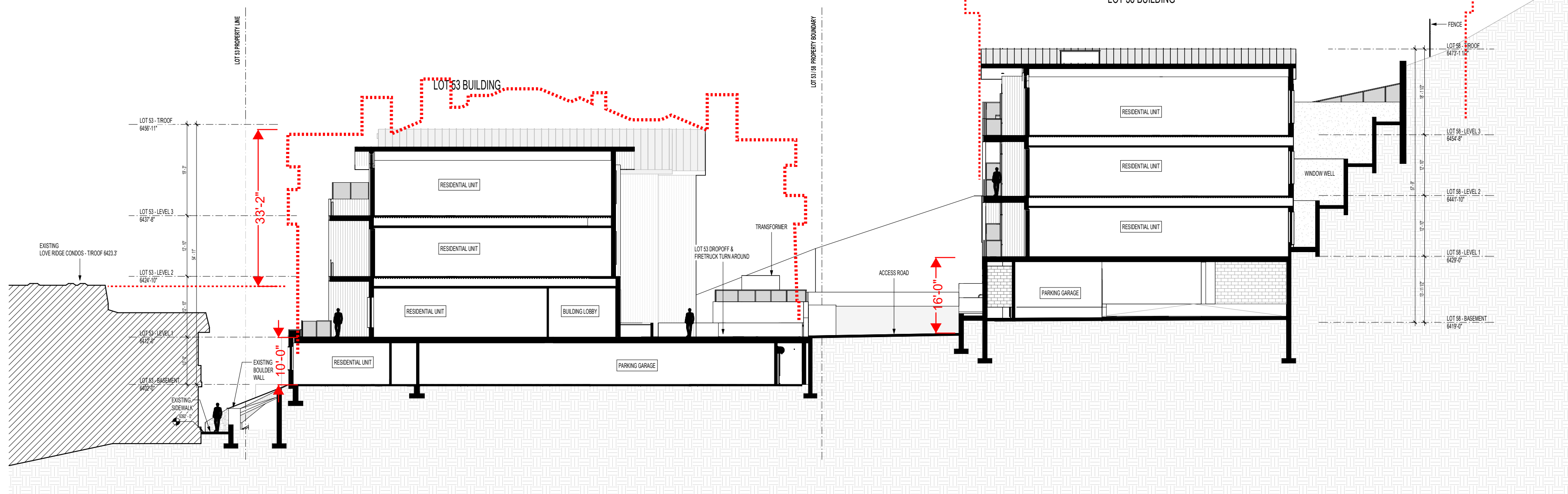
PROPOSED PLAN - NORTH ELEVATION

The proposed design at Lot 53 is shorter on average than the Master Plan design.

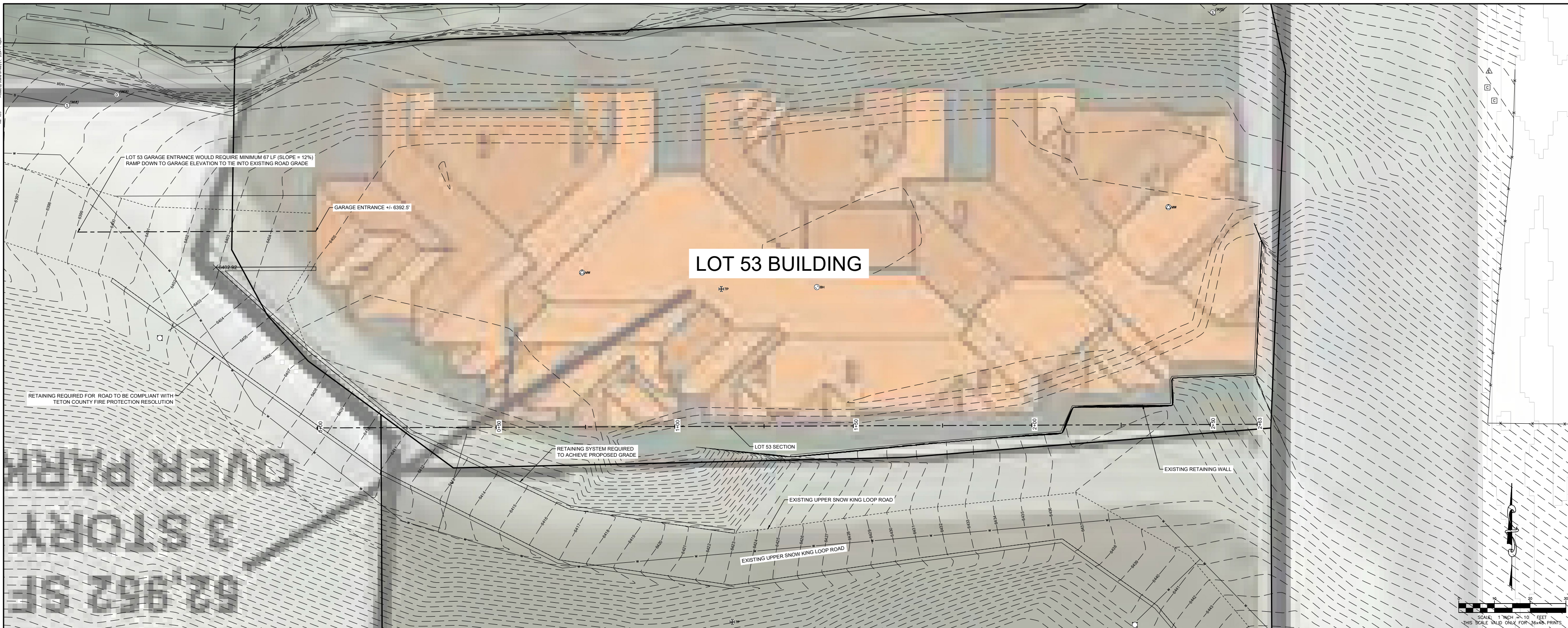


MASTER PLAN - WEST ELEVATION

LOT 53 MASTER PLAN VS. NEW PROPOSAL



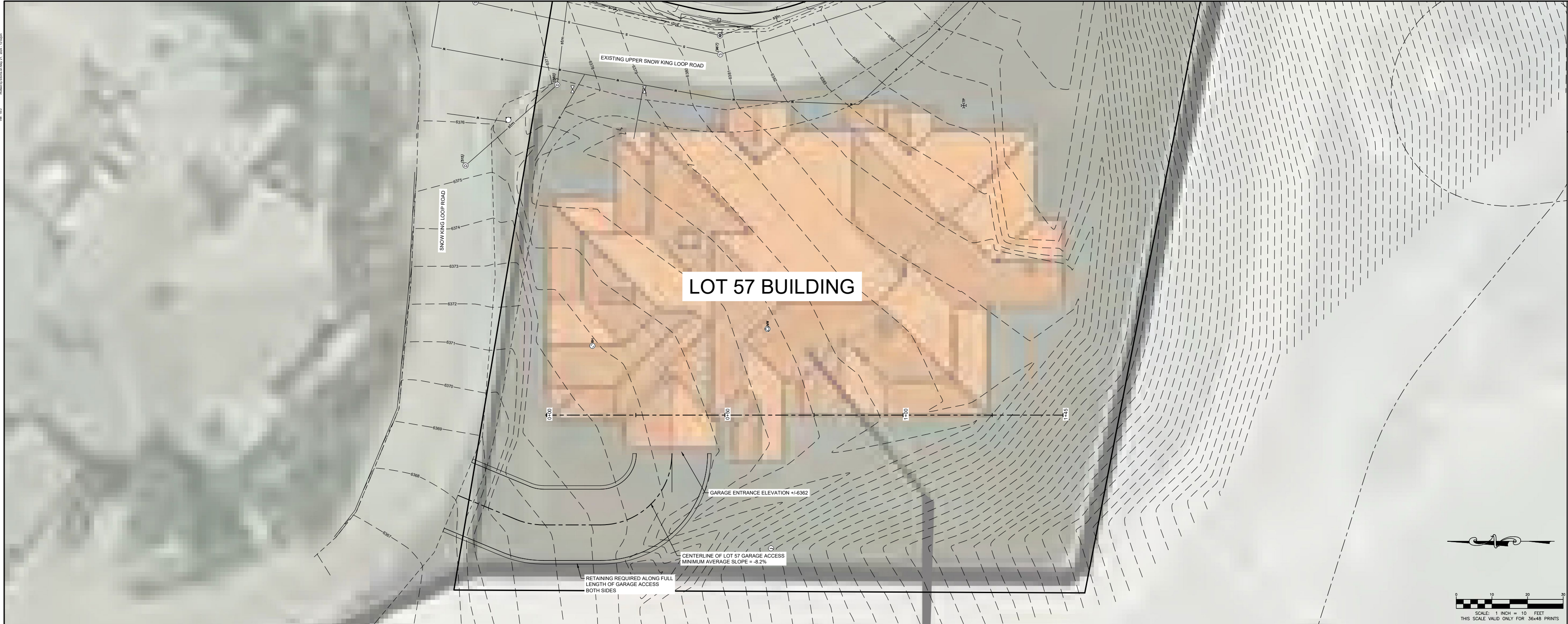
LOT 53 AND LOT 58 – MASTER PLAN VS. NEW PROPOSAL – SITE SECTION



DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21
PROJECT NUMBER	23072
SHEET	2



— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL



— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL



PROJECT TITLE:
SNOW KING - BEAR DEVELOPMENT

SHEET TITLE:
SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
LOT 57 ANALYSIS

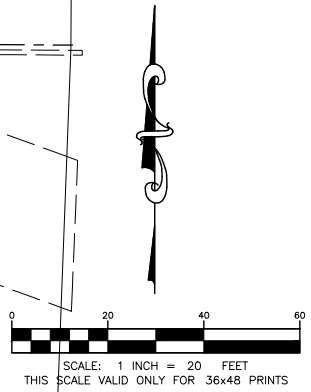
DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072
SHEET
3

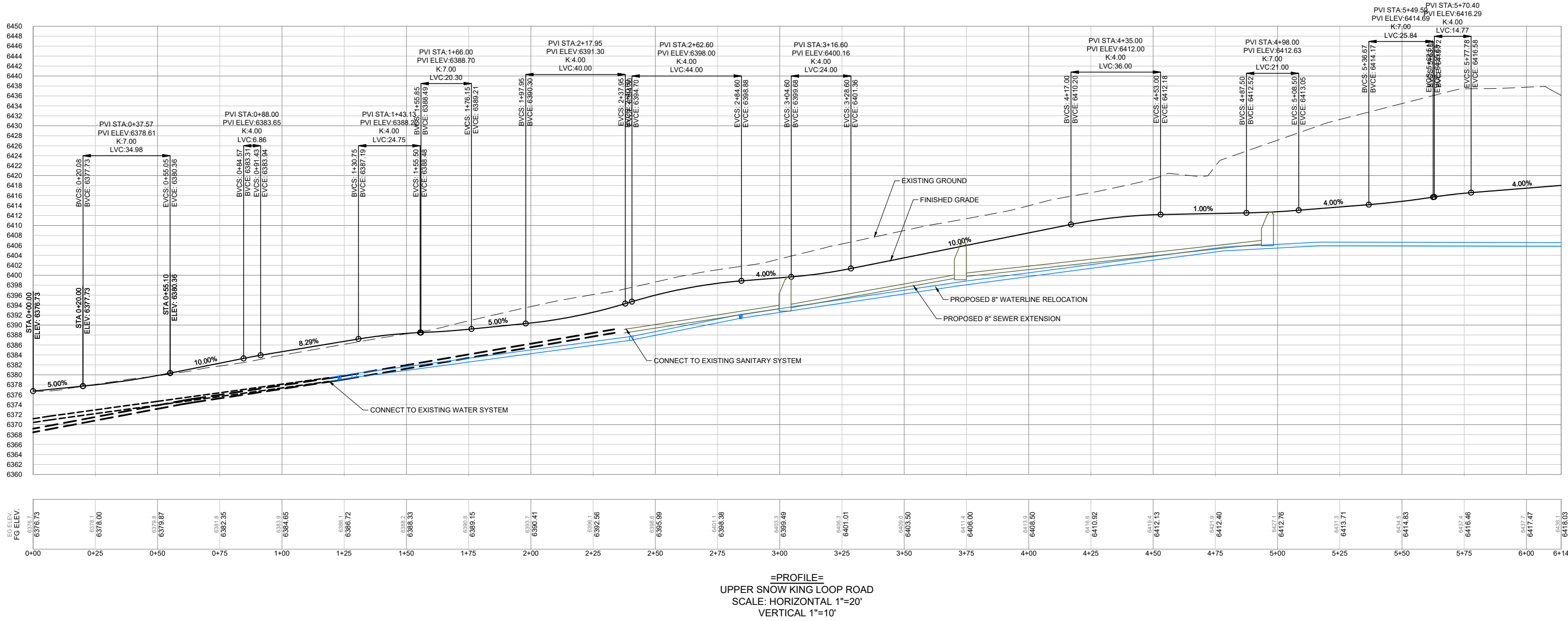


NORTHWORKS

Civil & Landscape Details



NOTE:
REFER TO RESPONSE TO TOWN ENGINEERING COMMENTS DATED 2/3/2025, CONDITIONS OF APPROVAL C. LDR 5.7.2.A FOR DISCUSSION OF ROAD STEEPNESS, FIRE APPARATUS TURN AROUND AND DEVELOPMENT ROAD CONNECTION TO THE EAST.



=PROFILE=
UPPER SNOW KING LOOP ROAD
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'

NORTHWORKS
155 E. Newton Avenue
1007-251-5334
Jackson, Wyoming 83001
www.nw.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVIEW

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

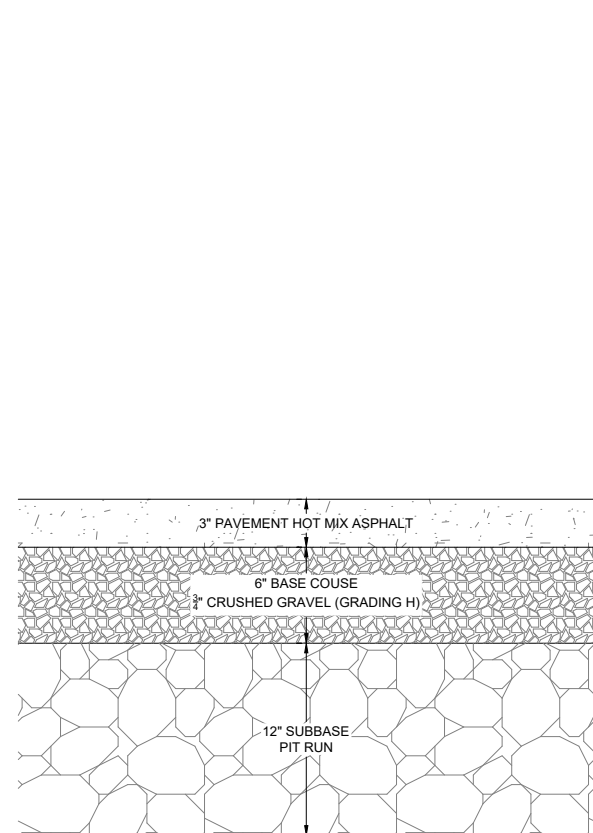
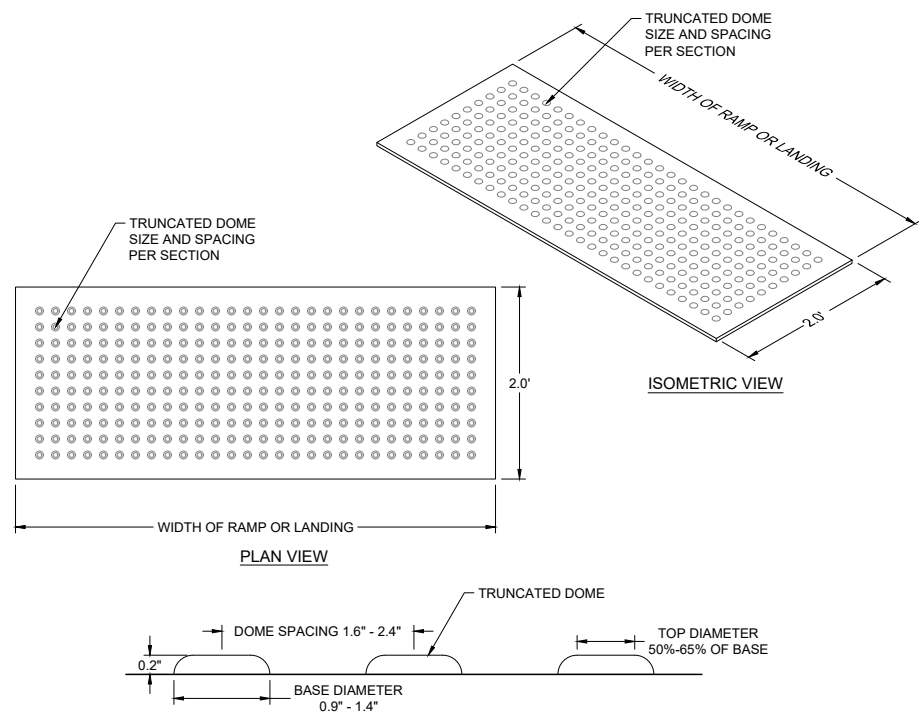
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

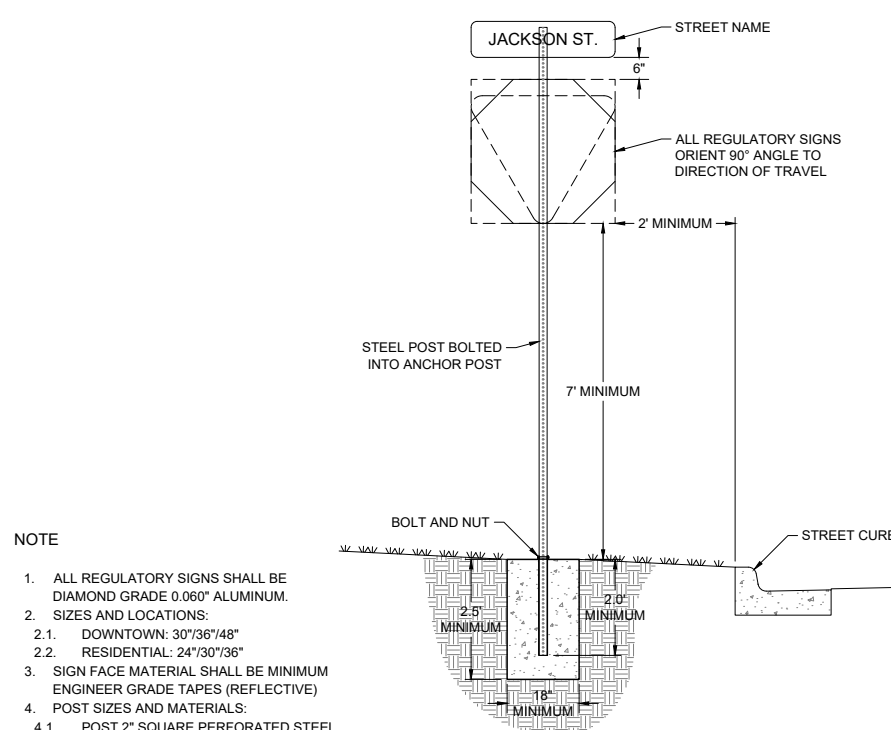
C2.3

Drawing Name

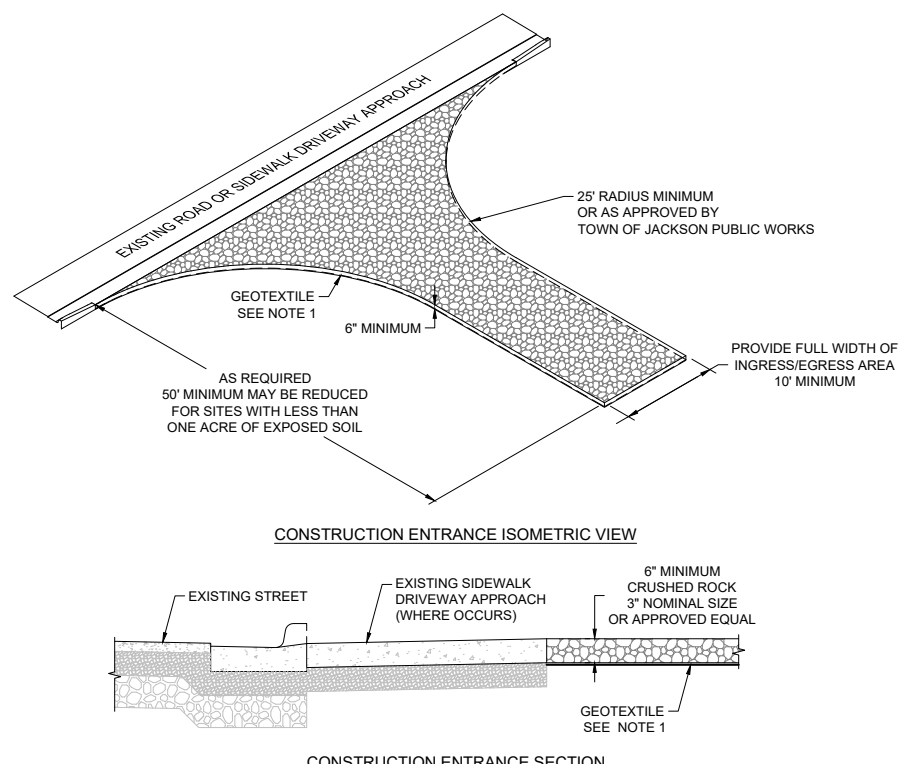
UPPER SNOW KING LOOP PLAN & PROFILE

**JORGENSEN**
JACKSON, WYOMING
307.733.5150
www.jorgeng.com**PAVEMENT SECTION**
NOT TO SCALE

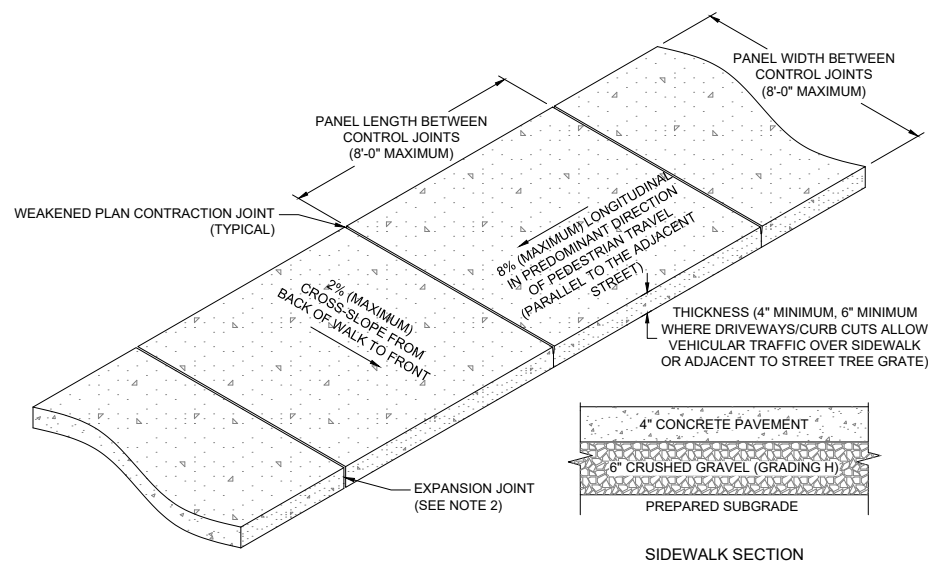
- NOTE
1. DETECTABLE WARNING PANELS SHALL BE RED BRICK COLORED CAST IRON
 2. PANELS PLACED ON PUBLIC SIDEWALKS SHALL BE PROVIDED BY TOWN OF JACKSON

DETECTABLE WARNING PANEL DETAIL
NOT TO SCALE

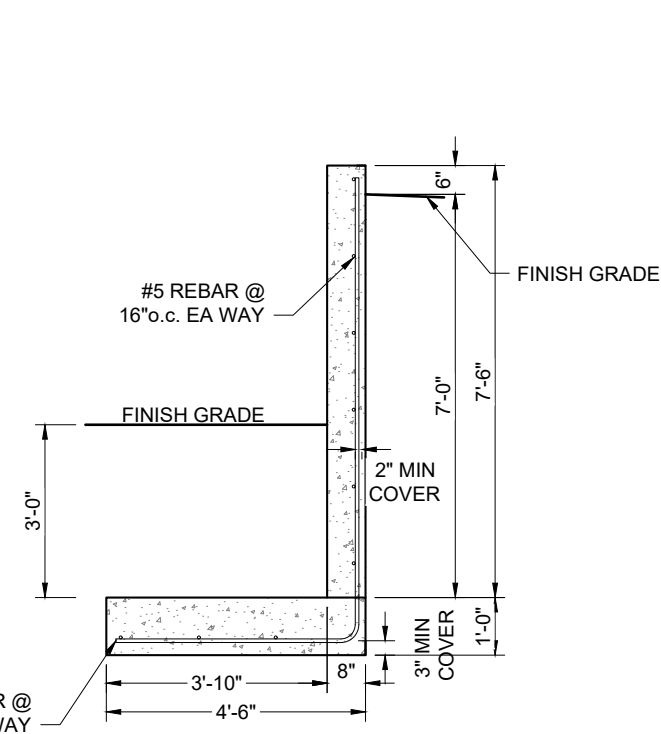
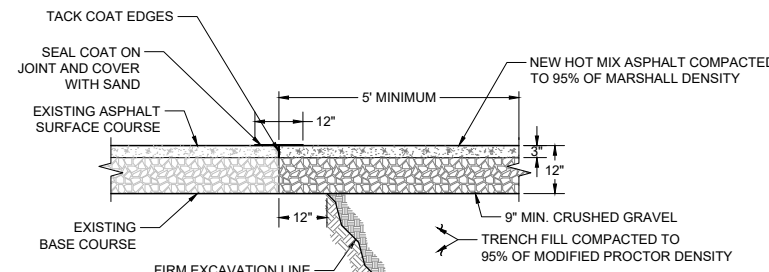
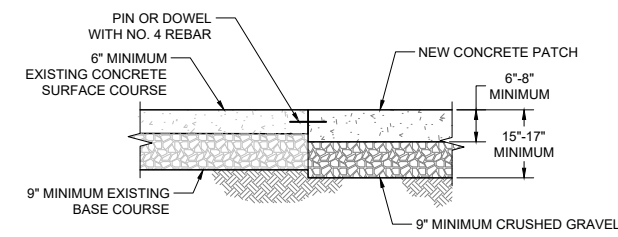
- NOTE
1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE 0.060\"/>
 2. SIZES AND LOCATIONS
 - 2.1. DOWNTOWN: 30\"/>
 - 2.2. RESIDENTIAL: 24\"/>
 3. SIGN FACE MATERIAL SHALL BE MINIMUM ENGINEER GRADE TAPES (REFLECTIVE)
 4. POST SIZES AND MATERIALS:
 - 4.1. POST 2\"/>
 - 4.2. ANCHOR POST 2\"/>
 5. HARDWARE-BOLTS AND NUTS.
 6. STREET NAMES SHALL BE 6\"/>
 7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 2\"/>
 8. ALL TRAFFIC SIGNS SHALL MEET THE TOWN OF JACKSON STANDARDS. REFER TO WYDOT SPECIFICATIONS OR MUTCD FOR ITEMS NOT FOUND IN THE TOWN OF JACKSON STANDARDS.

