

AGENDA
Planning and Zoning Commission
May 21, 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 PC meeting.

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. 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.

- I. To join, [click link](https://us02web.zoom.us/j/86491731837?pwd=X827eoJbRYIsFaK18fFbvG7MV9TyTw.1) or copy it to your browser:

<https://us02web.zoom.us/j/86491731837?pwd=X827eoJbRYIsFaK18fFbvG7MV9TyTw.1>

Or join at [zoom.com](https://zoom.us) with Webinar ID: 864 9173 1837 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. MATTERS FROM THE PUBLIC

5. APPROVAL OF MINUTES

- I. May 7, 2025 Planning Commission Meeting Minutes

6. NEW BUSINESS

- I. P25-019 180 King Street - CONTINUED TO JUNE 18, 2025
Teton County Justice Center Sketch Plan
- II. P24-174: 510 Upper Snow King Loop
Snow King Lot 57 Development Plan

7. MATTERS FROM THE COMMISSION

- I. Planning Commission Chair and Vice Chair Appointments

8. MATTERS FROM STAFF

9. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
May 7, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on May 7, 2025, in the Town Council Chambers located at 150 E. Pearl Ave. in Jackson, at 5:30 pm. This meeting was held in person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Thomas Smits, and Abigail Petri appeared in person. Steph Wise appears via Zoom.

STAFF: Paul Anthony, Andrew Bowen, Mary Tippetts

Town Clerk, Riley Taylor, administered the Oath of Office to new Planning Commission member Georgie Stanley.

APPROVAL OF MINUTES:

A motion was made by Commissioner Smits and seconded by Commissioner Wilson to approve the April 16, 2025, Planning Commission 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:

ITEM P25-041: 460 E Broadway (Hitching Post) Development Plan

STAFF PRESENTATION: Andrew Bowen

Staff provided an overview of the project, including the background and existing conditions of the property. Key policy questions for the Commission include requested modifications to the Jackson/Teton County Housing Rules and Regulations related to income requirements and vacancy allowances. The Housing Department has addressed these modifications with the applicant and the applicant plans to resolve these issues prior to Town Council Review.

This project is being funded through SPET. The existing buildings will either be relocated or demolished. The proposal has been reviewed and approved by the Design Review Committee (DRC) on two occasions, and all referral comments from the DRC have been addressed in the current submittal. One three story building is proposed with 72 units; 22 one bedrooms, 48 two bedrooms, and two three bedrooms along with residential amenity spaces, property management spaces, onsite trash enclosure, and 108 total parking spaces with 76 onsite and 32 offsite.

Staff finds that the proposed project complies with the LDR requirements of the PS/P zone, as well as those aspects conditioned under ZMA P22-053. All DRC and referral comments have been

addressed, and staff is able to make all applicable Development Plan findings and recommends approval. The conditional P/SP zoning permits ARUs a Basic Use. During the ZMA P22-053, it was determined that ARUs on the subject property are considered accessory to St. John's Health hospital operations on adjacent land owned by the Teton County Hospital District. ARUs must comply with occupancy requirements under LDR 6.1.11.B. The Housing Department recommends that households with at least one member working full time for St. John's Health be exempted from the minimum 75% local income rule and does not recommend a universal exception to the 60 day maximum vacancy rule, but will consider for exceptions on a case by case basis.

Staff has determined that apartment use is most appropriate for purposes of parking calculations, and requires 1.5 spaces per unit. 108 spaces are required, and 108 are provided, with 76 spaces onsite and 32 offsite, approximately .2 miles away on Teton County Hospital District property. Various pedestrian improvements suggested by the DRC have been incorporated into the proposed site plan.

QUESTIONS FOR STAFF:

None

APPLICANT PRESENTATION:

Hal Hutchinson with St. John's Health addressed the Commission. The applicant explained their reasoning for requesting the waiver of the 60-day vacancy rule.

Kyle Mead with Shopworks Architecture addressed the Commission. The site plan, elevations, and materials are reviewed.

Sean Ryan, facilities manager of St. John's Health, addressed the current usage of the Hitching Post property.

QUESTIONS FOR APPLICANT:

Commissioner Petri clarified the current use of the property; it is used as both employee housing and hospitality stays. The new development will be primarily to house St. John's employees. All units will be rental units. There will be no snow storage, the site will be heated for snowmelt.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commission was pleased with the revised site plan and the improved pedestrian experience. There are no concerns with the shared and offsite parking. Commissioner Wilson agreed with the Housing Department's recommendations. Commissioner Petri had concerns about the exception to the 75% income rule but generally approves of the project.

MOTION:

A motion was made by Commissioner Smits and seconded by Commissioner Petri to recommend **approval** of Development Plan P25-041 for a new 83,300 square foot three-story structure with 72 ARUs and ancillary office space located at 460 East Broadway Avenue, based upon the findings and conditions presented in the staff report, the departmental reviews and subject to the staff report dated May 7, 2025. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: Chair and Vice Chair appointments were discussed and will be determined at the next regular scheduled Planning Commission meeting. Commissioner Wilson requested that Commissioner's reply to the attendance email to confirm if they will be present at meetings.

MATTERS FROM STAFF: Staff gave a brief overview of the Northern South Park plan.

ADJOURN: A motion was made by Commissioner Smits 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 6:39 pm.

minutes:mt

STAFF REPORT



Meeting Date:	May 21, 2025	Meeting Title:	Planning Commission – Continuance
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Sketch Plan for a new +/-80,000 sf Justice Center at 180 S. King Street (P25-019)	Public Comment:	Yes

Purpose & Policy Considerations.