TYPICAL TRAFFIC SIGN DETAIL
NOT TO SCALE

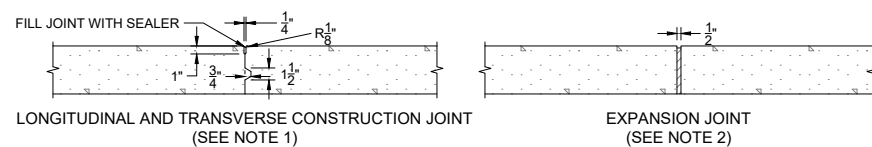
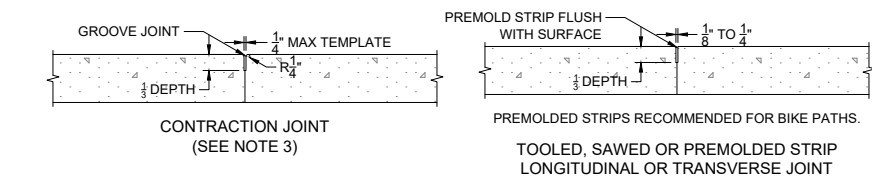
- NOTE
1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY OR SIDEWALK TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
 2. ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS INTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

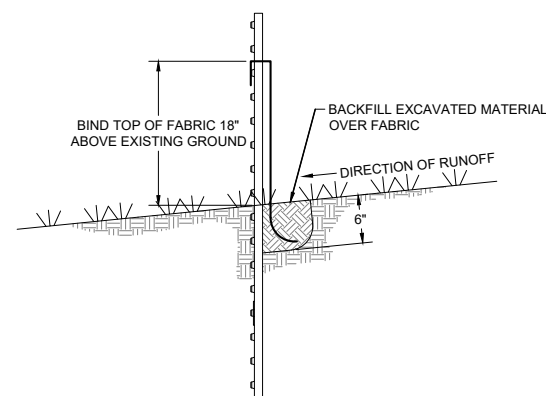
- NOTE
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPVSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 03304, PART 2.07
 2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPVSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0\"/>
 3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
 4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
 5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03
 6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE, SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
 7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
 8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEORGID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE**RETAINING WALL DETAIL**
NOT TO SCALE**ASPHALT PATCH REPAIR DETAIL****CONCRETE PATCH REPAIR DETAIL**

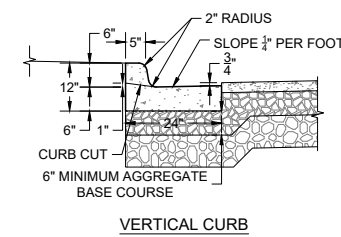
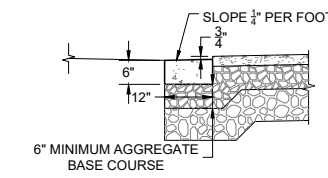
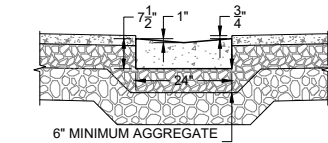
- NOTE
1. REPLACEMENT ASPHALT SHALL BE 1\"/>
 2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1 1/2\"/>
 3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL
NOT TO SCALE**LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINT**
(SEE NOTE 1)**EXPANSION JOINT**
(SEE NOTE 2)**CONTRACTION JOINT**
(SEE NOTE 3)**TOOLED, SAWED OR PREMOLDED STRIP**
LONGITUDINAL OR TRANSVERSE JOINT

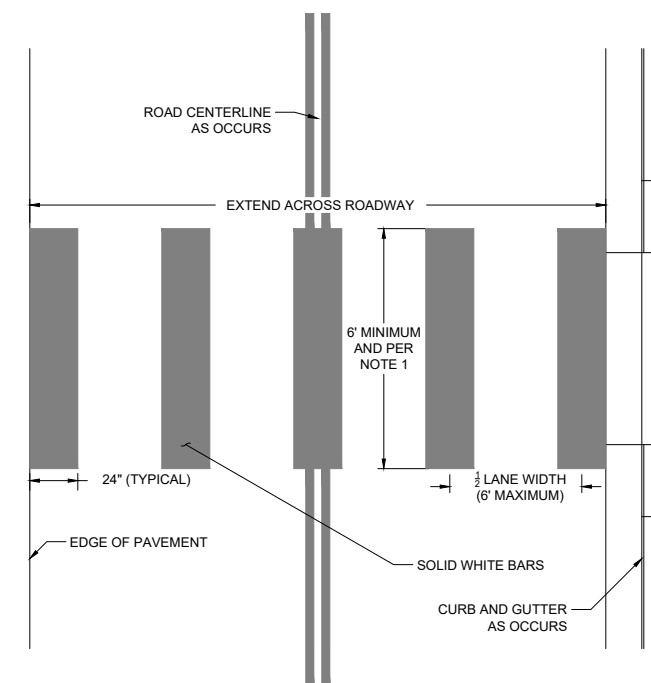
- NOTES
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
 2. 1\"/>
 3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLABLE CRACKING OCCURS. MAXIMUM DISTANCE BETWEEN JOINTS IS 8\"/>
 4. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPVSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0\"/>

PAVING AND CONCRETE JOINT DETAILS
NOT TO SCALE

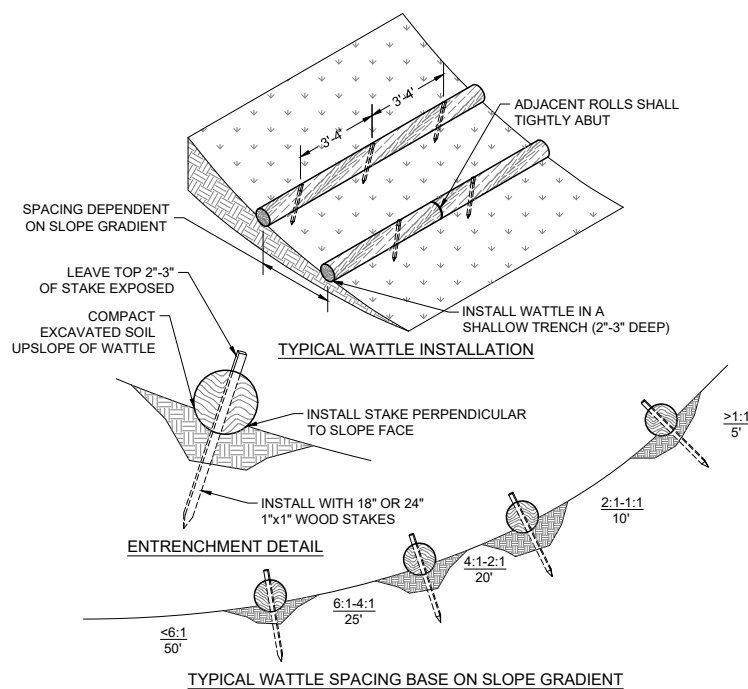
- NOTE
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10\"/>
 2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING SITE.

SILT FENCE DETAIL
NOT TO SCALE**VERTICAL CURB****RIBBON CURB****2\"/>**

- NOTE
1. CURBS SHALL CONFORM TO WPVSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 03304, PART 2.07
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03
 3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
 4. ROLL CURB SHALL NOT BE ALLOWED.

CURB SECTION DETAIL
NOT TO SCALE

- NOTE
1. CROSSWALK WIDTH SHALL BE 2\"/>
 2. TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS. GENERALLY LOCATE CROSSWALK LINES AT THE EDGE AND CENTER OF LANES.
 3. ROAD SURFACE SHALL BE CLEANED THOROUGHLY WITH A PRESSURE WASHER AND ALLOWED TO DRY COMPLETELY PRIOR TO PAINTING.

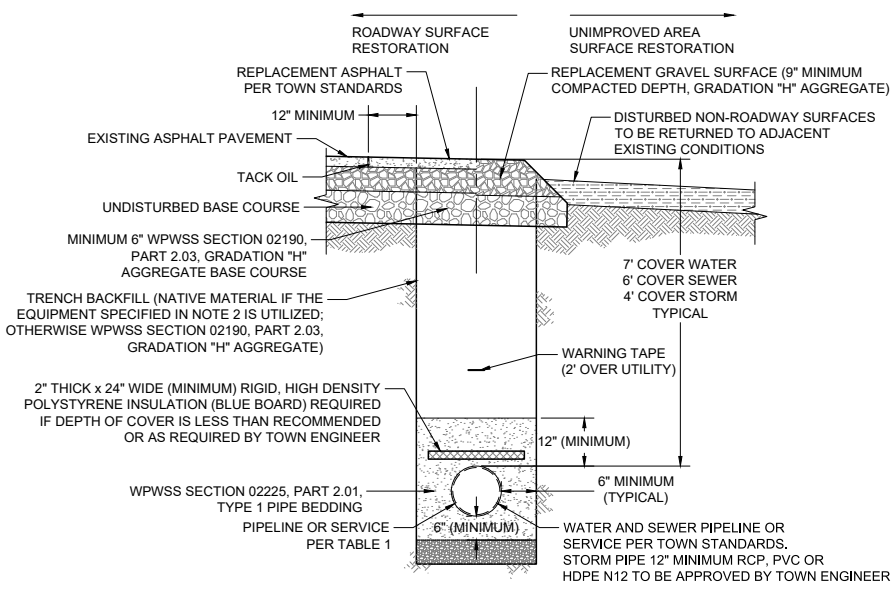
CROSSWALK STRIPING DETAIL
NOT TO SCALE

- NOTE
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2\"/>
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 3. SECURE THE WATTLE WITH 18\"/>
 4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE ENGINEER.

TYPICAL STRAW WATTLE DETAIL
NOT TO SCALE

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVIEW

Project SNOW KING LOOP CONDOMINIUMS	
553, 725, & 510 UPPER SNOW KING LOOP ROAD JACKSON, WY 83001	
23072	Project No.
SS	Drawn By
XL	Checked By
Discipline & Drawing Number	
C3.0	
Drawing Name	
GRADING DETAILS	

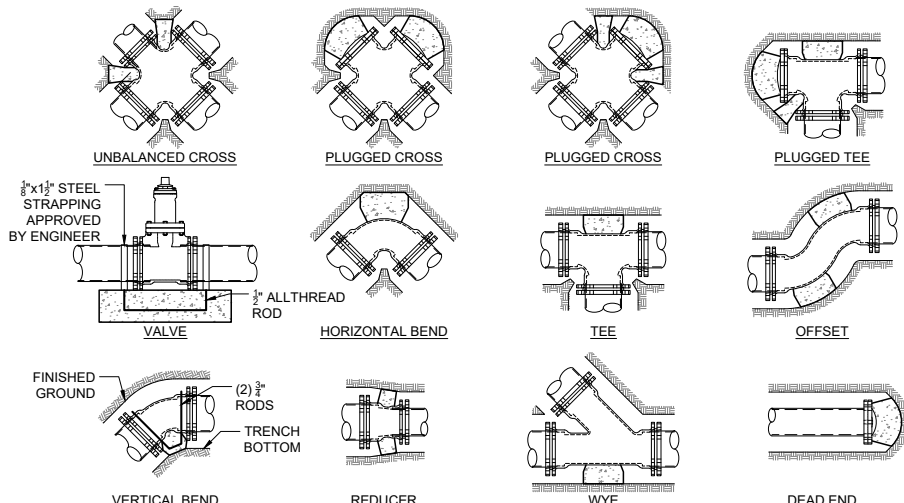


- NOTE**
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPVSS SECTION 02231, PART 3.03.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
 - PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

PIPE TRENCH DETAIL

NOT TO SCALE

TOJ W-100, SS-100, STM-100



MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

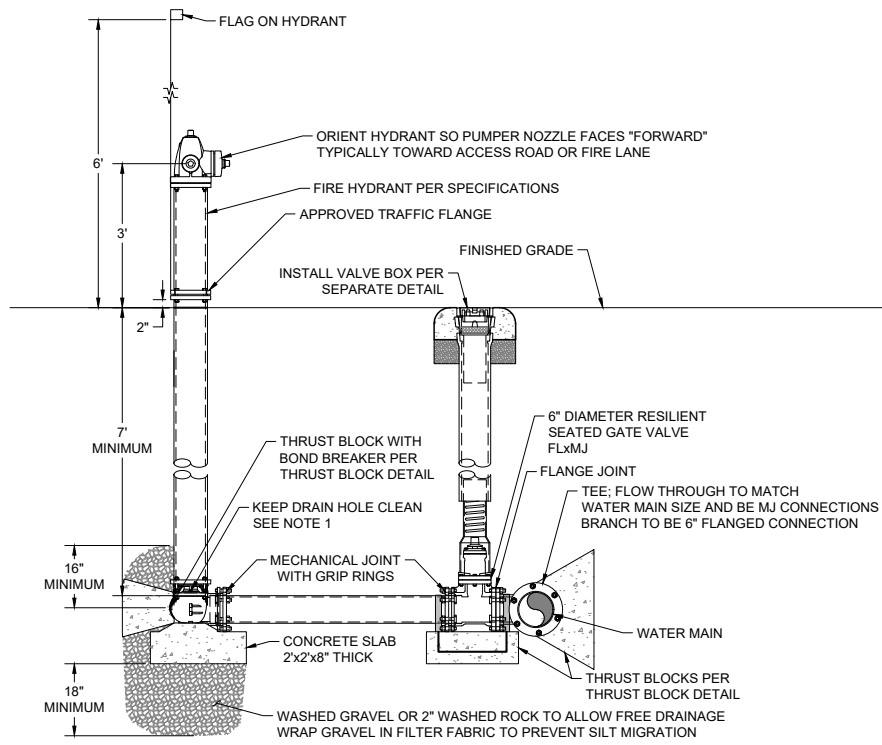
FITTING	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-8"	1'-8"	0'-10"	1'-7"	0'-8"	0'-8"	0'-8"
6"	2'-0"	1'-11"	2'-5"	2'-3"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-8"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-9"	2'-9"	2'-2"	1'-11"	1'-4"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	2'-7"	2'-3"	2'-0"	1'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-8"
24"	6'-0"	6'-0"	7'-0"	7'-0"	6'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

- NOTE**
- SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
 - ALL BLOCKING SHALL BEAR AGAINST UNDISTURBED MATERIAL
 - DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY
 - 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

THRUST BLOCK DETAIL

NOT TO SCALE

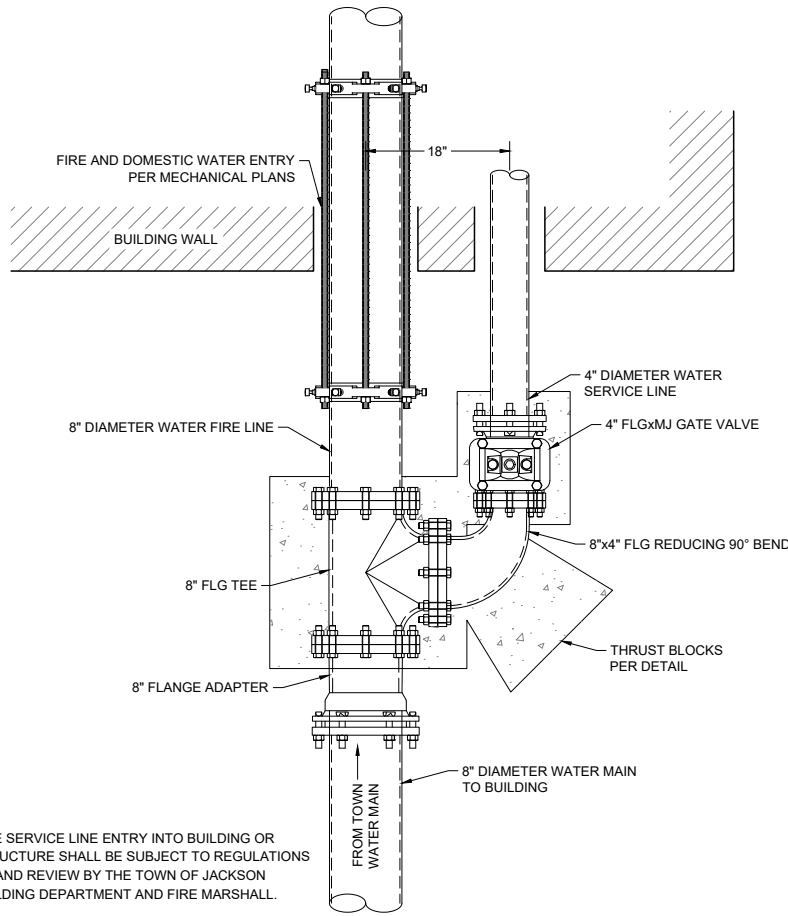
TOJ W-111



- NOTE**
- REFER TO THE FIRE HYDRANT CLEARANCE REQUIREMENTS DETAIL FOR PLACEMENT INFORMATION
 - HYDRANT DRAIN HOLE NOT PERMITTED IF IT IS LOCATED BELOW THE WATER TABLE
 - HYDRANT TO BE LOCATED AS SHOWN ON PLANS

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

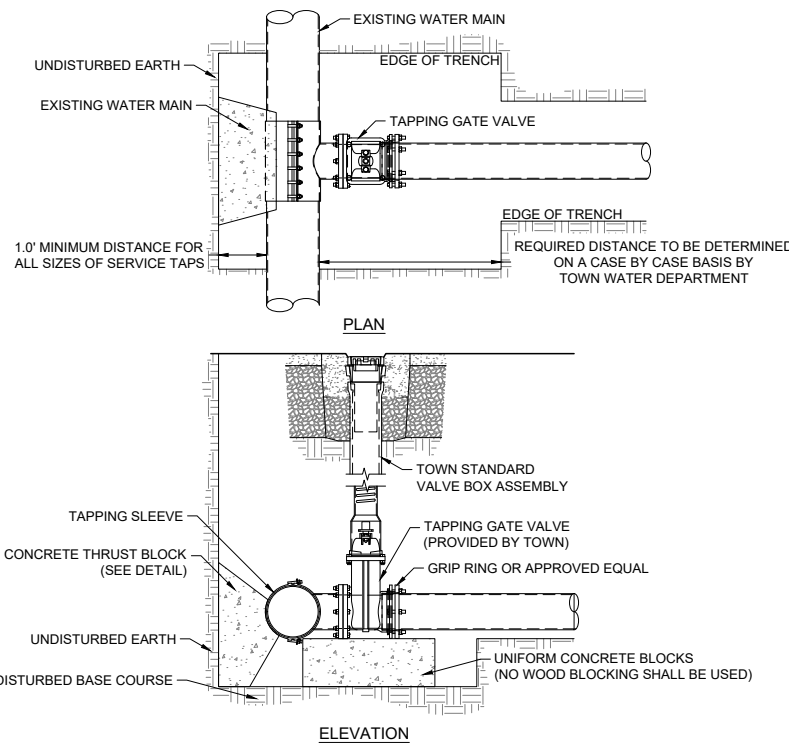


NOTE

- FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

WATER CONNECTION DETAIL

NOT TO SCALE



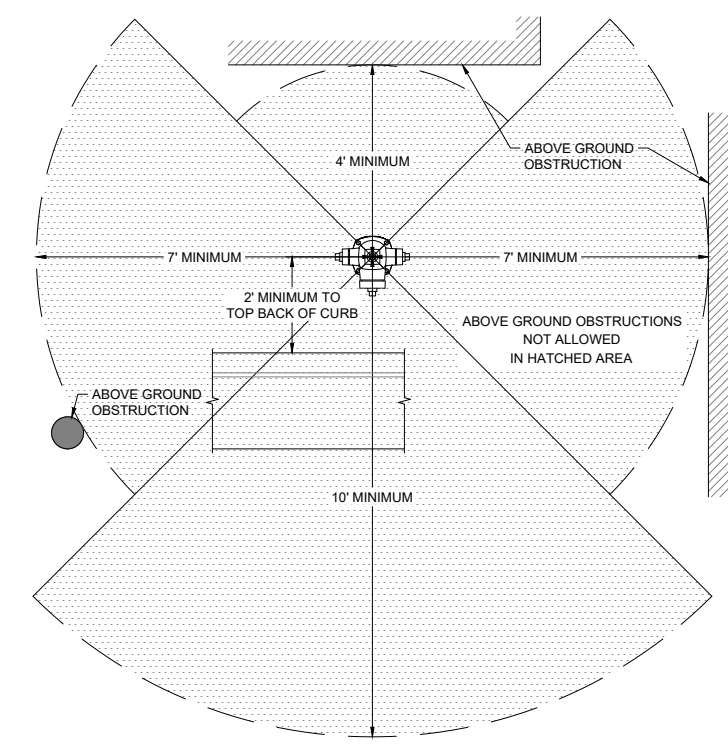
NOTE

- THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
- TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
- EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

NOT TO SCALE

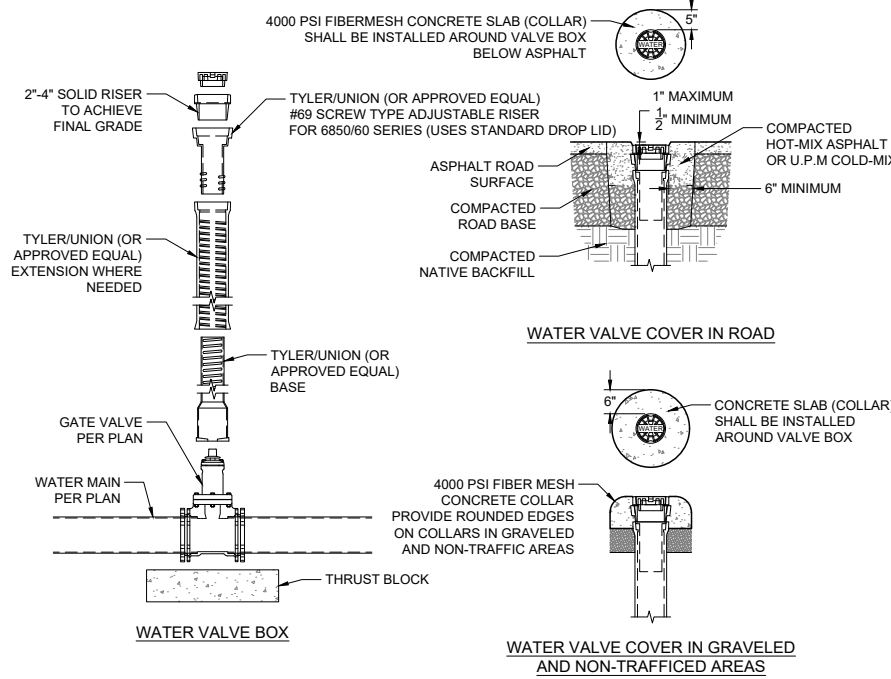
TOJ W-118



- NOTE**
- REFER TO THE FIRE HYDRANT CLEARANCE REQUIREMENTS DETAIL FOR PLACEMENT INFORMATION
 - HYDRANT DRAIN HOLE NOT PERMITTED IF IT IS LOCATED BELOW THE WATER TABLE
 - HYDRANT TO BE LOCATED AS SHOWN ON PLANS

FIRE HYDRANT CLEARANCE REQUIREMENTS

NOT TO SCALE



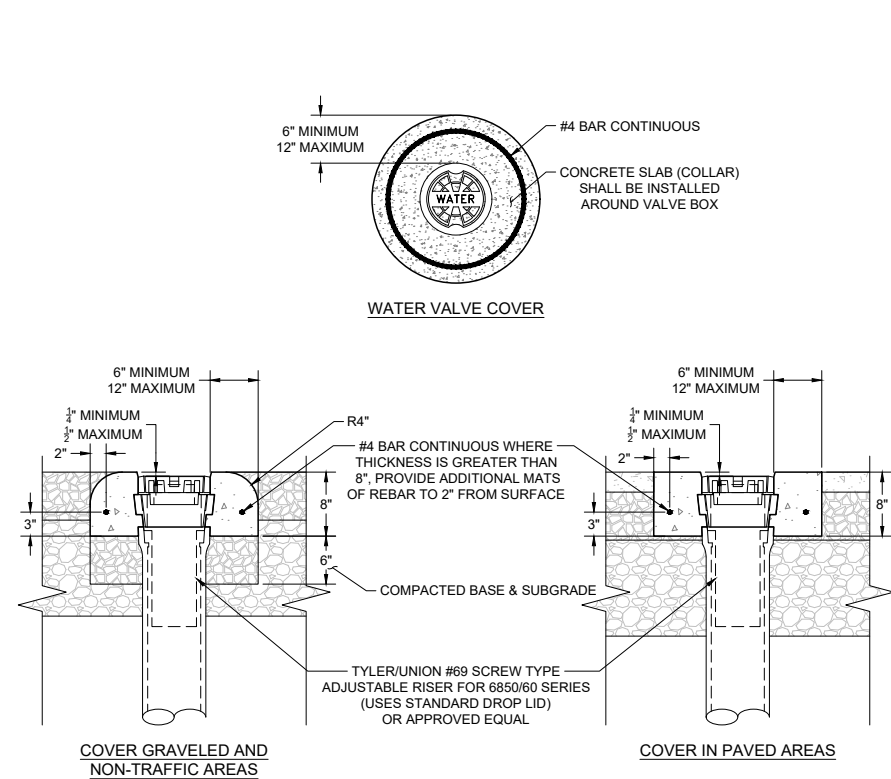
NOTE

- ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
- THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
- MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL

NOT TO SCALE

TOJ W-106

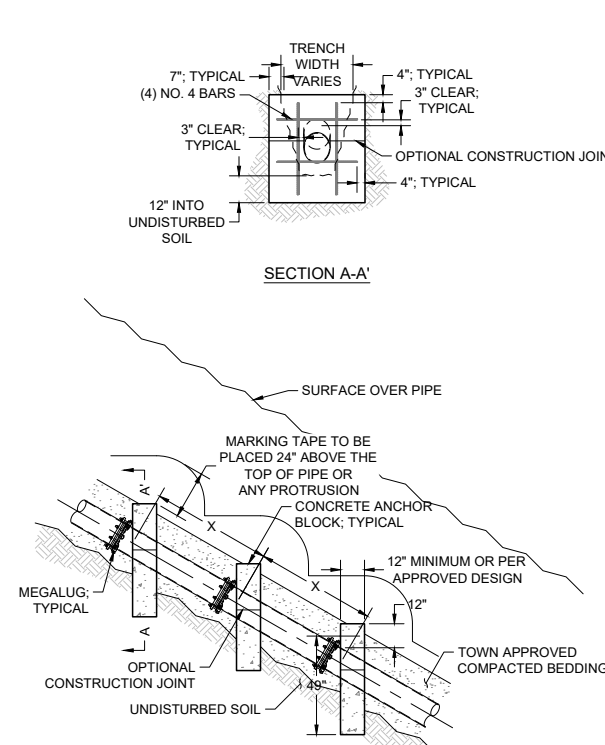


NOTE

- ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED.
- FIBERMESH CONCRETE MAY BE SUBSTITUTED FOR REBAR.

WATER VALVE ADJUSTMENT DETAIL

NOT TO SCALE



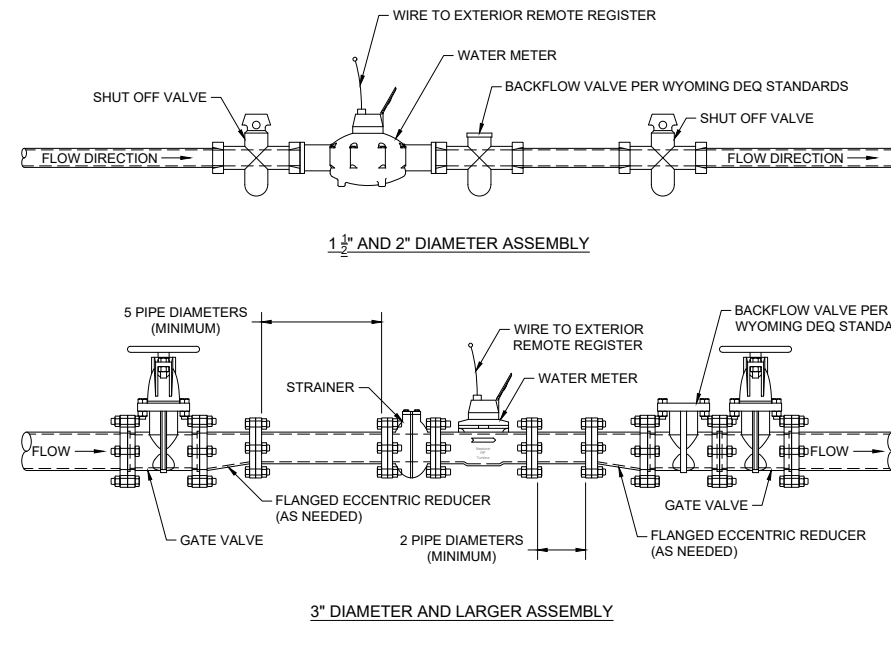
NOTE

- DRAINS TO DAYLIGHT ARE TO BE LOCATED ON THE UPHILL SIDE OF CONCRETE BLOCKS.
- DISTANCE 'X' TO BE DETERMINED BY THE ENGINEER AND SUBMITTED TO THE TOWN FOR REVIEW PRIOR TO CONSTRUCTION.

WATER PIPE ANCHOR BLOCK DETAIL

NOT TO SCALE

W-109



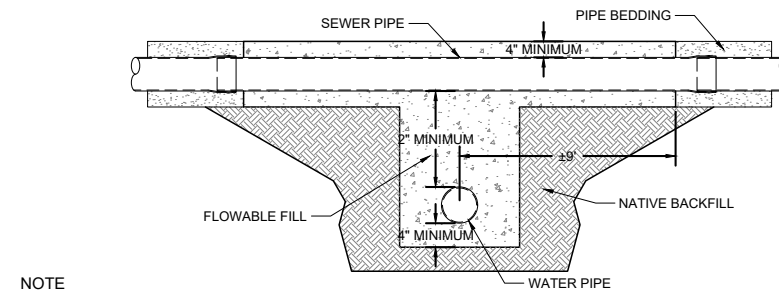
NOTE

- SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
- METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
- CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
- METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON

1 1/2\"/>

NOT TO SCALE

INTERIOR TOJ W-113



NOTE

- PARALLEL INSTALLATION:**
NORMAL CONDITIONS:
SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.
- UNUSUAL CONDITIONS:**
WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
- THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
 - WHERE 18" VERTICAL SEPARATION AS NOTED ABOVE CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
 - CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
 - PLACED IN A SEPARATE CASING PIPE, OR;
 - THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).
- CROSSING:**
NORMAL CONDITIONS:
SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.
- UNUSUAL CONDITIONS:**
WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
- THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING, OR
 - THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
 - WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

WATER SEWER UNUSUAL PROXIMITY DETAIL

NOT TO SCALE

NORTHWORKS

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Jackson, Wyoming 83001
1-800-255-0334

Jackson, Wyoming 83001
www.northworks.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensen.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVIEW

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By
Discipline & Drawing Number	

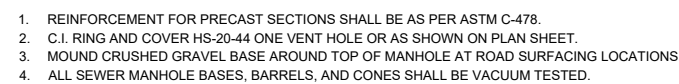
C3.1

Drawing Name

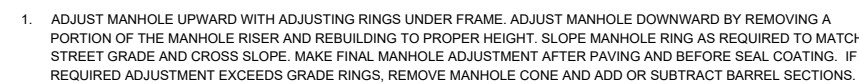
WATER DETAILS



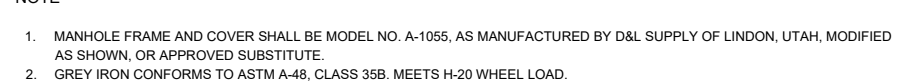
NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
	2025-03-24	DEVELOPMENT PLAN REVISION



STANDARD MANHOLE CONSTRUCTION DETAIL
NOT TO SCALE



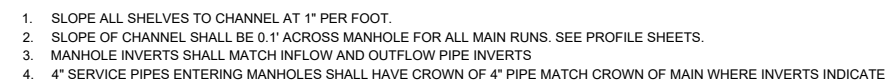
MANHOLE ADJUSTMENT & COLLAR IN ASPHALT
NOT TO SCALE



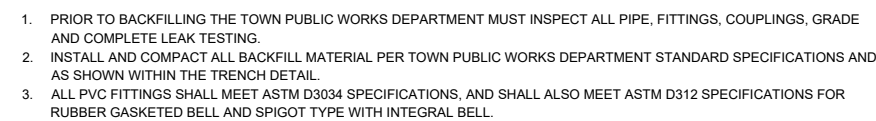
SEWER MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE



MANHOLE ANGLE MEASUREMENT METHOD



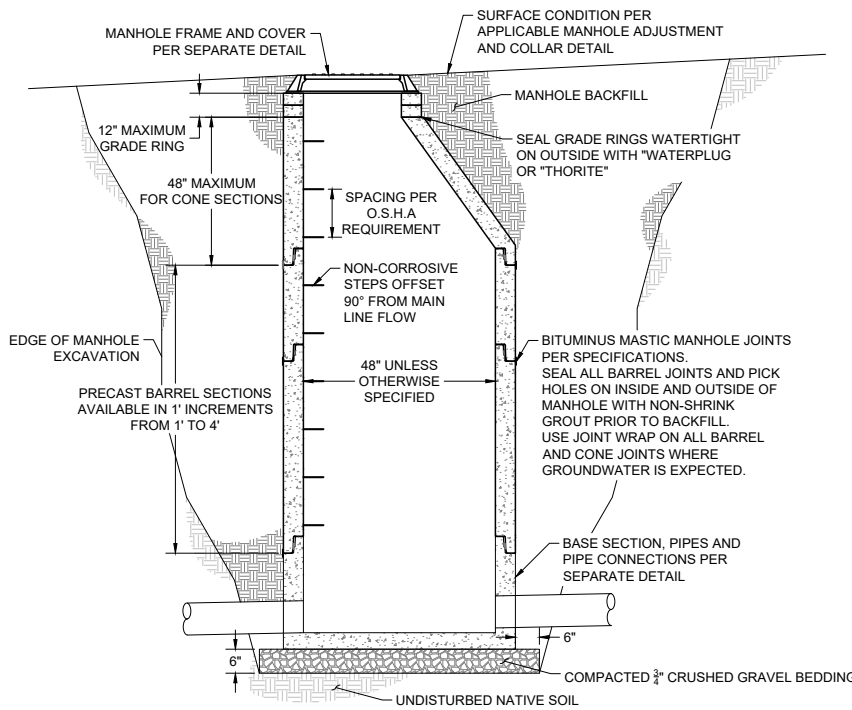
TYPICAL MANHOLE CHANNEL DETAILS
NOT TO SCALE



BUILDING CLEANOUT DETAIL
NOT TO SCALE REV TOJ SS-114

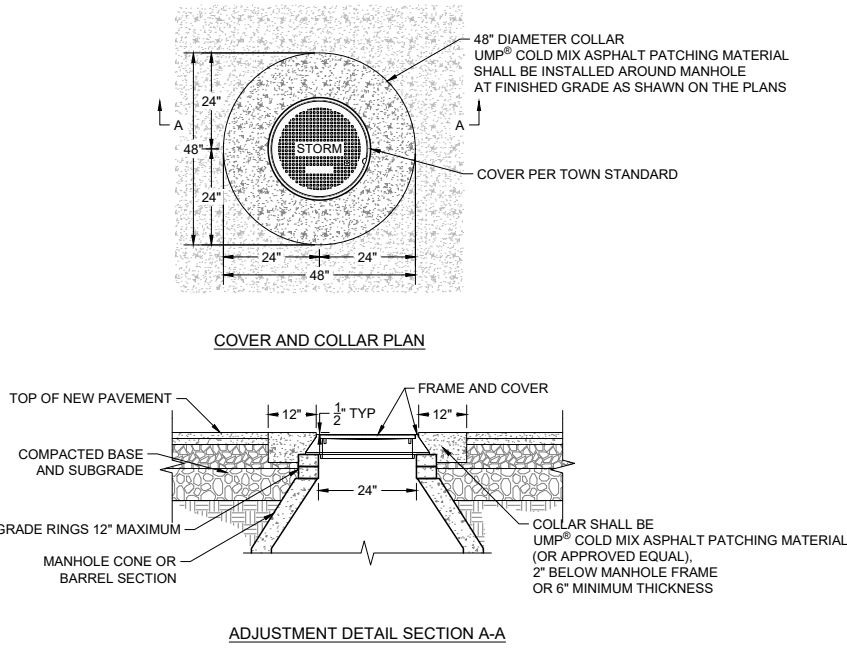


CLEAN OUT SURFACE CONDITION DETAIL
NOT TO SCALE



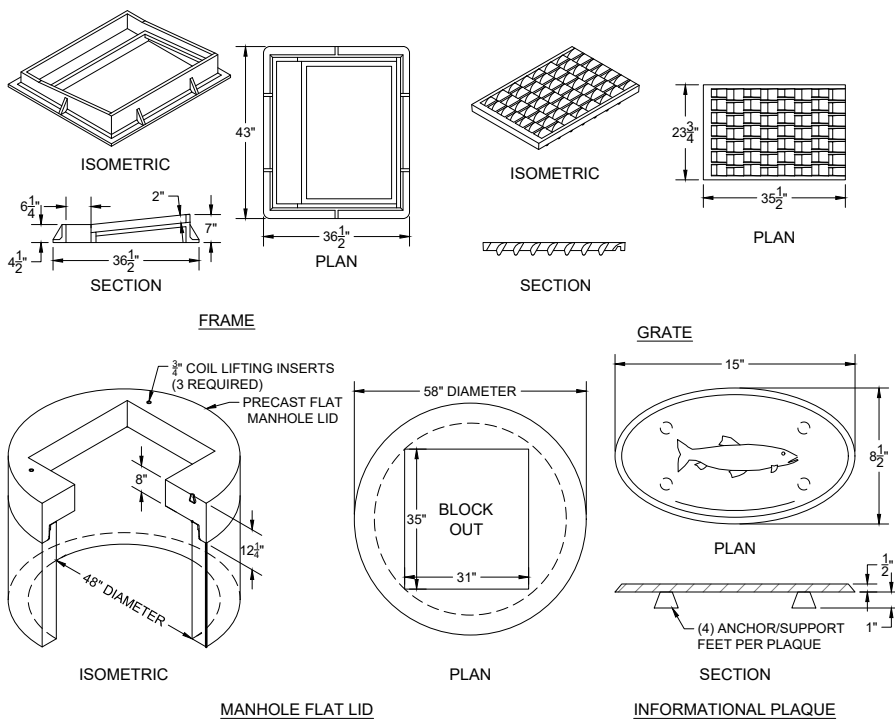
- NOTE
1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
 2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
 3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
 4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

STANDARD MANHOLE CONSTRUCTION DETAIL
NOT TO SCALE



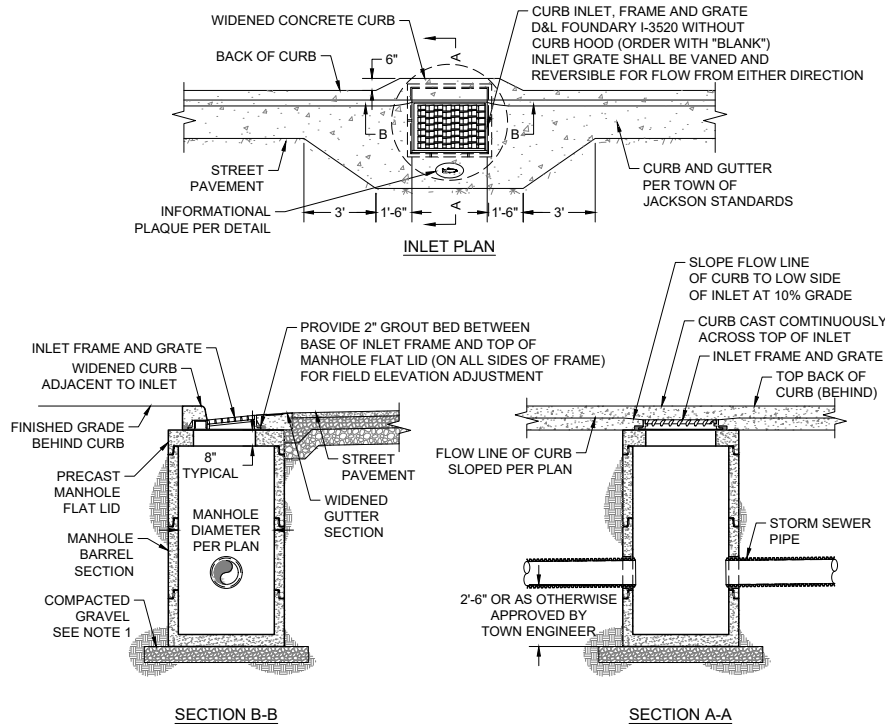
- NOTE
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
 2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT
NOT TO SCALE TOJ STM-103



- NOTE
1. INLET GRATE AND FRAME SHALL BE MODEL NOUMBER I-3520 AS MANUFACTURED BY D&L SUPPLY OF LINDON UTAH, OR APPROVED EQUAL.
 2. INLET GRATE SHALL BE VANED AND REVERSIBLE FOR EITHER LEFT-TO-RIGHT OR RIGHT-TO-LEFT FLOW.
 3. PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED EQUAL.

INLET FRAME, GRATE, LID AND PLAQUE DETAIL
NOT TO SCALE



- NOTE
1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

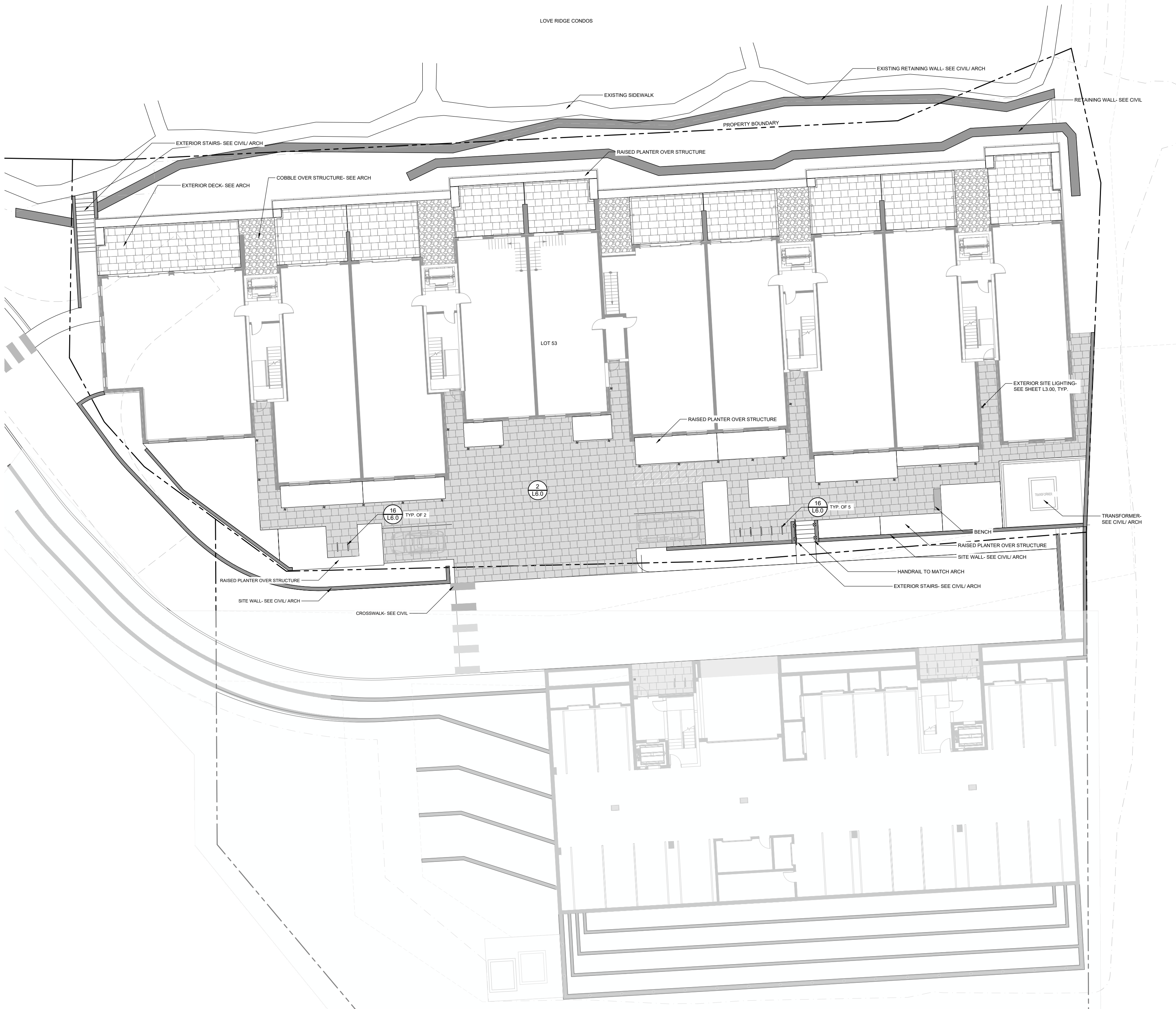
CURB INLET WITHOUT HOOD DETAIL
NOT TO SCALE REVISED TOJ STM-101



JORGENSEN
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NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION

Project SNOW KING LOOP CONDOMINIUMS	
553, 725, & 510 UPPER SNOW KING LOOP ROAD JACKSON, WY 83001	
23072	Project No.
SS	Drawn By
JL	Checked By
Discipline & Drawing Number	
C3.3	
Drawing Name	
STORMWATER DETAILS	



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PAVERS
	PAVERS WITH SNOWMELT
	CONCRETE WITH SNOWMELT
	COBBLE
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	EXTERIOR SITE LIGHTING
	EXTERIOR SITE DRAINAGE

DETAIL REPORT	
NUMBER	TITLE
1/L6.0	MORTAR-SET CONCRETE PAVERS
2/L6.0	MORTAR-SET CONCRETE PAVERS W/SNOWMELT
3/L6.0	MORTAR-SET PAVERS
4/L6.0	MORTAR-SET PAVERS W/ SNOWMELT
5/L6.0	PED SLAB TURNDOWN - TYP REINFORCEMENT
6/L6.0	PATH LIGHT IN MORTAR-SET PAVERS
7/L6.0	MORTAR-SET STONE ENTRY - FLUSH CONDITION
8/L6.0	PAVERS / PAVERS W/ SNOWMELT
9/L6.0	EXPANSION JOINT
10/L6.0	MORTAR-SET PAVES ENTRY - FLUSH CONDITION
11/L6.0	CONIFEROUS TREE PLANTING
12/L6.0	SHRUB PLANTING
13/L6.0	ORNAMENTAL GRASS / PERENNIAL PLANTING
14/L6.0	MEADOW SOD
15/L6.0	DECIDUOUS TREE PLANTING
16/L6.0	INVERTED U-SHIELD BIKE RACK
17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH



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NO.	ISSUED DATE	ISSUED FOR
10/29/2024	03/24/2025	DEVELOPMENT PLAN DEVELOPMENT PLAN REVISION

Project
SNOW KING LOOP

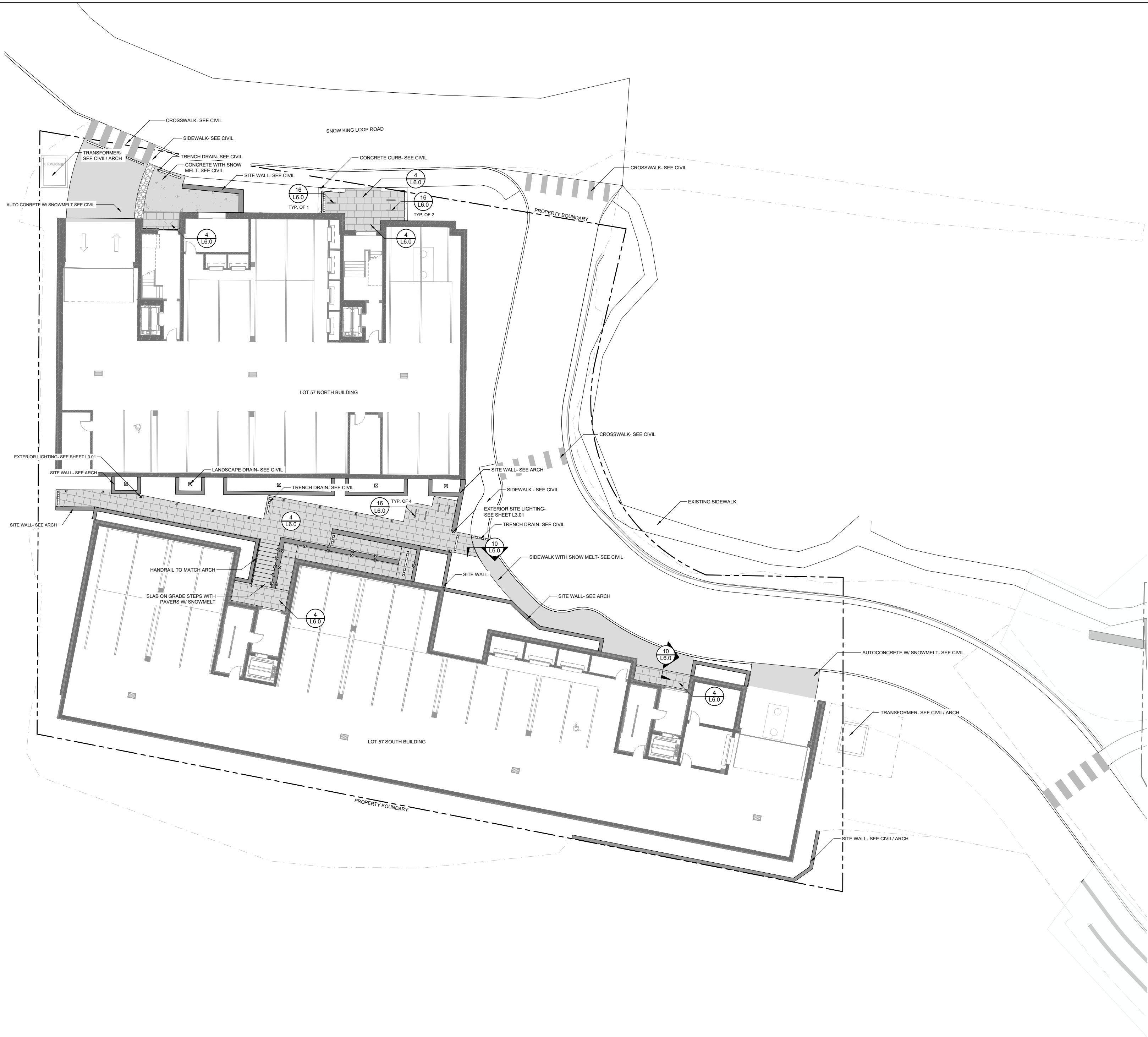
553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.
LN

Drawn By
MK

Discipline & Drawing Number
LOT 53
MATERIALS PLAN

Drawing Name
L2.00



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PAVERS
	PAVERS WITH SNOWMELT
	CONCRETE WITH SNOWMELT
	COBBLE
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	EXTERIOR SITE LIGHTING
	EXTERIOR SITE DRAINAGE

DETAIL REPORT

NUMBER	TITLE
1/L6.0	MORTAR-SET CONCRETE PAVERS
2/L6.0	MORTAR-SET CONCRETE PAVERS W/SNOWMELT
3/L6.0	MORTAR-SET PAVERS
4/L6.0	MORTAR-SET PAVERS W/ SNOWMELT
5/L6.0	PED SLAB TURNDOWN - TYP REINFORCEMENT
6/L6.0	PATH LIGHT IN MORTAR-SET PAVERS
7/L6.0	MORTAR-SET STONE ENTRY - FLUSH CONDITION
8/L6.0	PAVERS / PAVERS W/ SNOWMELT
9/L6.0	EXPANSION JOINT
10/L6.0	MORTAR-SET PAVER ENTRY - FLUSH CONDITION
11/L6.0	CONIFEROUS TREE PLANTING
12/L6.0	SHRUB PLANTING
13/L6.0	ORNAMENTAL GRASS / PERENNIAL PLANTING
14/L6.0	MEADOW SOD
15/L6.0	DECIDUOUS TREE PLANTING
16/L6.0	INVERTED U-STYLE BIKE RACK
17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH



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NO.	ISSUED DATE	ISSUED FOR
10/29/2024	03/24/2025	DEVELOPMENT PLAN DEVELOPMENT PLAN REVISION

Project
SNOW KING LOOP

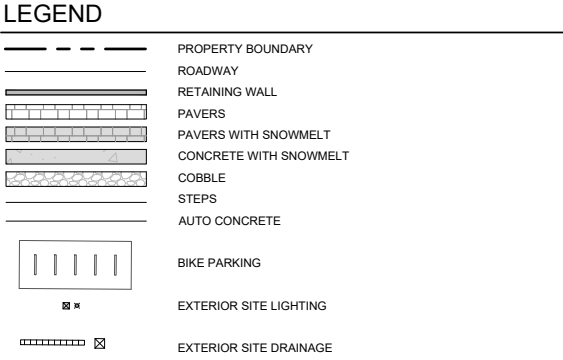
553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.
LN

Drawn By
MK

Discipline & Drawing Number
LOT 57
MATERIALS PLAN

Drawing Name
L2.01



NUMBER	TITLE
11.6/0	MORTAR-SET CONCRETE PAVERS
21.6/0	MORTAR-SET CONCRETE PAVERS W/SNOWMELT
31.6/0	MORTAR-SET PAVERS
41.6/0	MORTAR-SET PAVERS W/ SNOWMELT
51.6/0	PED SLAB TURNDOWN- TYP REINFORCEMENT
61.6/0	W/ATH MORTAR-SET PAVERS
71.6/0	MORTAR-SET STONE ENTRY - FLUSH CONDITION
81.6/0	PAVERS / PAVERS W/ SNOWMELT
91.6/0	EXPANSION JOINT
101.6/0	MORTAR-SET PAVEMENT ENTRY - FLUSH CONDITION
111.6/0	CONCRETE TREE PLANTING
121.6/0	SHRUB PLANTING
131.6/0	ORNAMENTAL GRASS / PERENNIAL PLANTING
141.6/0	MEADOW SOD
151.6/0	DECIDUOUS TREE PLANTING
161.6/0	INTERLOCKED L-STYLE BAKE RACK
171.6/0	RECESSED WALL LIGHT
181.6/0	COBBLE MULCH



NO.	ISSUED DATE	ISSUED FOR
	10/29/2024	DEVELOPMENT PLAN
	03/24/2025	DEVELOPMENT PLAN REVISION

Project
SNOW KING LOOP

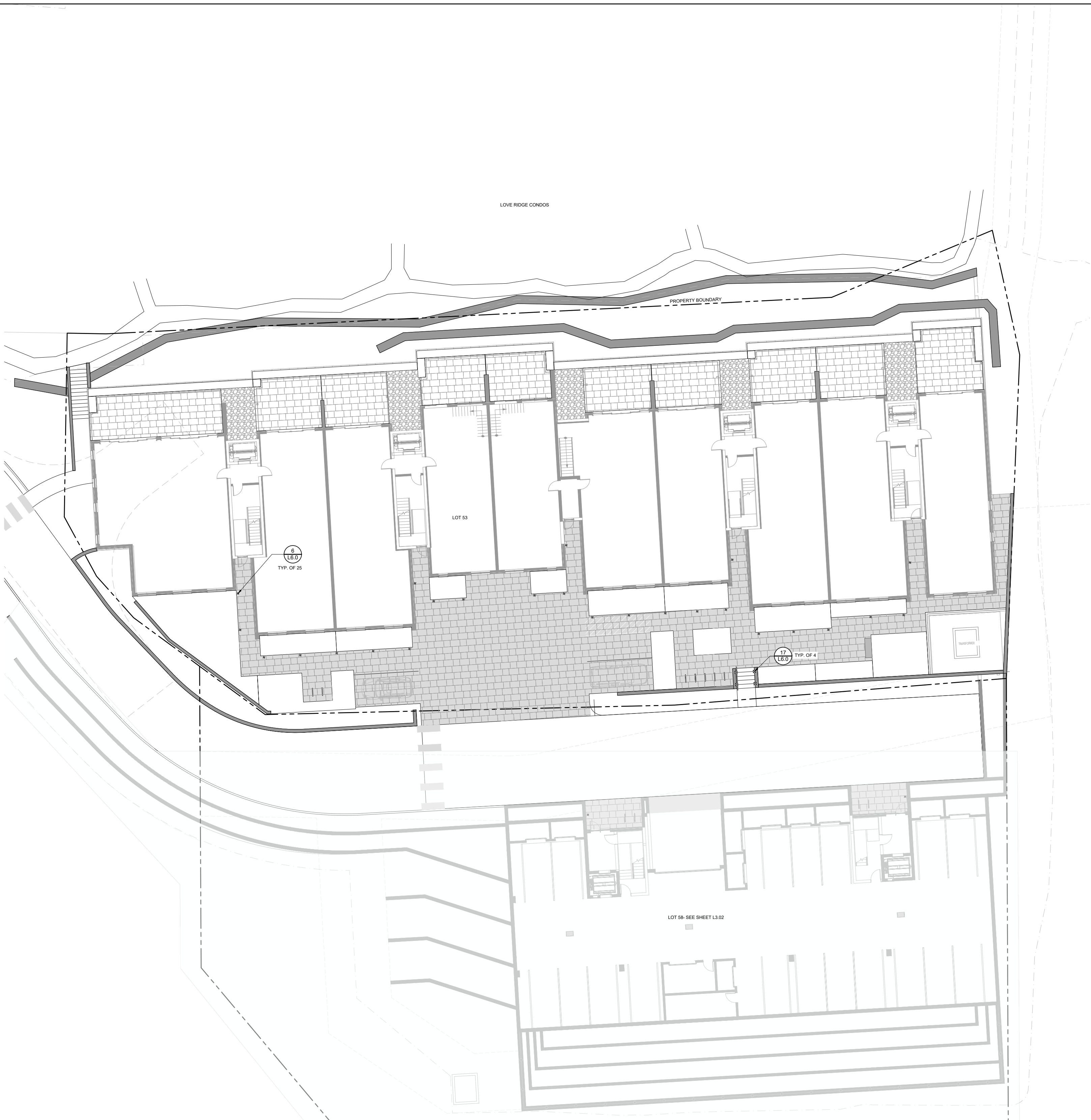
553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

	Project No.
	Drawn By LN
	Checked By MI

Discipline & Drawing Number
LOT 58

Drawing Name

L2.02



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PAVERS
	PAVERS WITH SNOWMELT
	CONCRETE WITH SNOWMELT
	COBBLE
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	EXTERIOR SITE LIGHTING
	EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE			
	QTY	LIGHT COLOR	DETAIL
 BK LIGHTING MINI-MICRO DRIVESTAR (EXACT MODEL, COLOR, FINISH TBD)	25	2700K	6 / L6.0
 BEGA B24202 LED 2.9W (EXACT MODEL, COLOR, FINISH TBD)	18	2700K	17 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.



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NO.	ISSUED DATE	ISSUED FOR
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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

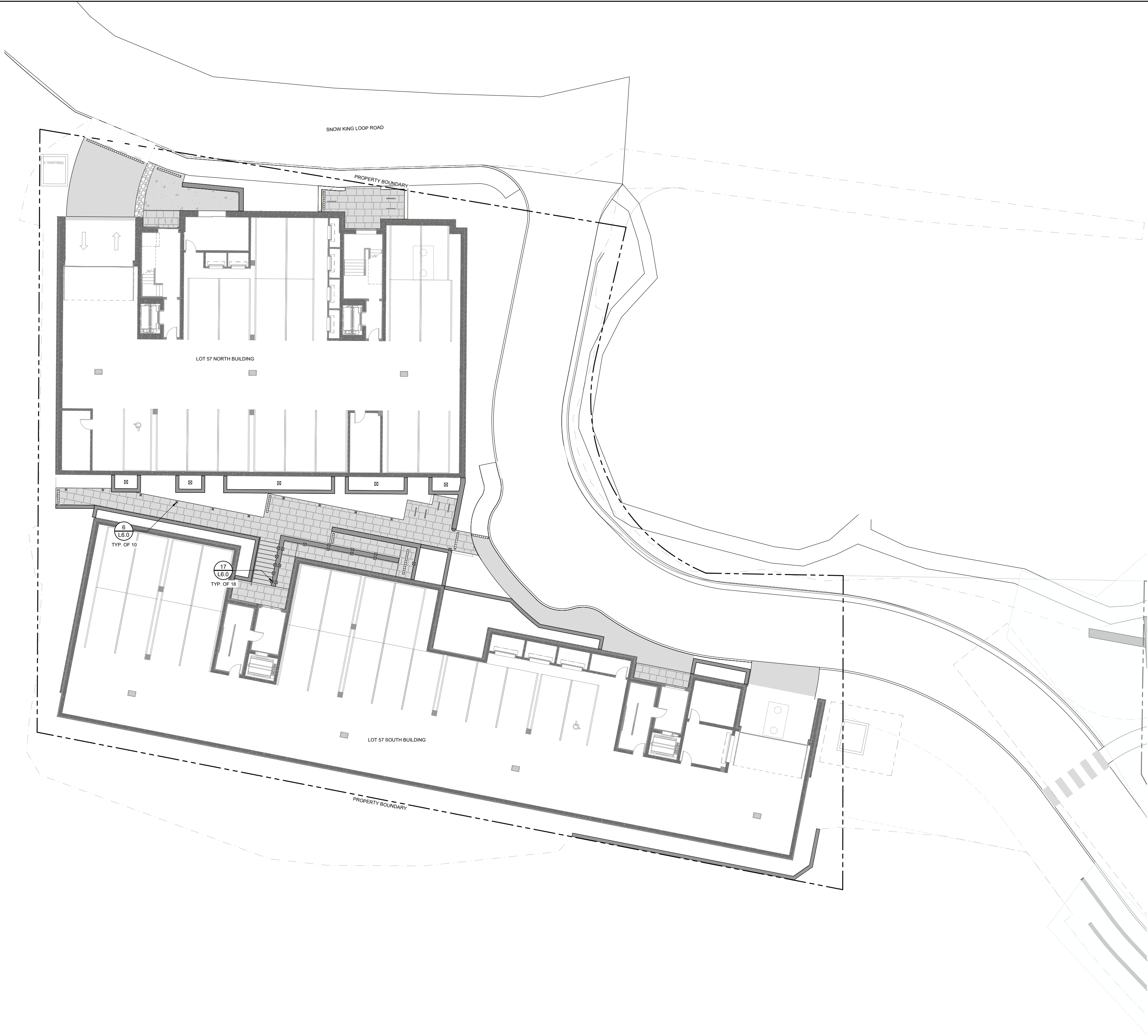
Project No.
LN

Drawn By
LN

Checked By
MK

Discipline & Drawing Number
LOT 53
EXTERIOR SITE
LIGHTING PLAN

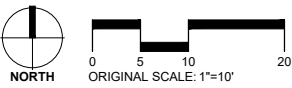
Drawing Name
L3.00



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PAVERS
	PAVERS WITH SNOWMELT
	CONCRETE WITH SNOWMELT
	COBBLE
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	EXTERIOR SITE LIGHTING
	EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE			
	QTY	LIGHT COLOR	DETAIL
BK LIGHTING MINI-MICRO DRIVESTAR PATHWAY LIGHT (EXACT MODEL, COLOR, FINISH TBD)	10	2700K	6 / L6.0
BEGA B24202 LED 2.9W (EXACT MODEL, COLOR, FINISH TBD)	18	2700K	17 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.



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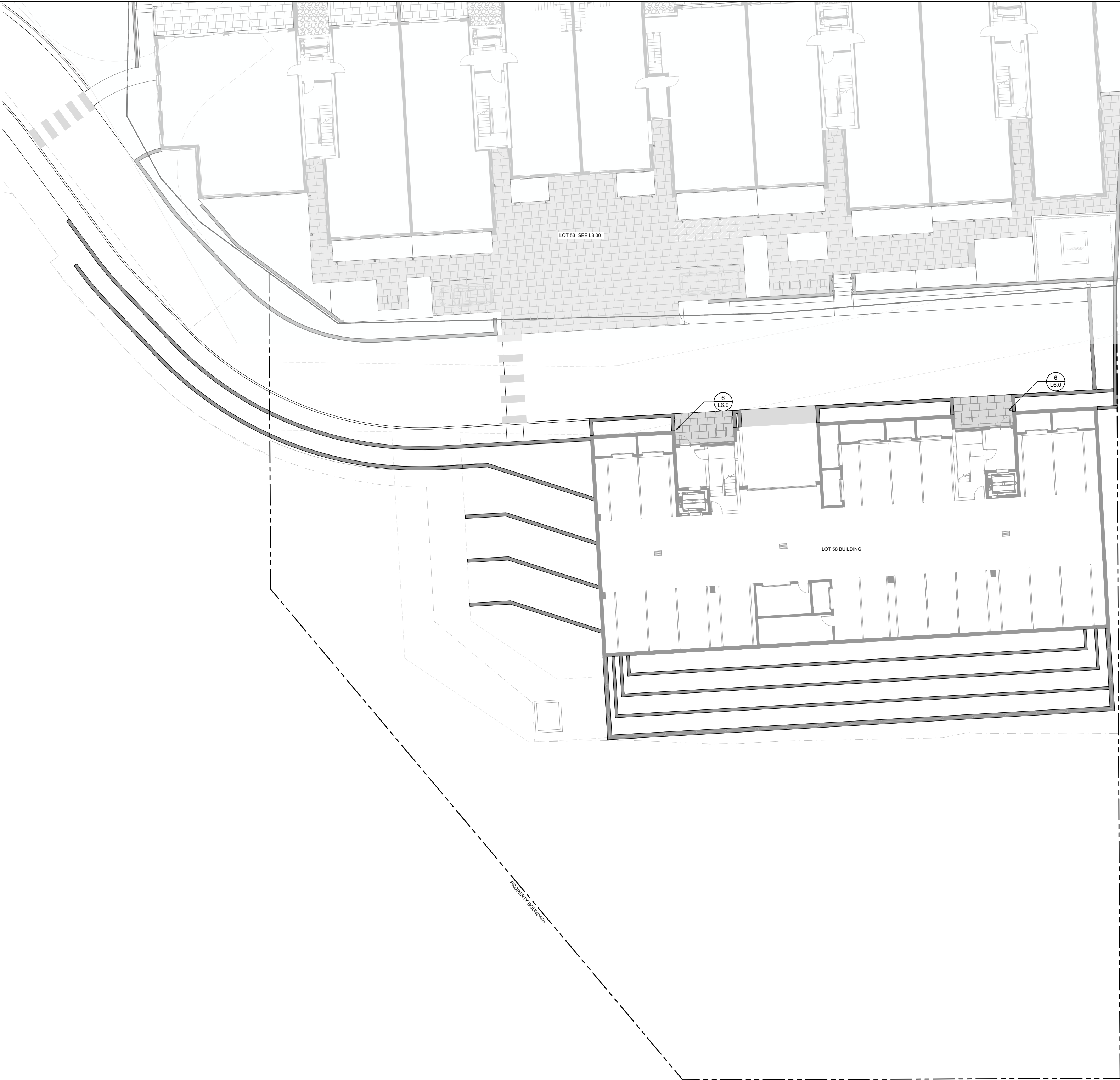
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	NMK

Discipline & Drawing Number
LOT 57
EXTERIOR SITE LIGHTING PLAN

Drawing Name
L3.01



LEGEND		
	PROPERTY BOUNDARY	
	ROADWAY	
	RETAINING WALL	
	PAVERS	
	PAVERS WITH SNOWMELT	
	CONCRETE WITH SNOWMELT	
	COBBLE	
	STEPS	
	AUTO CONCRETE	
	BIKE PARKING	
	EXTERIOR SITE LIGHTING	
	EXTERIOR SITE DRAINAGE	

SITE LIGHTING SCHEDULE			
	QTY	LIGHT COLOR	DETAIL
BK LIGHTING MINI-MICRO DRIVERSTAR (EXACT MODEL, COLOR, FINISH TBD)	2	2700K	6 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

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NO.	ISSUED DATE	ISSUED FOR
10/29/2024	03/24/2025	DEVELOPMENT PLAN DEVELOPMENT PLAN REVISION

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

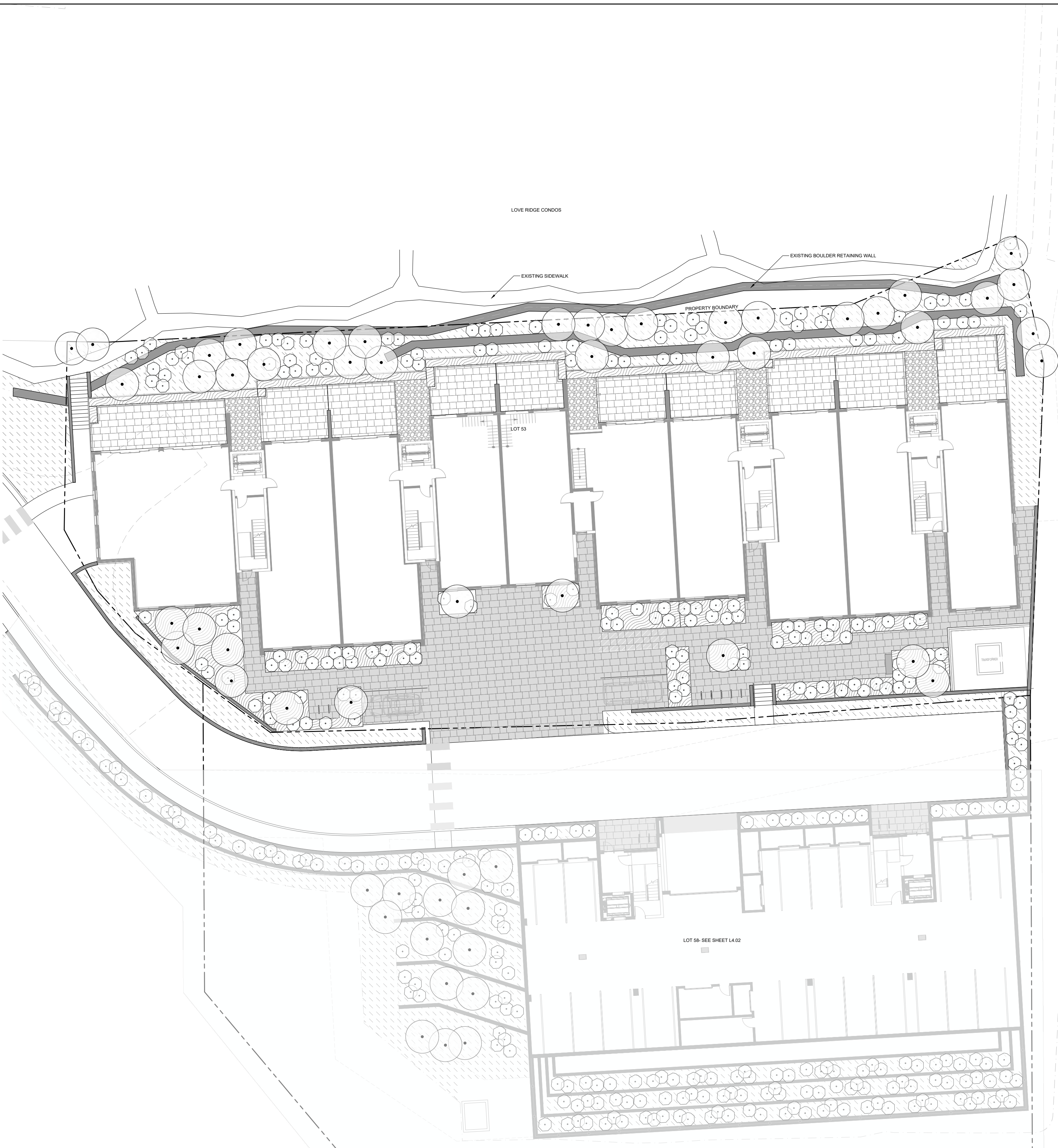
Project No.
LN

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Checked By
MK

Discipline & Drawing Number
LOT 58
EXTERIOR SITE LIGHTING PLAN

Drawing Name
L3.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 53

TREES:	NAME	SIZE	CONT.	QTY
	Quaking Aspen/ Populus tremuloides	3" Cal. 3.5" Cal.	B&B B&B	30 19
SHRUBS:				
	Native Shrubs- species TBD	5-6' H	B&B	146
GROUND COVERS:				
	Native Meadow Sod		SOD	3,060 SF
	Perennials and ornamental grasses - Species TBD		1 gal 18" OC	1,245

BIKE PARKING SUMMARY - LOT 53

Required Short-Term Bike Parking Spaces, Lot 53 - 14 spaces (4 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 53 - 14 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 53

Required LSR, Lot 53: 3,441 SF (34,412 SF x .1)
Proposed LSR, Lot 53: 7,245 SF
Proposed LSR Ratio, Lot 53: .2

- PLANTING & IRRIGATION NOTES**
- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
 - Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
 - Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
 - Obtain approval of final grading from Landscape Architect prior to installing any plant material. The final grades of planting areas and lawns shall be 1/4 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
 - Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
 - Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, soil, stones greater than 1" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
 - For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
 - Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight; with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
 - Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
 - Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 dequiescent/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
 - The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
 - Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
 - All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
 - All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be designed by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system as conclusion of project.
 - The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
 - No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
 - For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
 - All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
 - During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
 - Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
 - Planting period for seed and sod shall be immediately after final grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
 - Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

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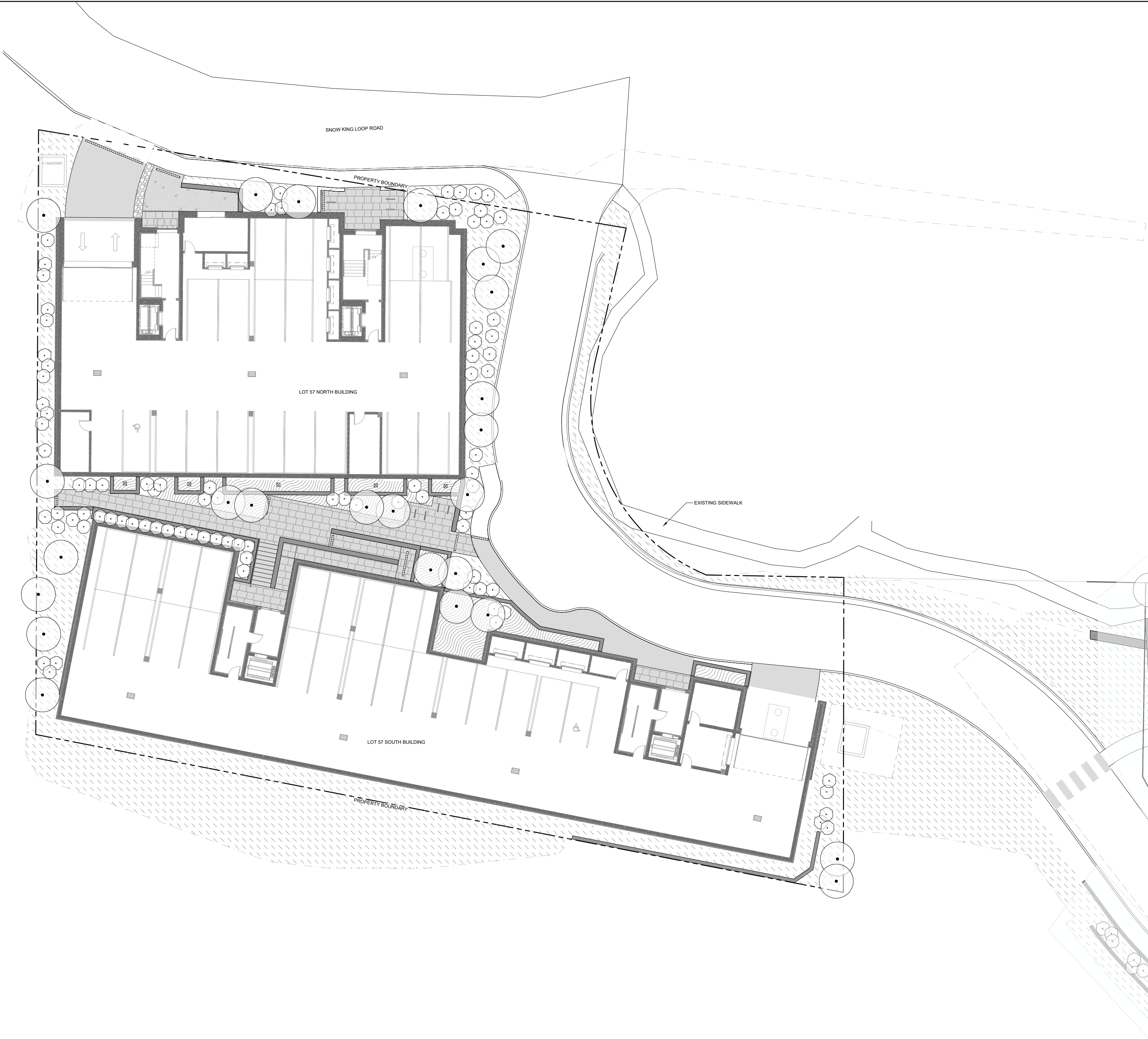
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	MM

Discipline & Drawing Number
**LOT 53
PLANTING PLAN**

Drawing Name
L4.00



LEGEND			
	PROPERTY BOUNDARY		
	ROADWAY		
	RETAINING WALL		
	PAVERS		
	PAVERS WITH SNOWMELT		
	CONCRETE WITH SNOWMELT		
	COBBLE		
	STEPS		
	AUTO CONCRETE		
	BIKE PARKING		
	EXTERIOR SITE LIGHTING		
	EXTERIOR SITE DRAINAGE		

PLANT SCHEDULE- LOT 57

TREES:	NAME	SIZE	CONT.	QTY
	Quaking Aspen/ Populus tremuloides	3" Cal. 3.5" Cal.	B&B B&B	14 11
SHRUBS:				
	Native Shrubs- species TBD	5-6" H	B&B	94
GROUND COVERS:				
	Native Meadow Sod		SOD	4,685 SF
	Perennials and ornamental grasses - Species TBD		1 gal 18" OC	735

BIKE PARKING SUMMARY - LOT 57

Required Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (4 accommodate Cargo Bikes)
Required Short-Term Bike Parking Spaces, Lot 57 South: 9 spaces (4 accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 South: 8 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 57

Required LSR, Lot 57: 3,611 SF (36,115 x 1)
Proposed LSR, Lot 57: 6,925 SF
Proposed LSR Ratio, Lot 57: .19

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for the work and any derangement to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/4 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, void spaces greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 40 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1/4 inch sieve; soluble salt content of 2 to 5 dS/cm; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 40 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be designed by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire baskets as tree pots are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
- Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
- Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.



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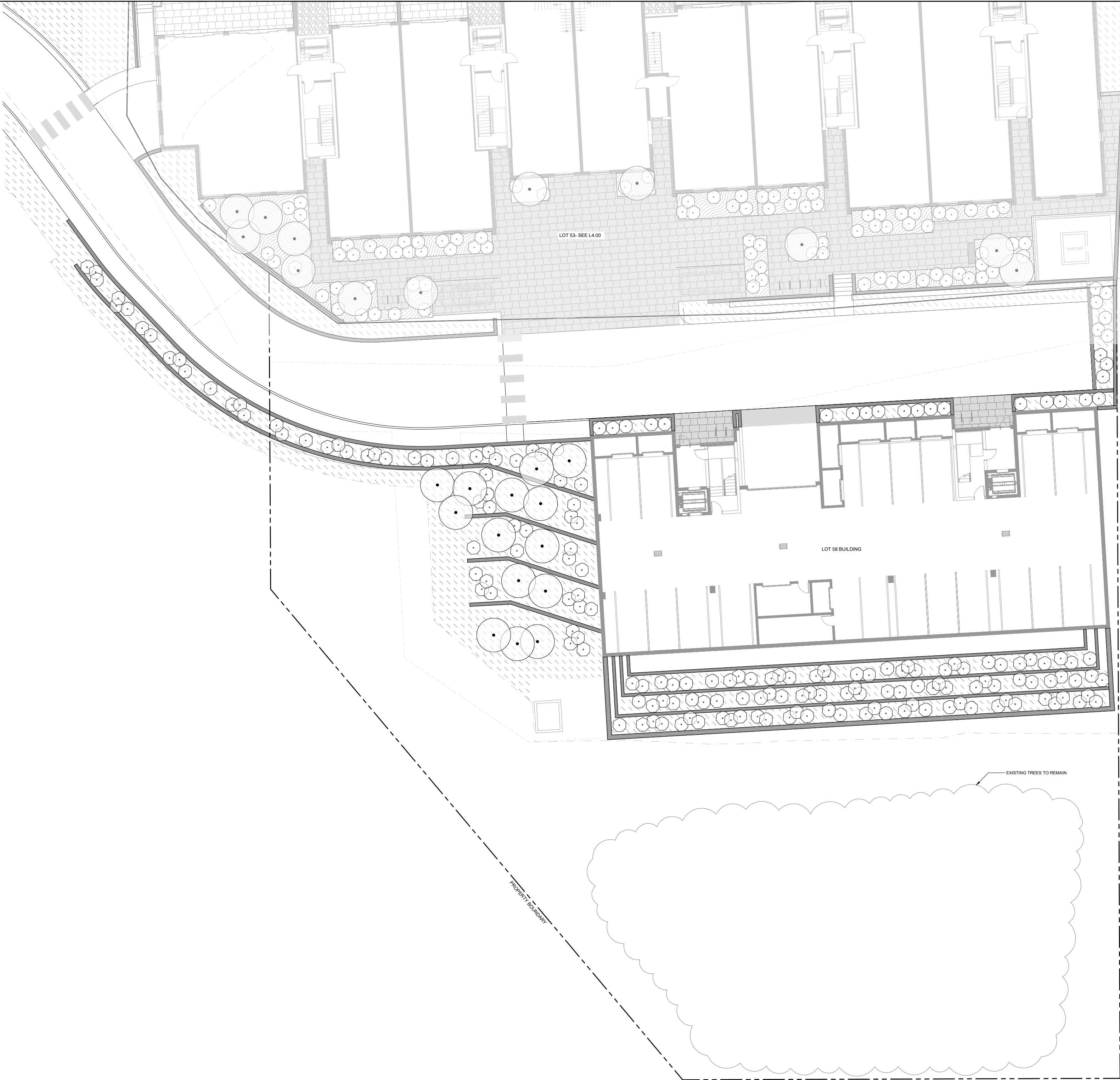
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 57
PLANTING PLAN

Drawing Name
L4.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 58

TREES:

NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populus tremuloides	3" Cal. 3.5" Cal.	B&B B&B	7 7

SHRUBS:

Native Shrubs- species TBD	5-6" H	B&B	165
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GROUND COVERS:

Native Meadow Sod	SOD	4,330 SF
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BIKE PARKING SUMMARY - LOT 58

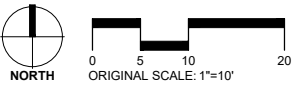
Required Short-Term Bike Parking Spaces: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces: 8 spaces (8 accommodate Cargo Bikes)

LSR SUMMARY - LOT 58

Required LSR, Lot 58: 4,792 SF (47.916 x .1)
Proposed LSR, Lot 58: 27,401 SF
Proposed LSR Ratio, Lot 58: .57

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for the work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/2 inches below adjacent edging or paving. Confirm mounds depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, soil stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content: 35 to 55 percent by weight; with organic matter content: 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content: 35 to 55 percent by weight; 100 percent passing through 1/2 inch sieve; soluble salt content of 2 to 5 decimensions; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unsuitable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system as conclusion of project.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For tall & bushy trees, remove burlap and entire wire baskets as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
- Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
- Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.



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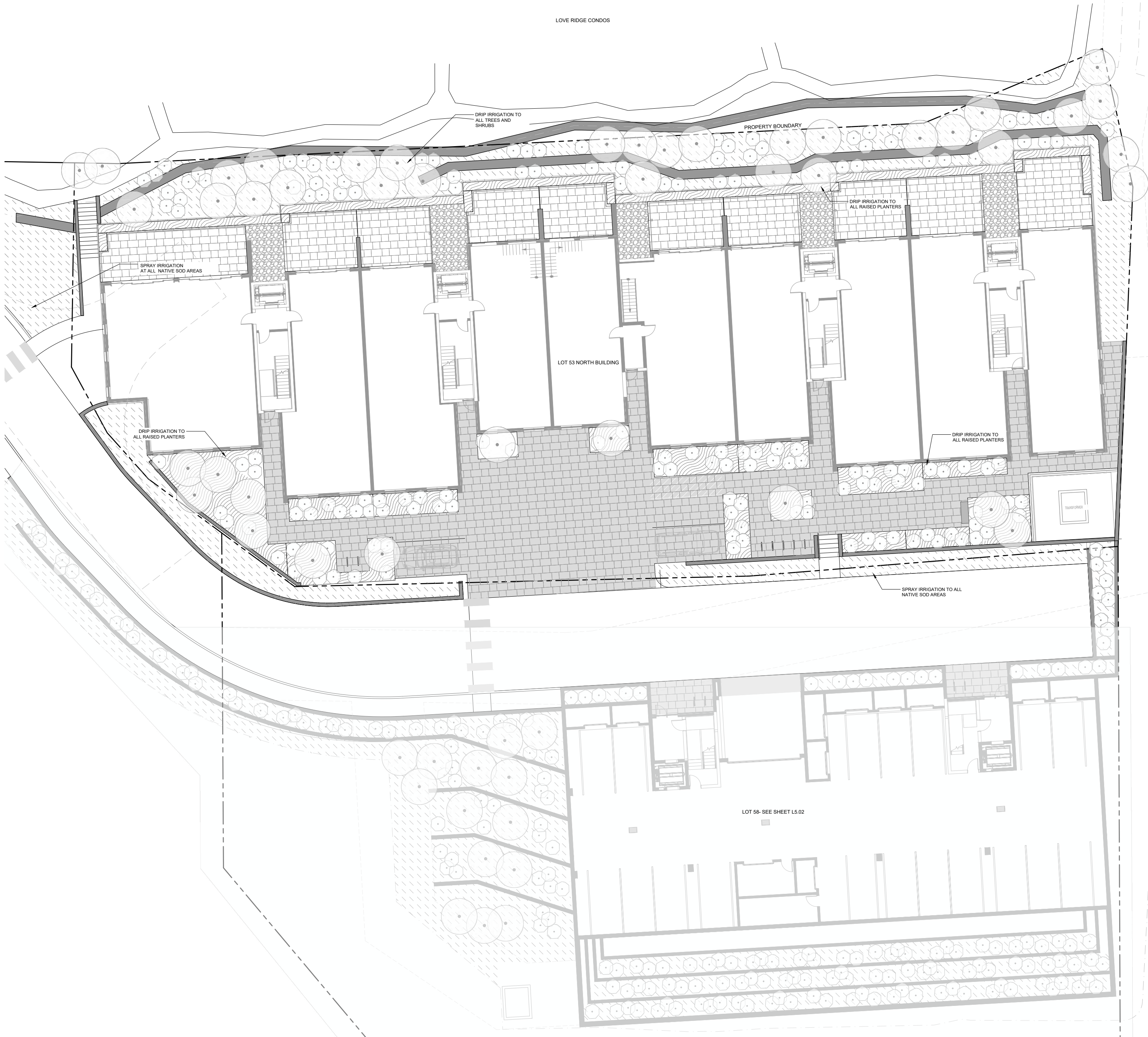
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
**LOT 58
PLANTING PLAN**

Drawing Name
L4.02



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PAVERS
	PAVERS WITH SNOWMELT
	CONCRETE WITH SNOWMELT
	COBBLE
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	EXTERIOR SITE LIGHTING
	EXTERIOR SITE DRAINAGE

IRRIGATION NOTES

1. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray system. Irrigation system shall be design-built by Contractor based on the specifications identified on this irrigation intent plan. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
2. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
3. Irrigation Main Line shall be HDPE DR-11, size TBD by contractor based on required GPM and pressure.
4. Irrigation controller shall be located in the mechanical room of the building. Exact location to be determined in coordination with architect, mechanical engineer and landscape architect.
5. Point of irrigation connection and backflow preventer location to be determined in coordination with architect, mechanical engineer and landscape architect. Backflow Preventer specification TBD by landscape contractor and plumber and shall be installed by a licensed plumber and meet all local codes. If backflow preventer is located in an exterior location, an appropriate enclosure (kiosk or similar) shall be provided.
6. Irrigation sleeving shall be PVC Class 160 pipe.
7. Irrigation lateral lines shall be 8"100 NSF.
8. Irrigation spray heads within the native sod areas shall be 12" Rainbird Pop-Up Spray Heads or equal.
9. City (2) Netatun drip rings shall be installed at each tree location shown on the plans.
10. Irrigation valves shall be Rain Bird EFB-CO Series valves for all spray zones and Rain Bird XCC-100-PRF for all drip zones. Utilize a two-way decoder system for all irrigation valves. Coordinate exact locations with Landscape Architect prior to installation.
11. Install a manual drain valve at the termination of the mainline at all dead ends. Manual drain valve shall be set in a 10" round valve box and shall allow a 8" globe valve to be opened to allow the water in the pressurized mainline to be blown out (after water supply is shut-off) through the manual drain valve. Following the main line being blown out, each lateral and drip zone can then be winterized.

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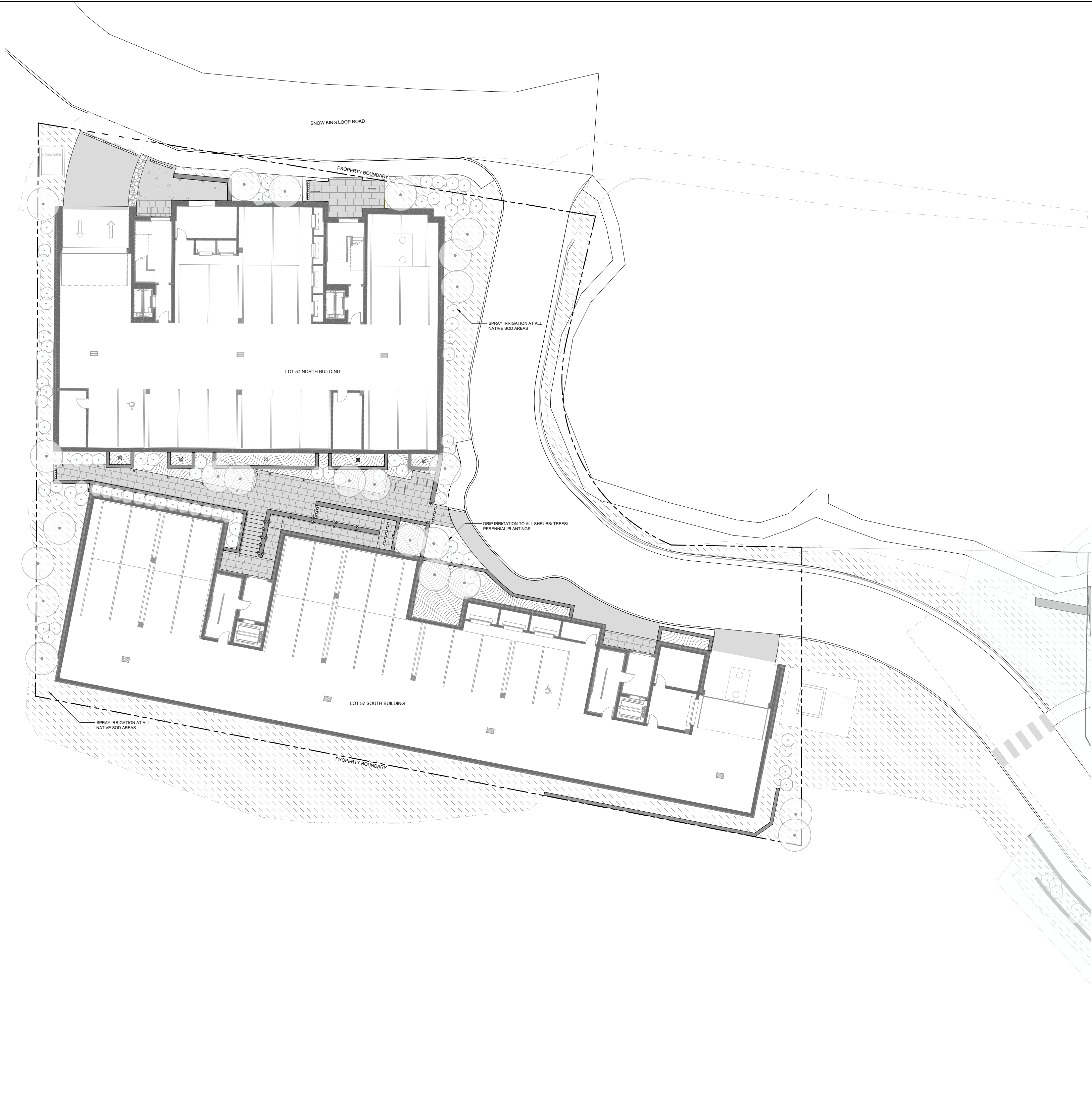
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
IRRIGATION PLAN

Drawing Name
L5.00



- LEGEND**
- PROPERTY BOUNDARY
 - ROADWAY
 - RETAINING WALL
 - PAVERS
 - PAVERS WITH SNOWMELT
 - CONCRETE WITH SNOWMELT
 - COBBLE
 - STEPS
 - AUTO CONCRETE
 - BIKE PARKING
 - EXTERIOR SITE LIGHTING
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- Irrigation controller shall be located in the mechanical room of the building. Exact location to be determined in coordination with architect, mechanical engineer and landscape architect.
- Point of irrigation connection and backflow preventer location to be determined in coordination with architect, mechanical engineer and landscape architect. Backflow preventer specification TBD by landscape contractor and plumber and shall be installed by a licensed plumber and meet all local codes. If backflow preventer is located in an exterior location, an appropriate enclosure (Ho-Box or similar) shall be provided.
- Irrigation sleeving shall be PVC Class 160 pipe.
- Irrigation lateral lines shall be #100 NSF.
- Irrigation spray heads within the native sod areas shall be 12" Rainbird Pop-Up Spray Heads or equal.
- City (2) Netfirm drip rings shall be installed at each tree location shown on the plans.
- Irrigation valves shall be Rain Bird EFB-C23 Series valves for all spray zones and Rain Bird VLS-100-PPR for all drip zones. Utilize a two-wire decoder system for all irrigation valves. Coordinate exact locations with Landscape Architect prior to installation.
- Install a manual drain valve at the termination of the mainline at all dead ends. Manual drain valve shall be set in a 10" round valve box and shall allow a 2" globe valve to be opened to allow the water in the pressurized mainline to be blown out (after water supply is shut off) through the manual drain valve. Following the main line being blown out, each lateral and drip zone can then be winterized.



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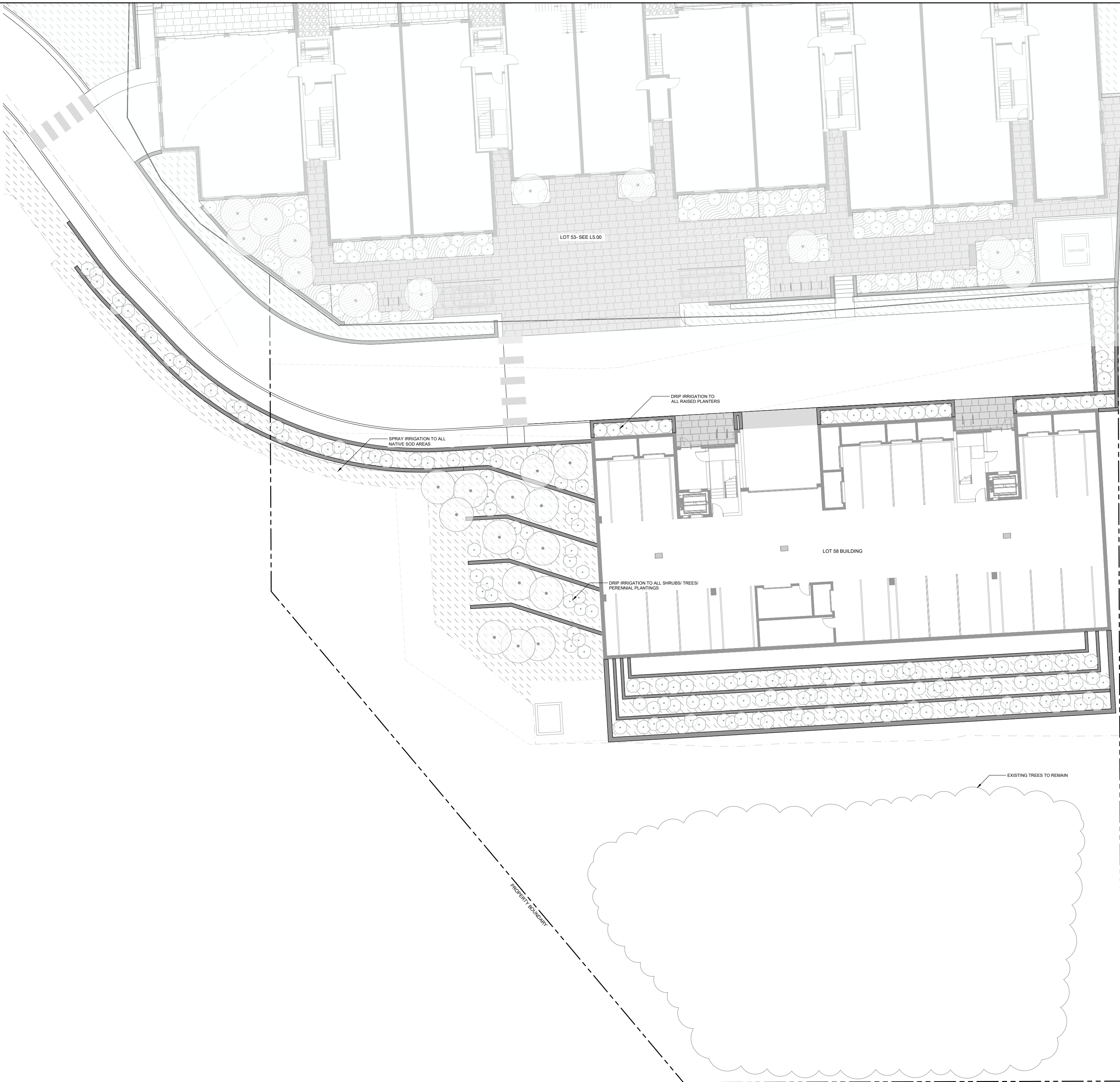
Project No.	LN
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

**LOT 57
IRRIGATION PLAN**

Drawing Name

L5.01



- LEGEND**
- PROPERTY BOUNDARY
 - ROADWAY
 - RETAINING WALL
 - PAVERS
 - PAVERS WITH SNOWMELT
 - CONCRETE WITH SNOWMELT
 - COBBLE
 - STEPS
 - AUTO CONCRETE
 - BIKE PARKING
 - EXTERIOR SITE LIGHTING
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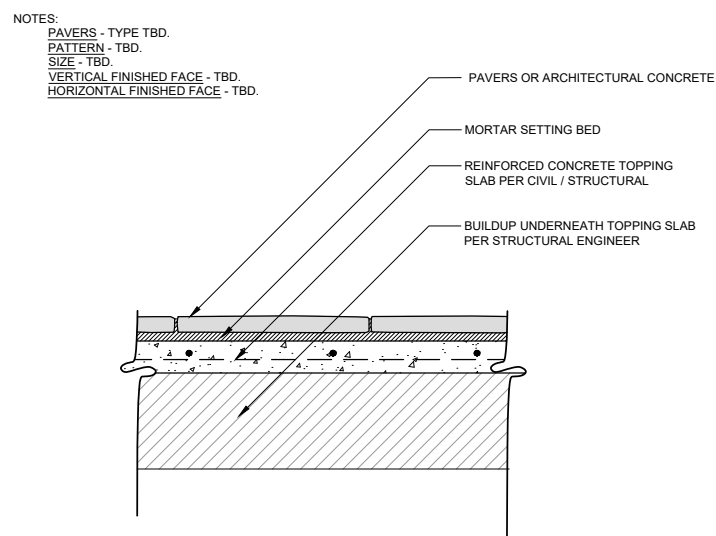
Project
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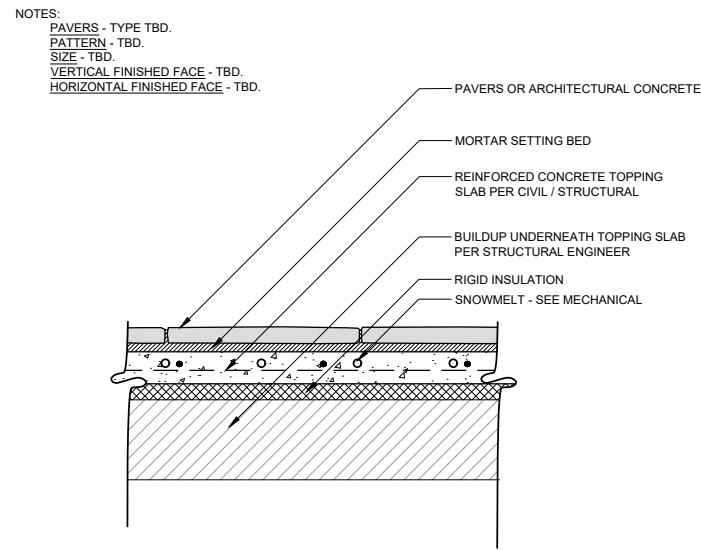
Project No.
Drawn By: LN
Checked By: MK

Discipline & Drawing Number
LOT 58
IRRIGATION PLAN

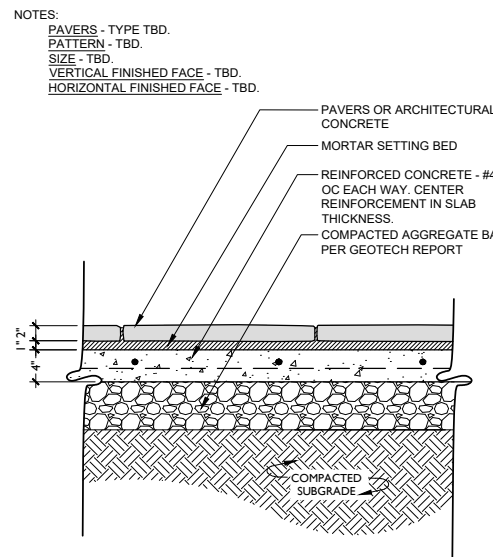
Drawing Name
L5.02



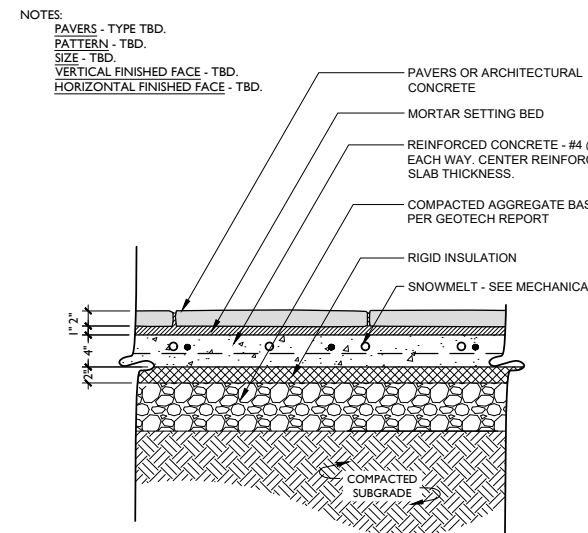
1 MORTAR-SET PAVERS OVER STRUCTURE
1" = 1'-0"



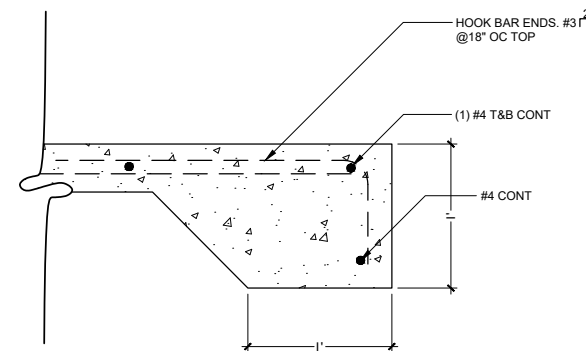
2 MORTAR-SET PAVERS W/SNOWMELT OVER STRUCTURE
1" = 1'-0"



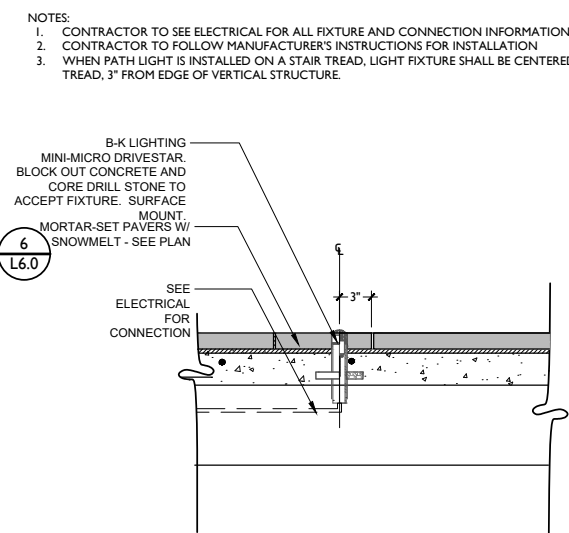
3 MORTAR-SET PAVERS
1" = 1'-0"



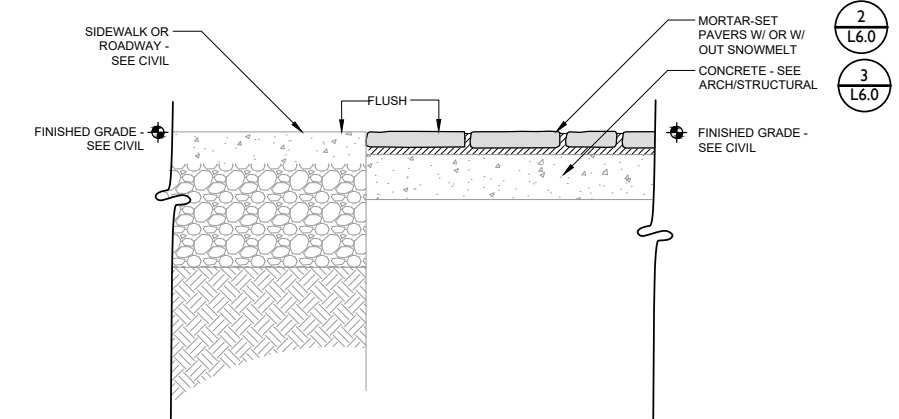
4 MORTAR-SET PAVERS W/ SNOWMELT
1" = 1'-0"



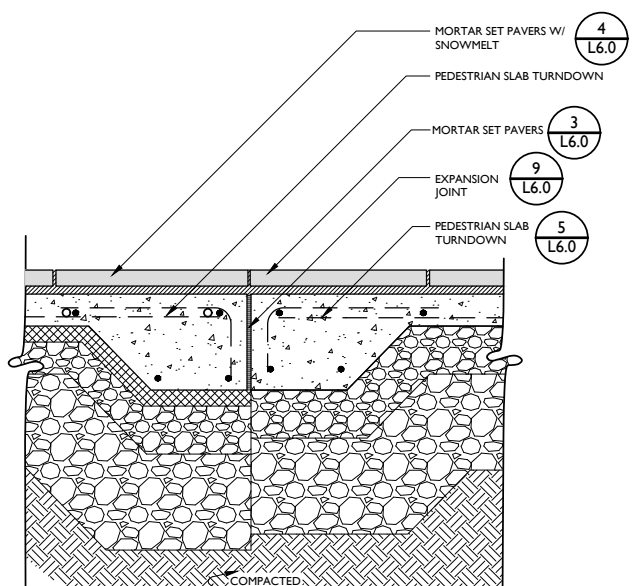
5 PED SLAB TURNDOWN - TYP REINFORCEMENT
1 1/2" = 1'-0"



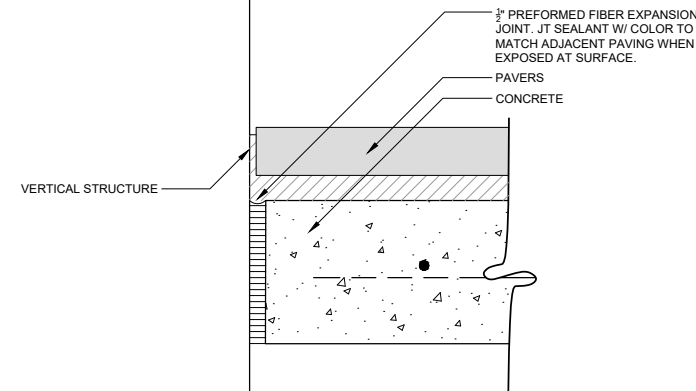
6 PATH LIGHT IN MORTAR-SET PAVERS
1" = 1'-0"



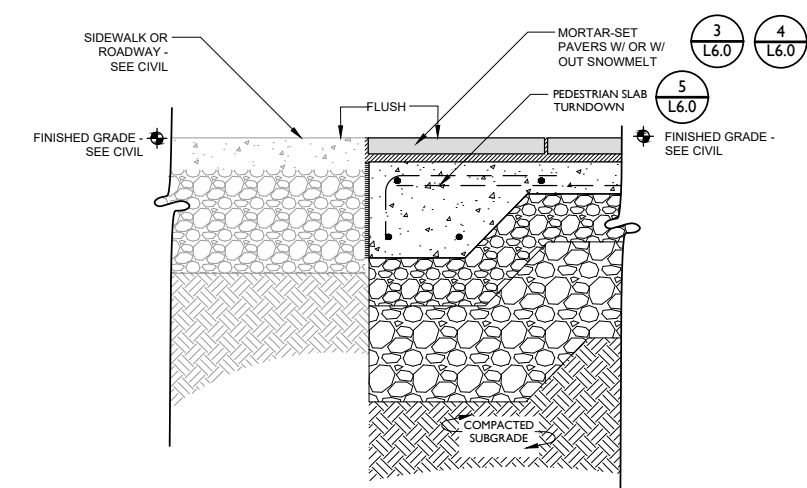
7 MORTAR-SET PAVER ENTRY ABOVE STRUCTURE - FLUSH CONDITION
1" = 1'-0"



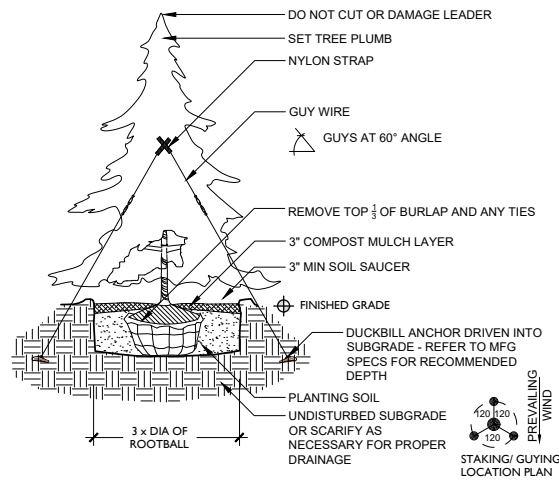
8 PAVERS / PAVERS W/ SNOWMELT
1" = 1'-0"



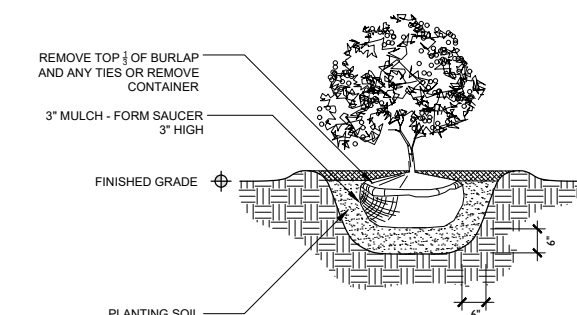
9 EXPANSION JOINT
3" = 1'-0"



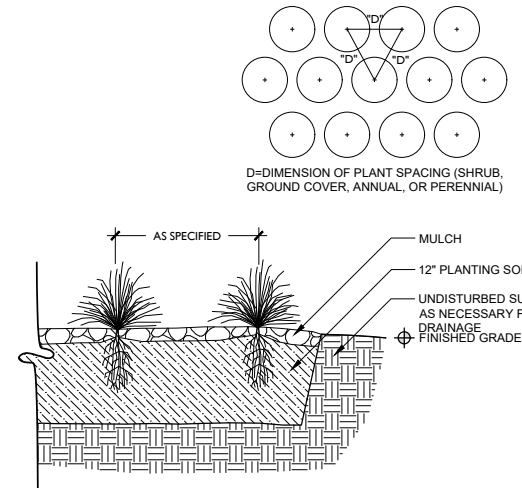
10 MORTAR-SET PAVER ENTRY - FLUSH CONDITION
1" = 1'-0"



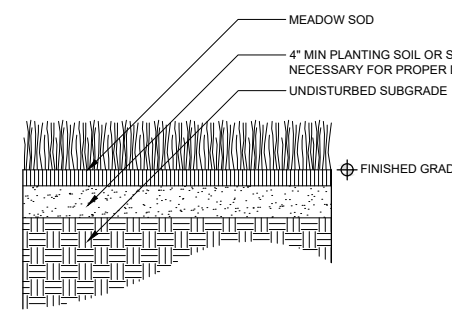
11 CONIFEROUS TREE PLANTING
1/4" = 1'-0"



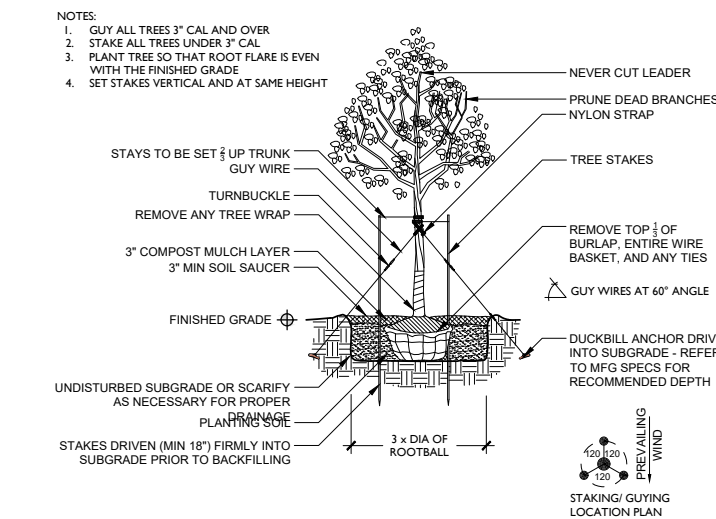
12 SHRUB PLANTING
1/2" = 1'-0"



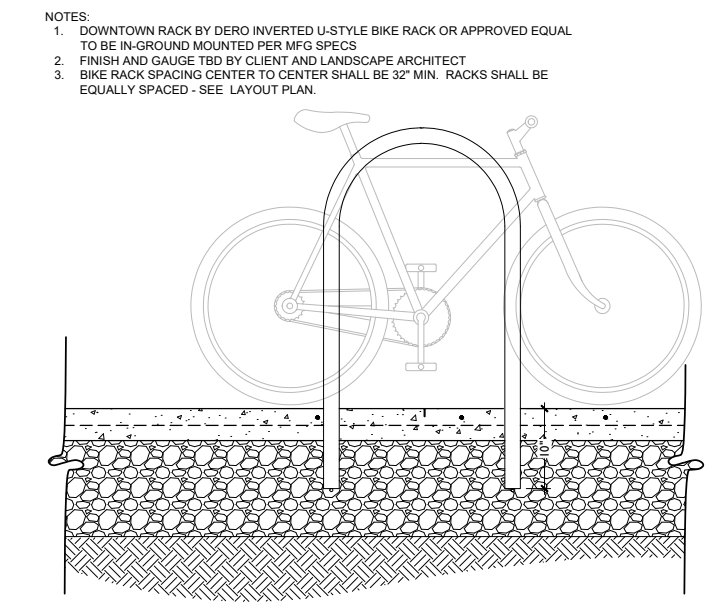
13 ORNAMENTAL GRASS / PERENNIAL PLANTING
1" = 1'-0"



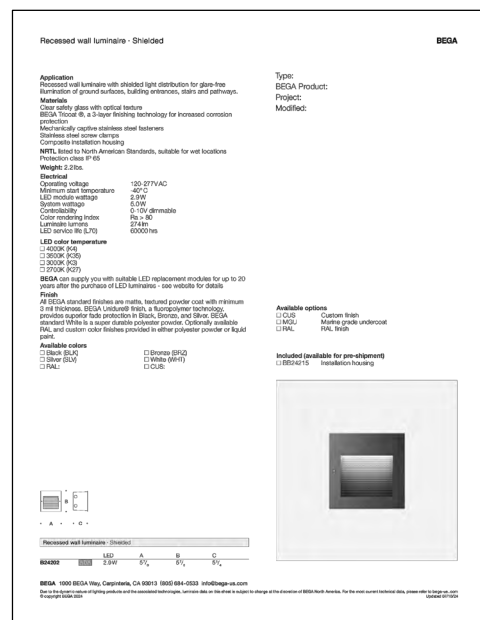
14 MEADOW SOD
1" = 1'-0"



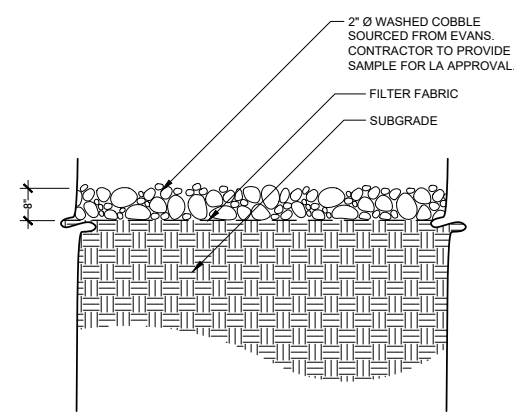
15 DECIDUOUS TREE PLANTING
1/4" = 1'-0"



16 INVERTED U-STYLE BIKE RACK
1" = 1'-0"



17 RECESSED WALL LIGHT
1" = 1'-0"



18 COBBLE MULCH
1" = 1'-0"

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NORTHWORKS

Construction Management Plan

October 28, 2024

Construction Management Plan: Snow King Condos Phase 1 (Lot 57)

Project Scope:

The Snow King Condos Phase 1 will consist of 2 buildings on Lot 57 which will yield 22 market units and 5 affordable units. The Phase 1 buildings square feet total to 43,678 sf. The buildings generally include repeating floor plans with three levels of living area(s) and common stairs and elevators. Parking spaces are included in the building floor plan, with 41 total spaces including designated ADA spaces. Public utilities will include domestic water tie in, sanitary sewer tie in, and storm sewer tie-in. Electricity will be brought to the site and coordinated with Lower Valley Energy and the Town of Jackson as necessary. The estimated start of construction activities is June 1st, 2025 upon approved building permit. The total approximate project duration 36 months, finishing up in approximately June 2028. During construction of Phase 1, Lot 53 (Phase 2) will be used as construction base of operations, snow storage, laydown, and parking. A construction fence will be erected to connect all three lots for safety. This construction management and staging plan will cover and review the stages starting from Mobilization to Completion.

Phase 2 construction management and staging plan will be submitted prior to start of construction of Phase. It includes 2 additional buildings with a total of 38 market units and 7 affordable units in 67,219 sf of Lot 53 & 58.

Public Impact:

Shaw will coordinate with Town of Jackson (TOJ) to identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as the project schedule and work. This list is attached at the end of this submission and includes the TOJ Engineering Division. Shaw will work to minimize any effect on adjacent properties by maintaining proactive communication including giving a minimum 48-hour notice of any closures and after-hours work. Shaw acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TOJ and neighbors for special event planning and construction activities that will encroach on the R.O.W. of the surrounding streets. Activities that will affect the Town of Jackson include domestic water tie in and the storm system connection, but impact to the neighbors should be minimal if any. During said activities best practice traffic control practices will be implanted including a well-defined drive aisle, signage at intersections and property boundaries, and personnel for the direction and control of traffic flow. Pedestrian traffic will be re-routed to the opposite side of the street when necessary. The inconvenience to pedestrian traffic should be noted as our entrance will be disrupting the sidewalk. All necessary permits will be obtained prior to any closures including a traffic control plan.

In the event that intermittent sidewalk closures are required, they will be coordinated with neighboring property owners. Please note that public safety will be best served by temporarily rerouting all pedestrians to the sidewalk on the North side of Snow King Loop Rd. The reasons for this are as follows: 1) Trucks will be entering and exiting the property at most hours of the day. 2) The North sidewalk of Snow King Loop Rd is not impacted by construction. 3) Public Safety is paramount and would not be best served by allowing foot traffic in front of the main construction entrance and exit. The Town has the authority to require modifications to the Construction Management Plan.

Construction Parking:

Contractor shall implement a clear and self-enforcing construction parking plan that does not use or encumber downtown on street and/or public parking lot parking spaces. Contractor will encourage carpooling and bus riding, and when possible, provide shuttles into the project. The site plan as designed will allow for all construction parking, deliveries and staging to the site alone. The size of the site gives ample room for all the parking required for all onsite construction personnel.

Site Logistics, General Staging Plan:

A site logistics and general staging plan is attached to this document. Throughout the entirety of the project staging and parking will be strictly maintained within the project boundary, no offsite yard needs are foreseen for Phase 1. The construction lot will contain the job office trailer, dumpsters, concrete washout, recycling, temporary toilets, and an area designated to snow storage based on the master site plan.

Due to the site steep slopes, site fences will be erected around Lot 57 and the laydown/storage area (Lot 53) separately. The construction fences will be a temporary metal fence with fabric screens. At the south edge of the property, to protect pedestrians & skiers, signage and a wood & fabric fence will be erected. The fence will be placed along the property line around the designated areas of the site, with a silt fence along the inner margin as part of the erosion control BMP's. Worker and vehicle access is minimized to one access point along Snow King Loop Rd to minimize disturbance for the businesses and residences. The vehicle entrance gates will include vehicle tracking control pads as needed and a skid steer with sweeper attachment will remain on site to maintain clean roads. Throughout all stages, trucks arriving or leaving the site will utilize the town truck route.

Construction work hours, unless by special exception, will be Monday-Friday 7AM-7PM and 8AM-5PM during weekends and holidays.

During construction, a tower crane will be utilized. The crane will not encroach on any PROW and will be installed interior to the site itself.

Shaw Wyoming

460 South Cache
Jackson, WY 83001

TEL: 303-733-8401

Parking, Street, and Alley Encroachments:



It is not anticipated that site logistics will require portions of the adjacent street travel lanes (Snow King Loop Rd) to be occupied by construction equipment or staging at different times during the project. The attached Staging Plan shows those areas that will be occupied on a continuous basis and those areas that will be occupied on an intermittent basis throughout the project.

Shaw will coordinate with Town officials and adjacent property owners to minimize the impact of these encroachment activities and to assure all Town rules and permitting procedures are properly followed. The intermittent encroachments for Utility improvements along the surrounding streets will be necessary during construction activities. All necessary permits will be obtained prior to any closures, including a traffic control plan. Site barriers shall not interfere with Town snow removal. Contractor shall be responsible for all snow removal from along the barrier after each time the town plows. Public safety will be held paramount during crane and concrete pumping activities.

Performance Bonds and Guarantees:

All required bonds, guarantees, and warranty to be provided by Owner at prior to permit release. Town to notify Owner of required amounts.

Stormwater Management:

All erosion control measures and BMPs will be implemented per plan as developed by the civil engineer, including inlet protection and perimeter controls. All stormwaters of the site will be managed in accordance to TOJ standards & will not affect TOJ stormwater systems. During any rain event, storm water monitoring and reporting will be recorded. A stabilized entrance with tracking control mats will be installed and maintained at the vehicle access point. Concrete washout location clearly defined and accessible. Temporary toilets will be properly bedded and staked. Gas, diesel, and oils will be stored in proper containment vessels. Spoils piles will be covered and staked. Final measures will be reviewed with the building or grading permit.

Snow Removal:

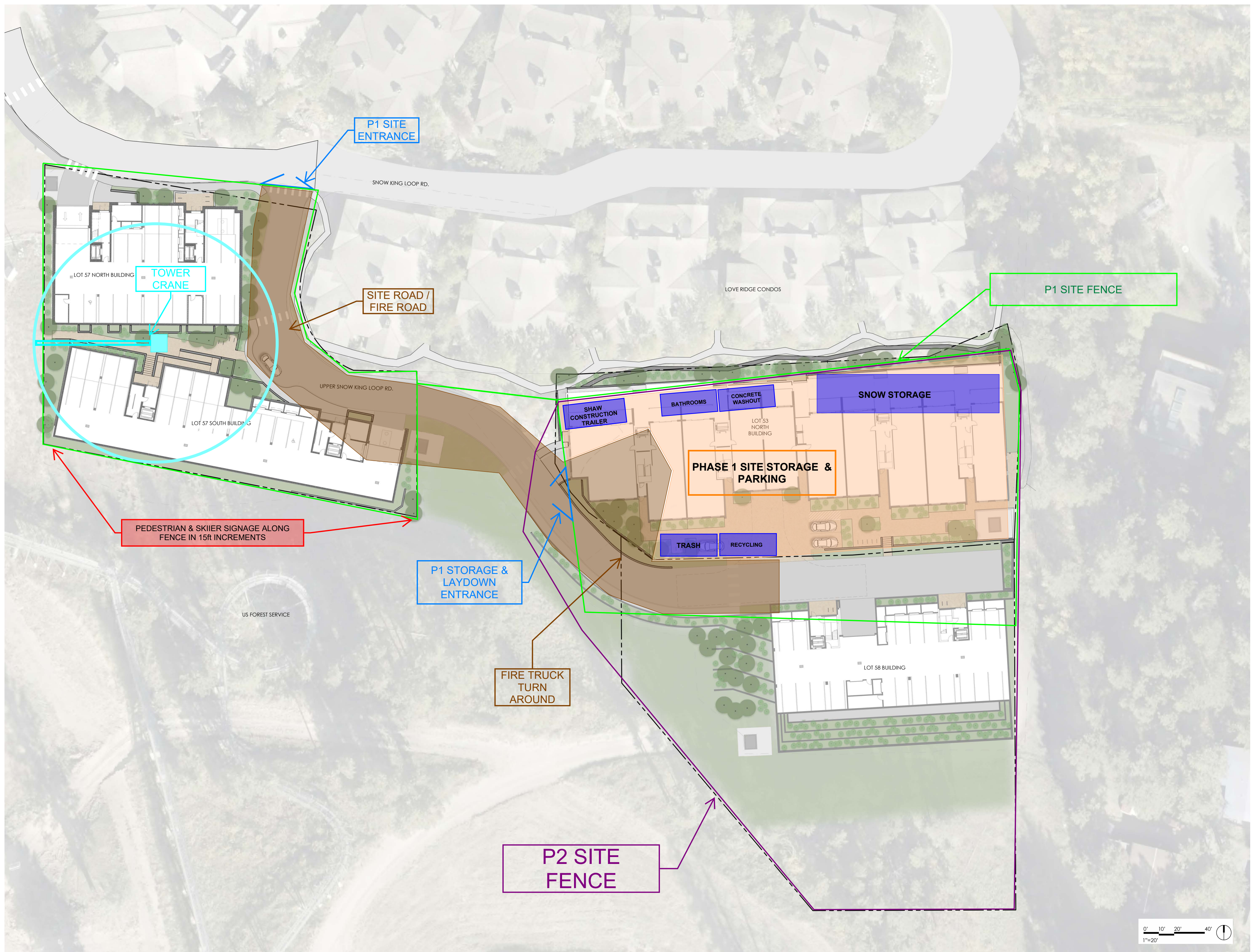
Snow removal within the property will be collected and relocated to the closest locations shown on the site logistics map. Any snow that accumulates along property margins, will be removed after city plows have been through and the snow has accumulated enough to restrict access. Shaw will have the snow removed each time the Town plows. Site barriers shall not interfere with Town snow removal.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



Neighborhood Contact List

<u>Business Name</u>	<u>Contact Name</u>	<u>Phone</u>	<u>Email</u>
Town of Jackson			townengineering@jacksonwy.gov
Grand View Lodge		(307) 734 3000	
Snow King Mountain Resort		(307) 201-5464	info@Snowkingmountain.Com
Snow King Resort & Condos		(307) 733-5200	





NORTHWORKS

Engineering Report Attachments

BY: SS & JL

Date: 2025-03-24

Average Day Occupancy Rate ¹	50%
Max Day Factor ¹ , MDF	2.72
Peak Hour Factor ² , PHF	4

WATER DEMAND							
a				b	c=a*b	d=MDF*c	e=d/1440 * PHF
Unit Type		No. of Units	Average gpd/unit	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm	
Lot 53							
Condo	1	Bedroom	1	125	125	340	0.9
Affordable	1	Bedroom	3	125	375	1020	2.8
Condo	2	Bedroom	18	125	4500	12240	34.0
Affordable	2	Bedroom	3	125	750	2040	5.7
Condo	3	Bedroom	7	125	2625	7140	19.8
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand				8750	23800	66.1	
Lot 58							
Condo	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	7	125	1750	4760	13.2
Condo	3	Bedroom	5	125	1875	5100	14.2
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand				3625	9860	27.4	
Lot 57 North							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	2	125	250	680	1.9
Condo	2	Bedroom	10	125	2500	6800	18.9
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	0	125	0	0	0.0
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand				3375	9180	25.5	
Lot 57 South							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	4	125	1000	2720	7.6
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	6	125	2250	6120	17.0
Affordable	3	Bedroom	0	125	0	0	0.0
Condo	4	Bedroom	2	125	1000	2720	7.6
Subtotal Domestic Water Demand				4500	12240	34.0	
Total Domestic Water Demand				20,250	55,080	153.0	

FIRE SUPPRESSION						
Total Building Size	Building Type	Required Pressure ⁴	Required Duration ⁴	Total Fire Flow ⁴	Sprinkler Reduction ⁵	Adjusted Fire Flow ⁵
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
Lot 53						
73,743	IIB	20	4	6000	75%	1500
Lot 58						
34,849	IIB	20	4	4000	75%	1000
Lot 57 North						
32,455	IIB	20	3	3750	75%	1000
Lot 57 South						
38,378	IIB	20	4	4000	75%	1000

Note:

¹ Based on daily rates from the WYDEQ CH 12, Section 8

² Peak Hour Factor based on busiest hour occurring during the busiest quarter of the day.

³ IFC - Appendix B, Table B105.1, Type II-B

⁴ IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm

BY: SS & JL

Date: 2025-03-24

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	No. of Units	Fixture	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
Lot 53					
Condo 1 Bedroom	1	Lavatory Sink	1	1.5	2
		Shower	1	2.5	3
		Bath Tub	1	8	8
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Affordable 1 Bedroom	3	Lavatory Sink	1	1.5	5
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	1	6	18
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 2 Bedroom	18	Lavatory Sink	3	1.5	81
		Shower	1	2.5	45
		Bath Tub	1	8	144
		Toilet	2	6	216
		Kitchen Sink	1	1.8	32
		Dishwasher	1	1.3	23
		Laundry (washer)	1	3	54
		Utility Sink	0	4	0
		Lavatory Sink	12	1.5	18
		Toilet	5	6	30
Affordable 2 Bedroom	3	Lavatory Sink	2	1.5	9
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	2	6	36
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 3 Bedroom	7	Lavatory Sink	5	1.5	53
		Shower	3	2.5	53
		Bath Tub	1	8	56

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	No. of Units	Fixture	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
		Toilet	3	6	126
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	1	1.5	2
		Bath Tub	1	8	8
		Shower	1	2.5	3
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Lot 58					
Condo 2 Bedroom	7	Lavatory Sink	3	1.5	32
		Shower	1	2.5	18
		Bath Tub	1	8	56
		Toilet	2	6	84
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	5	1.5	38
		Shower	3	2.5	38
		Bath Tub	1	8	40
		Toilet	3	6	90
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Lot 57					
Affordable 1 Bedroom	2	Lavatory Sink	1	1.5	3
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	1	6	12
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Condo 2 Bedroom	14	Lavatory Sink	3	1.5	63
		Shower	1	2.5	35

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	No. of Units	Fixture	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
Additional Sinks		Bath Tub	1	8	112
		Toilet	2	6	168
		Kitchen Sink	1	1.8	25
		Dishwasher	1	1.3	18
		Laundry (washer)	1	3	42
		Utility Sink	0	4	0
		Lavatory Sink	3	1.5	5
Affordable 2 Bedroom	2	Lavatory Sink	2	1.5	6
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	2	6	24
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
Affordable 3 Bedroom	1	Utility Sink	0	4	0
		Lavatory Sink	2	1.5	3
		Shower	2	2.5	5
		Bath Tub	1	8	8
		Toilet	2	6	12
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
Condo 3 Bedroom	6	Laundry (washer)	1	3	3
		Utility Sink	0	4	0
		Lavatory Sink	3	1.5	27
		Shower	2	2.5	30
		Bath Tub	1	8	48
		Toilet	2	6	72
		Kitchen Sink	1	1.8	11
Condo 4 Bedroom	2	Dishwasher	1	1.3	8
		Laundry (washer)	1	3	18
		Utility Sink	0	4	0
		Lavatory Sink	6	1.5	18
		Shower	3	2.5	15
		Bath Tub	1	8	16
		Toilet	3	6	36
		Kitchen Sink	1	1.8	4
		Dishwasher	1	1.3	3
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	No. of Units	Fixture	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
TOTAL FIXTURE VALUE					2,541
Probable Water Flow Demand (AWWA M22 - Figure 4-3)					75
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)					1.00
Adjusted Probable Demand (gpm) ³					75

Note:

¹ Fixture Value based on AWWA M22

² Fixture count based 2024.07.02 program

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	No. of Units	Fixture	Fixtures per Unit ²	Fixture Value ¹	Fixture Value

³ Domestic use only, no irrigation

Attachment D: Water System Evaluation

The existing Snow King Resort Public Water System consists of a duplex booster pump located in the garage of Love Ridge Condominium Building 48, at 6,372 feet, a 1,160LF long, 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above at roughly 6,600 feet.

System Configuration

The following information was drawn from the Grand View Lodges – Phase B Wyoming DEQ Permit to Construct.

Static Headloss:

Water surface elevation in tank, full:

Tank Floor Elevation: 6583.0'

Depth to shutoff: + 13.0'
 6596.0'

Booster Station Elevation: 6596.0'
 - 6,372.0'
 224.0'

Friction Loss:

Fittings	Number of Fittings
8" Diameter Gate Valve	3
8" Diameter Tee; flow through	5
8" Diameter Tee; branch flow	1
8" Diameter 90° Bend	2
8" Diameter 45° Bend	6
8" Diameter 22.5° Bend	2
8" Diameter 11.25° Bend	2

Minor Head Loss; calculated for various flow scenarios

$$H_m = \frac{K \cdot V^2}{2 \cdot g}$$

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Minor Losses	0.05 ft-H ₂ O	0.19 ft-H ₂ O	2.59 ft-H ₂ O	3.67 ft-H ₂ O

Pipe

1,160 LF of 8" Diameter CL-350 Ductile Iron Pipe, Cement Lined

C coefficient 140.0

Inside Diameter 8.43"

Major Head Loss; calculated for various flow scenarios using Flowmaster

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Major Losses	0.36' ft-H ₂ O	1.28 ft-H ₂ O	14.32 ft-H ₂ O	19.78 ft-H ₂ O

System Total Head Loss

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Head	224.41' ft-H ₂ O	225.47 ft-H ₂ O	240.91 ft-H ₂ O	247.45 ft-H ₂ O

Water Available

Storage Tank

The tank provides 110,000 gallons of water storage

Pumped

Using 272 gpm flow scenario, for both pumps operating simultaneously

$$\begin{aligned}
 \text{System Total Head: } 45\text{psi} &= 225.47 \text{ ft-H}_2\text{O} \\
 \text{Pump Intake Head: } &- 103.83 \text{ ft-H}_2\text{O} \\
 &121.64 \text{ ft-H}_2\text{O} \quad \rightarrow \quad 60.82 \text{ ft-H}_2\text{O per stage}
 \end{aligned}$$

National Pump M6HC Pump Curve used, 2-stage, 4.400 impeller configuration

$$\text{Pump flowrate, } Q = 155 \text{ gpm}$$

System Demands

Existing Demands

Existing Love Ridge Condominiums Water Demand				
	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Condos	20	10,944	27,072	37.6

Proposed Demands

Domestic Water Demand				
Lot	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Lot 53	33	8,750	23,800	66.1
Lot 58	12	3,625	9,860	27.4
Lot 57	27	7,750	21,080	58.6
Total	72	20,125	54,740	152.1

Fire Flow

Combined fire sprinkler and hydrant flow: 1,000 gpm for 2 hours

System Capacity Analysis

Fire Flow Event: 2-hour duration

Water Supply

Storage Tank; at pump on level, assuming 5,000-gallon operating range between pump on and pump off level

105,000 gallons

Pumped; both booster pumps operating

Pump 1, starts at beginning of fire flow event

$$155 \text{ gpm} * 120 \text{ minutes} = 18,600 \text{ gallons}$$



Pump 2, starts when lag pump on level is reached in the tank. Assuming 5,000 gallons to lag pump on, this takes 4 minutes at fire flows

$$155 \text{ gpm} * 116 \text{ minutes} = 17,980 \text{ gallons}$$

Total volume of water available: $105,000 + 18,600 + 17,980 = 141,580 \text{ gallons}$

Water Demands

Existing Domestic Demands

Peak Hour:

$$37.6 \text{ gpm} * 60 \text{ minutes} = 2,256 \text{ gallons}$$

Typical hour of maximum day:

$$27,072 \text{ gpd} / 24 \frac{\text{hours}}{\text{day}} = 1,128 \text{ gallons}$$

$$2,256 + 1,128 = 3,384 \text{ gallons}$$

Proposed Domestic Demands

Peak Hour:

$$152.1 \text{ gpm} * 60 \text{ minutes} = 9,126 \text{ gallons}$$

Typical hour of maximum day:

$$54,740 \text{ gpd} / 24 \frac{\text{hours}}{\text{day}} = 2,281 \text{ gallons}$$

$$9,126 + 2,281 = 11,407 \text{ gallons}$$

Fire Flow, sprinklers and hydrants: $1,000 \text{ gpm} * 120 \text{ minutes} = 120,000 \text{ gallons}$

Total volume of water demanded: $3,384 + 11,407 + 120,000 = 134,791 \text{ gallons}$

Total volume of water available exceeds total volume of water demanded

BY: SS & JL

Date: 2025-03-24

Average Daily Flow 60%
Peak Hour Factor 4

SANITARY SEWER DEMAND							
Unit Type			No. of Units ²	Max Flow per Bedroom, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	150	90	150	0.4
Affordable	1	Bedroom	3	150	270	450	1.3
Condo	2	Bedroom	18	150	3240	5400	15.0
Affordable	2	Bedroom	3	150	540	900	2.5
Condo	3	Bedroom	7	150	1890	3150	8.8
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					6300	10500	29.2
Lot 58							
Condo	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	7	150	1260	2100	5.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2610	4350	12.1
Lot 57 North							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	2	150	180	300	0.8
Condo	2	Bedroom	10	150	1800	3000	8.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	0	150	0	0	0.0
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2430	4050	11.3
Lot 57 South							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	4	150	720	1200	3.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	6	150	1620	2700	7.5
Affordable	3	Bedroom	0	150	0	0	0.0
Condo	4	Bedroom	2	150	720	1200	3.3
SUBTOTAL SANITARY SEWER DEMAND					3240	5400	15.0
TOTAL SANITARY SEWER DEMAND					14,580	24,300	67.5

Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1

² Bedroom count shown based on Development Plan Review, 10.25.2019



NORTHWORKS

Application Documents



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Snow King Lot 57
Physical Address: 510 Upper Snow King Loop
Lot, Subdivision: LOT 57, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-001

PROPERTY OWNER.

Name: BREG SK57A, LLC & BREG SK57B, LLC & BREG SK57C, LLC Phone: (262) 308-2656
Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142
E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324
Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001
E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

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

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

Pre-application Conference #: P23-010 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

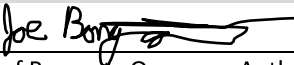
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- ☒ **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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
Joe Bongiorno (Northworks Architects)

Name Printed

10/23/2024

Date
Senior Architect

Title



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Snow King Lot 53
Physical Address: 553 Upper Snow King Loop
Lot, Subdivision: LOT 53, GRAND VIEW LODGES 2ND ADDITION PIDN: 22-41-16-34-3-04-001

PROPERTY OWNER.

Name: BREG SK53, LLC Phone: (262) 308-2656
Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142
E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324
Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001
E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

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

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

Pre-application Conference #: P23-010 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

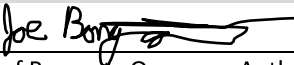
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- ☒ **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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
Joe Bongiorno (Northworks Architects)

Name Printed

10/23/2024

Date
Senior Architect

Title



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Snow King Lot 58
Physical Address: 725 Upper Snow King Loop
Lot, Subdivision: LOT 58, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-002

PROPERTY OWNER.

Name: BREG SK58, LLC Phone: (262) 308-2656
Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142
E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324
Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001
E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

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

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

Pre-application Conference #: P23-010 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

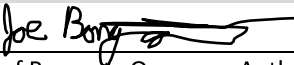
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Signature of Property Owner or Authorized Applicant/Agent
Joe Bongiorno (Northworks Architects)

Name Printed

10/23/2024

Date
Senior Architect

Title



Town of Jackson
 150 E Pearl Avenue
 PO Box 1687, Jackson, WY 83001
 P: (307)733-3932 F: (307)739-0919
 www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION **NAMING APPLICANT AS OWNER'S AGENT**

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that BREG SK 53, LLC, BREG SK58, LLC, BREG SK57A, LLC, BREG SK57B, LLC & BREG SK 57C, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed
 Address of Premises: 553 Upper Snow King Loop, 725 Upper Snow King Loop & 510 Upper Snow King Loop

Legal Description: See attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Joe Bongiorno (Northworks Architects)

Mailing address of Applicant/agent: 185 E Hanson Avenue, Jackson, WY 83001

Email address of Applicant/agent: jbongiorno@nwks.com

Phone Number of Applicant/agent: 630-254-9111

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☒ Demolition Permit
☒ Other (describe) Design Review Committee Application

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.

[Signature]
 Property Owner Signature
 Authorized Member

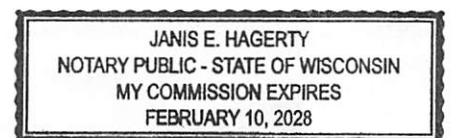
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WISCONSIN)
) SS.
 COUNTY OF KENOSHA)

The foregoing instrument was acknowledged before me by Stephen R. Mills this 25th
 day of March. WITNESS my hand and official seal.

[Signature]
 Notary Public

My commission expires:





Date: October 16, 2023

Please direct correspondence to:

1110 Maple Way Suite A, P.O. Box 4429
Jackson, WY 83001

Telephone: (307)732-2983

Fax: (307) 732-0200

Email: nicole@wyomingtitle.com

Escrow Number: W-28577

Property:

553 Upper Snow King Loop, Jackson, WY
83001

510 Upper Snow King Loop, Jackson, WY 83001

725 Upper Snow King Loop, Jackson, WY 83001

BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company
C/O Bear Development, LLC 4011 80th Street
Kenosha, WI 53124

Dear BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company

Congratulations on the purchase of your property. It was a pleasure working on the escrow for this purchase and WTE looks forward to working with you again.

Enclosed herein are the following:

- Warranty Deed
- Owner's Title Insurance Policy

The enclosed policy insures you against certain risks to your land title, subject to the conditions & exclusions as set forth therein. Your policy premium shown on Schedule A is a one-time charge. It was collected and paid for in your closing costs.

We believe in delivering quality products that meet your needs, and our goal is to provide the most efficient and reliable service in the industry. Thank you for giving us the opportunity to serve you! We invite you to call upon us whenever we can be of assistance with your title and escrow needs..

Sincerely,

Jennifer Krall
for Nicole Uhl
Escrow Officer

 First American Title™	Owner's Policy of Title Insurance ISSUED BY First American Title Insurance Company
Owner's Policy	POLICY NUMBER 5011456-0013847e

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

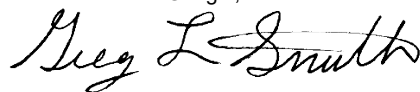
For Reference:

File #: W-28577

Policy #: 5011456-0013847e



Kenneth D. DeGiorgio, President



Greg L. Smith, Secretary

(This Policy is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any

other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations

with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to,

any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, CA 92707. Phone: 888-632-1642.**

ALTA OWNER'S POLICY (6-17-06)

SCHEDULE A

Order No.:	W-28577	Name and Address of Insurer:
Policy No.:	5011456-0013847e	First American Title Insurance Company
Date of Policy:	August 30, 2023 at 4:03PM	1 First American Way
Amount of Insurance:	\$19,000,000.00	Santa Ana, CA 927070
Premium:	\$24,383.00	

Address Reference: 553 Upper Snow King Loop, Jackson, WY 83001
510 Upper Snow King Loop, Jackson, WY 83001
725 Upper Snow King Loop, Jackson, WY 83001

For information purposes only and not for insurance.

1. Name of Insured:

BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

As to Lot 53:

BREG SK53, LLC, a Wyoming limited liability company

As to Lot 57:

BREG SK57A, LLC, a Wyoming limited liability company, as to a proportionate 26.76% undivided tenant in common interest, and BREG SK57B, LLC, a Wyoming limited liability company as to a proportionate 25.85% undivided tenant in common interest, and BREG SK57C, LLC, a Wyoming limited liability company as to a proportionate 47.39% undivided tenant in common interest, collectively

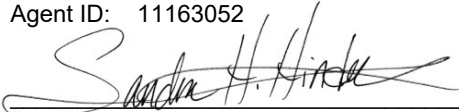
As to Lot 58:

BREG SK58, LLC, a Wyoming limited liability company

4. The Land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

A handwritten signature in black ink, appearing to read "Sandra H. Hinde", is written over a horizontal line.

Authorized Countersignature

EXHIBIT "A" LEGAL DESCRIPTION

Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 11, 2008 as Plat No. 1236.

AND

Lots 57 and 58 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333.

PIDN: 22-41-16-34-3-04-001, 22-41-16-34-3-07-001, 22-41-16-34-3-07-002

SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
3. General taxes for the year 2024, and subsequent years, a lien in the process of assessment, not yet due or payable.
4. Assessments for the Snow King Resort Master Association ("SKRMA"), if any, which are excluded from the coverage afforded hereby.
5. Terms, conditions and provisions of that easement as contained in that Warranty Deed recorded October 26, 1998, as (instrument) 476401 (book) 363 (page) 1068, Official Records:
Purpose: ingress, egress, driveway and utility
[B363P1068](#)
6. Terms, conditions and provisions contained in easement for the purpose shown below and rights incidental thereto as granted in a document recorded July 14, 2005, as (instrument) 654812 (book) 595 (page) 540, Official Records:
Purpose: driveway and utility
[B595P540](#)

NOTE: Includes road maintenance and snow removal fees.

7. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan, and the terms, conditions, provisions contained therein, recorded July 19, 2001, as (instrument) 0547519 (book) 429 (page) 1, Official Records.
[B429P1](#)

Amendment to Affidavit, recorded April 12, 2012, as (instrument) 0812028 (book) 805 (page) 651 Official Records.

[B805P651](#)

Amendment, recorded June 30, 2021, as (instrument) 1019143 Official Records.

[1019143](#)

Transfer and Allocation of Development Rights, recorded May 11, 2015, as (instrument) 881535 (book) 894 (page) 802 Official Records.

[B894P802](#)

Transfer and Allocation of Development Rights, recorded May 11, 2015, as (instrument) 881537 (book) 894 (page) 809 Official Records.

[B894P809](#)

Transfer and Allocation of Development Rights, recorded September 22, 2015, as (instrument) 891174 (book) 905 (page) 43 Official Records.

[B905P43](#)

Transfer and Allocation of Development Rights, recorded November 25, 2020, as (instrument) 1003885 Official Records.

[1003885](#)

Transfer and Allocation of Development Rights, recorded August 27, 2021, as (instrument) 1023205 Official Records.

[1023205](#)

Transfer and Allocation of Development Rights, recorded October 8, 2021, as (instrument) 1025921 Official Records.

[1025921](#)

Transfer and Assignment of Development Rights (KM6 Parcel), by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company and Jackson Village Acquisition Group, LLC, a Delaware limited liability company, dated November 12, 2021, recorded November 12, 2021, as (instrument) 1028558, Official Records.

[1028558](#)

Transfer and Assignment of Entitlements, by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company and Jackson Hole Acquisition Manager, LLC, a Delaware limited liability company, dated November 19, 2021, recorded November 19, 2021, as (instrument) 1028565, Official Records.

[1028565](#)

Transfer and Allocation of Development Rights, recorded June 24, 2022, as (instrument) 1041207 Official Records.

[1041207](#)

Transfer and Allocation of Development Rights, by and between Jackson 53, LP, a Texas limited partnership and BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company, and the terms and conditions contained therein, recorded August 30, 2023, as (instrument) 1066438 Official Records.

[1066438](#)

8. All matters as delineated on the Official Plat of Grand View Lodges Second Addition to the Town of Jackson and Grand View Lodges Third Addition to the Town of Jackson, including but not limited to the terms and conditions of roadway and utility easements as shown on and/or reconfigured and rededicated therein, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1236 and 1333.

[Plat 1236, Plat 1333](#)

Partial Vacation of Plat 1333, recorded December 7, 2022, as (instrument) 1051034 Official Records.

[1051034](#)

9. Terms, conditions and provisions of that easement recorded November 19, 2008, as (instrument) 742183 (book) 713 (page) 130, Official Records:
Purpose: ingress, egress and driveway access
[B713P130](#)

NOTE: Includes fee per residential and/or commercial units to be constructed.

10. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded June 18, 2009, as (instrument) 0754332 (book) 733 (page) 179, Official Records.
[B733P179](#)

Contains: Master resort association charges, assessments and liens.

First Amendment of the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District recorded December 15, 2011, as (instrument) 0806353 (book) 796 (page) 428, Official Records.
[B796P428](#)

Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded August 31, 2012, as (instrument) 0821160 (book) 818 (page) 118, Official Records.
[B818P118](#)

11. The terms, conditions and provisions as contained in the Agreement entitled "Agreement to Convey Easements", by and between Town of Jackson and Grand View Development, LLC, a Wyoming Limited Liability, dated January 18, 2011, recorded January 19, 2011, as (instrument) 0788116 (book) 774 (page) 738, Official Records.
[B774P738](#)

12. An agreement by and between Grand View Development, LLC and Town of Jackson, setting forth terms, recorded January 19, 2011, as (instrument) 788118 (book) 774 (page) 770, Official Records.
[B774P770](#)

Relocation of Roadway Access Easement Agreement, recorded December 30, 2021, as (instrument) 1030716 Official Records.
[1030716](#)

13. The terms, conditions and provisions as contained in the Agreement entitled "Water Storage Tank, Access and Maintenance Easements", by and between Grand View Development, LLC, a Wyoming limited liability company and Town of Jackson, recorded January 19, 2011, as (instrument) 0788119 (book) 774 (page) 775, Official Records. (Maybe Lots 57 & 58; Lot 59, which is not part of this commitment)
[B774P775](#)

14. The terms, conditions and provisions as contained in the Agreement entitled "Utility, Water Supply Line and Drainage Pipe Access and Maintenance Easement", by and between Grand View Development, LLC, a Wyoming limited liability company and Town of Jackson, recorded January 19, 2011, as (instrument) 0788121 (book) 774 (page) 785, Official Records. (Maybe Lots 57 & 58; Lot 59, which is not part of this commitment)
[B774P785](#)

15. Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal, recorded August 31, 2012, as (instrument) 0821169 (book) 818 (page) 188, Official Records.
[B818P188](#)

NOTE: Subject to expirations and terminations as set out in 2, 3, and 4, therein.

First Amendment to Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal, recorded November 14, 2014, as (instrument) 0848316 (book) 858 (page) 827 Official Records.
[B858P827](#)

16. An easement over said land for natural gas distribution lines and incidental purposes, as granted to Lower Valley Energy, recorded July 22, 2015, as (book) 900 (page) 728, Official Records.
[B900P728](#)

17. Lease for Construction Staging, including the terms and conditions contained therein, recorded August 27, 2021, as (instrument) 1023206 , Official Records.
[1023206](#)

18. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey for lot 57 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, dated June 1, 2022, Job No. 22-133-01, by Nelson Engineering, Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442.
[Survey](#)

19. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey of Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Plat No. 1236, and Lot 58 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, dated June 7, 2022, Job No. 21-222-01, by Nelson Engineering, Lucas D. Rudolph Professional Land Surveyor 15442.
[Survey](#)

***** End of Schedule B *****

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**

Policy No. **5011456-0013847e**

ALTA Endorsement 3-06

CLTA Endorsement 123.1-06

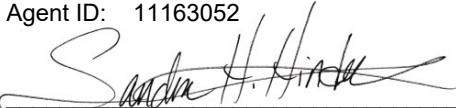
Fee: \$3167.00

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. According to applicable zoning ordinances and amendments, the Land is not classified Zone Planned Resort-Snow King aka PR-SK;
 - b. The following use or uses are not allowed under that classification:
 - (i) residential condominiums or townhouses, (ii) short-term rental units, and (iii) the uses contained on the Snow King Resort Land Use Schedule that are marked "Y" for the "Building Envelope Zone"
2. There shall be no liability under this endorsement based on
 - a. Lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.a. does not modify or limit the coverage provided in Covered Risk 5.
 - b. The invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses.
 - c. The refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**

Policy No. **5011456-0013847e**

ALTA Endorsement 19-06

CLTA Endorsement 116.4.1-06

Fee:

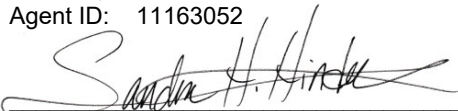
The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of South boundary line of Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Plat 1236 of the Land to be contiguous to the North boundary of Lot 58, Grand View Lodges Third Addition to the Town of Jackson, Plat 1333; as approximately shown on survey made by Nelson Engineering dated June 6, 2022 and designated as Job No. 21-222-01, or
2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

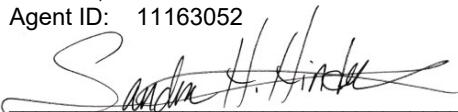
ALTA Endorsement 17.1-06
CLTA Endorsement 103.12-06
Fee: **\$4750.00**

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) easements in Book 363 of photo, page 1068 recorded October 26, 1998, in Book 713 of Photo, page 130 recorded November 19, 2008, in Book 595 of Photo, page 540 recorded July 14, 2005, and easements contained in Plat Nos. 1236 and 1333 does not provide that portion of the Land identified in Schedule A both actual vehicular and pedestrian access to and from Snow King Avenue (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Easement.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**

Policy No. **5011456-0013847e**

ALTA Endorsement 26-06

CLTA Endorsement 116.8-06

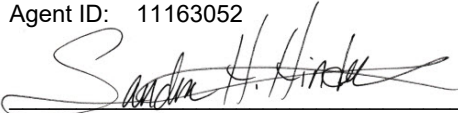
Fee: **\$3167.00**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

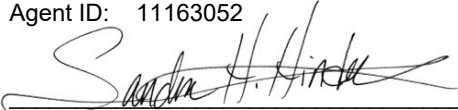
ALTA Endorsement 25-06
CLTA Endorsement 116.1-06
Fee: **\$3167.00**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Nelson Engineering, Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442 dated 6/1/2022 and dated 6/7/2022, and designated Job No. 22-133-01 and 21-222-01.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

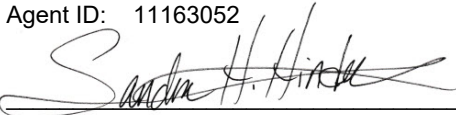
ALTA Endorsement 9.1-06
CLTA Endorsement 100.9-06
Fee: **\$1584.00**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation; or
 - b. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
 - c. except as provided in Section 3.b, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**

Policy No. **5011456-0013847e**

ALTA Endorsement 18.1-06

CLTA Endorsement 129.1-06

Fee: \$75.00

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

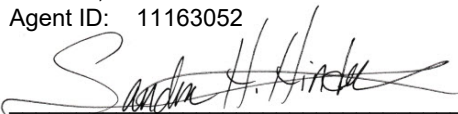
Parcel:	1. Lot 53 of Grand View Lodges Second Addition, Plat 1236	Tax Identification Numbers:	1. OJ-007194 (Lot 53)
	2. Lot 57 of Grand View Lodges Third Addition, Plat 1333		2. OJ-008086 (Lot 57)
	3. Lot 58 of Grand View Lodges Third Addition, Plat 1333		3. OJ-008087 (Lot 58)

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature



LINE TABLE		
LINE #	BEARING	DISTANCE
L30	N80°54'33"W	20.64

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S89°46'03"E	225.66
L11	N87°13'23"W	72.16
L12	N12°38'09"E	10.87
L13	N69°05'47"W	21.73
L14	S89°05'47"E	15.49
L15	S34°24'21"E	22.36
L16	N76°50'51"E	21.45
L17	S49°52'02"E	20.40
L18	N49°54'43"W	194.85
L19	N69°54'43"W	158.24
L20	S50°40'18"E	80.63
L21	S50°40'18"E	52.15
L22	S50°40'18"E	95.39
L23	S49°29'18"E	116.26
L24	N49°29'18"W	116.26
L25	N49°29'18"W	32.01
L26	S50°43'52"E	54.76
L27	S50°43'52"W	38.22
L28	N50°18'06"E	54.41
L29	N50°18'06"E	81.81

ROAD & UTILITY EASEMENT
CURVE TABLE

CURVE TABLE					
CURVE #	INC. LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.47	91.07	3996.33	54749.471	62.20
C2	24.66	91.00	1846.20	57350.181	28.57
C3	34.14	91.00	1246.20	63437.374	18.86
C4	43.62	91.00	946.20	69524.567	14.17
C5	53.10	91.00	746.20	75611.760	11.48
C6	62.58	120.00	3720.37	56471.325	41.17
C7	72.06	120.15	5940.97	58949.265	12.65
C8	126.33	206.15	29607.33	58969.471	23.02
C9	47.36	50.00	5177.07	78352.904	42.28
C10	44.34	50.00	5809.93	82071.044	35.84
C11	161.3	140.00	67309.17	146252.441	15.31
C12	21.89	70.00	1794.50	146207.507	21.80
C13	31.27	100.00	1794.50	146207.507	31.16
C14	33.97	44.00	4737.31	151109.471	33.14
C15	62.30	66.00	5540.75	177544.471	65.04
C16	15.21	44.00	1931.46	182641.195	17.44

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N64°22'36"E	28.67
L32	N64°22'36"E	41.62
L33	N66°45'50"W	13.34
L34	S79°28'15"E	6.54
L35	N03°35'36"E	5.68
L36	N03°35'36"E	11.32
L37	N03°35'36"E	32.66

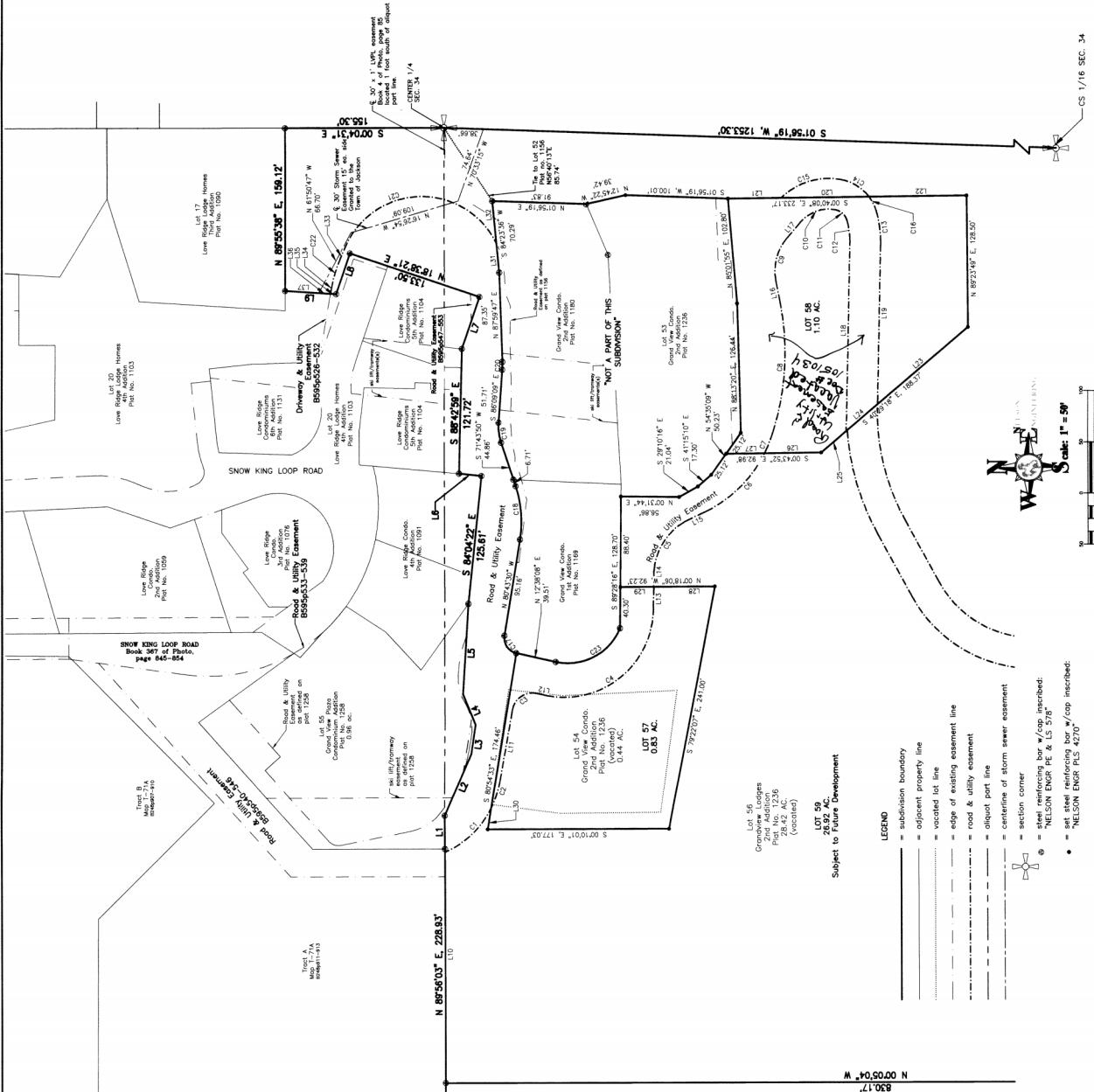
CURVE TABLE			
CURVE #	CURVE LENGTH	RADIUS	DELTA ANGLE
C17	22.66	15.00	86.38°
			55°57'11"V
			20.56
C18	50.88	11.00	27°32'41"
			N89°50'12"E
			56.37
C19	50.69	11.00	22°07'31"
			S48°47'20"W
			18.56
C20	7.66	75.00	93°15'34"
			S89°04'41"E
			7.66
C21	185.36	81.00	131°08'46"
			N°1°22'27"E
			147.48
C22	28.53	19.00	12°40'25"
			N7°06'03"E
			28.48
C23	77.06	55.00	87°40'37"
			S27°44'37"E
			70.91

GRAND VIEW LODGES
THIRD ADDITION
TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56
of Grand View Lodges
Second Addition to the Town of Jackson
Plat no. 1236

located within the
SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34,
T41N, R16W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1333

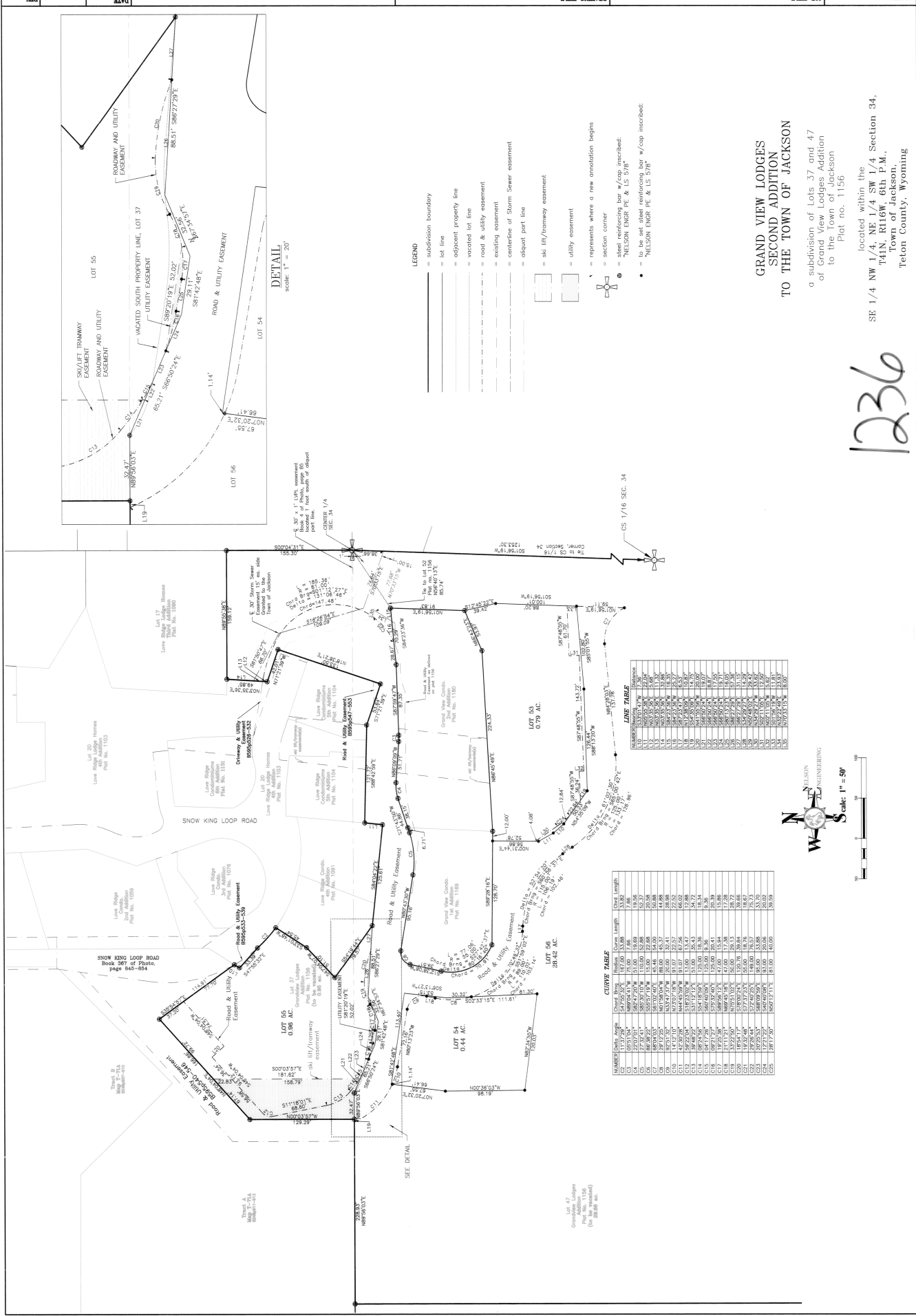


Lot 56
Grandview Lodges
2nd Addition
Plat No. 1236
28.42 AC.
(vacated)

LOT 59
26.92 AC.
Subject to Future Development

3031

- = subdivision boundary
 - - - = adjacent property line
 - = vacated lot line
 - = edge of existing easement line
 - - - = road & utility easement
 - = diquert port line
 - = centerline of storm sewer easement
 - = section corner
- ⑥
-
- = post steel reinforcing bar w/ cap inscribed:
NELSON ENGR PE & LS 5/78
 - = post steel reinforcing bar w/ cap inscribed:
NELSON ENGR PLUS 8/27/87



1236

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T4N, R16W, 6th P.M., Town of Jackson, Teton County, Wyoming



Scale: 1" = 50'

Geotechnical Report

REFER TO ADDENDUM