A Sketch Plan is required in the Public/Semi-Public (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a qualifying floor area exceeding 15,000 sf. The proposed structure includes roughly 80,000 sf of qualifying floor area. A Conditional Use Permit (CUP) is also required for Institutional and Office uses in the P/SP zoning district, which will later be submitted and reviewed concurrently with the Development Plan.

Requested Action.

The applicants—Berning Property Management and Wember Owner Representative, on behalf of Teton County—are requesting approval of a Sketch Plan for a new three-story, approximately 80,000-square-foot Justice Center. The facility will house the District and Circuit Courts, Sheriff's Office, County Attorney's Office, Clerk of Court, 911 Dispatch Center, County Jail, and associated office and storage areas. The project is proposed for 180 S. King St. with the new building situated at the corner of East Simpson Avenue and South King Street.

Recommendations.

The Planning Director recommends **approval** of a Sketch Plan for a new +/-80,000 sf Justice Center for Teton County, which includes a county jail, county courts, sheriff's office, 911 dispatch center, and associated office and storage space located at 180 S. King Street, subject to conditions of approval.

The applicant is using their one-time continuance allowed by LDR Section 8.2.14.D.4.a. to continue this item to the regularly scheduled Planning Commission meeting on June 18, 2025.

Suggested Motion.

I move to **continue** Sketch Plan P25-019 to the regularly scheduled Planning Commission meeting on June 18, 2025.

STAFF REPORT



Meeting Date:	May 21, 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

***At the April 16, 2025, Planning Commission (PC) meeting, the PC recommended approval of Item A (Lot 53) and Item C (Lot 58) but continued Item B (Lot 57) requiring the applicant to address Condition #5 related to landscaping and the bulk, scale and character of the easternmost portion of the south building. This staff report remains unchanged except for the Planning Commission section starting on Page 16 (highlighted in gray), which analyzes the applicant's proposed changes and efforts to address Condition #5. In addition, Condition #1 is no longer needed after staff determined that the applicant's housing mitigation was correct.**

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 24,599 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.

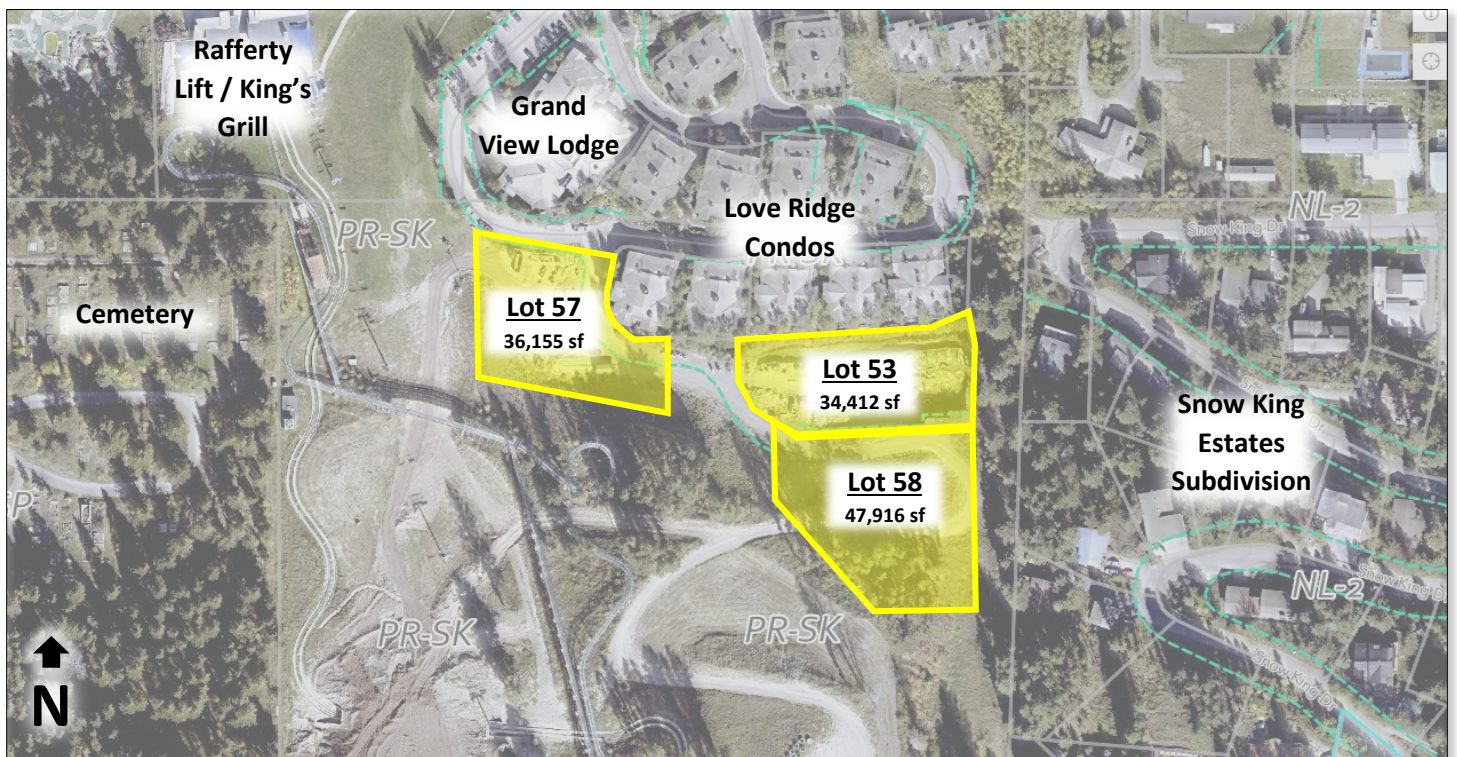
ITEM C (Lot 58) (P24-175): The Planning Director recommends **approval** of a Development Plan for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated April 16,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

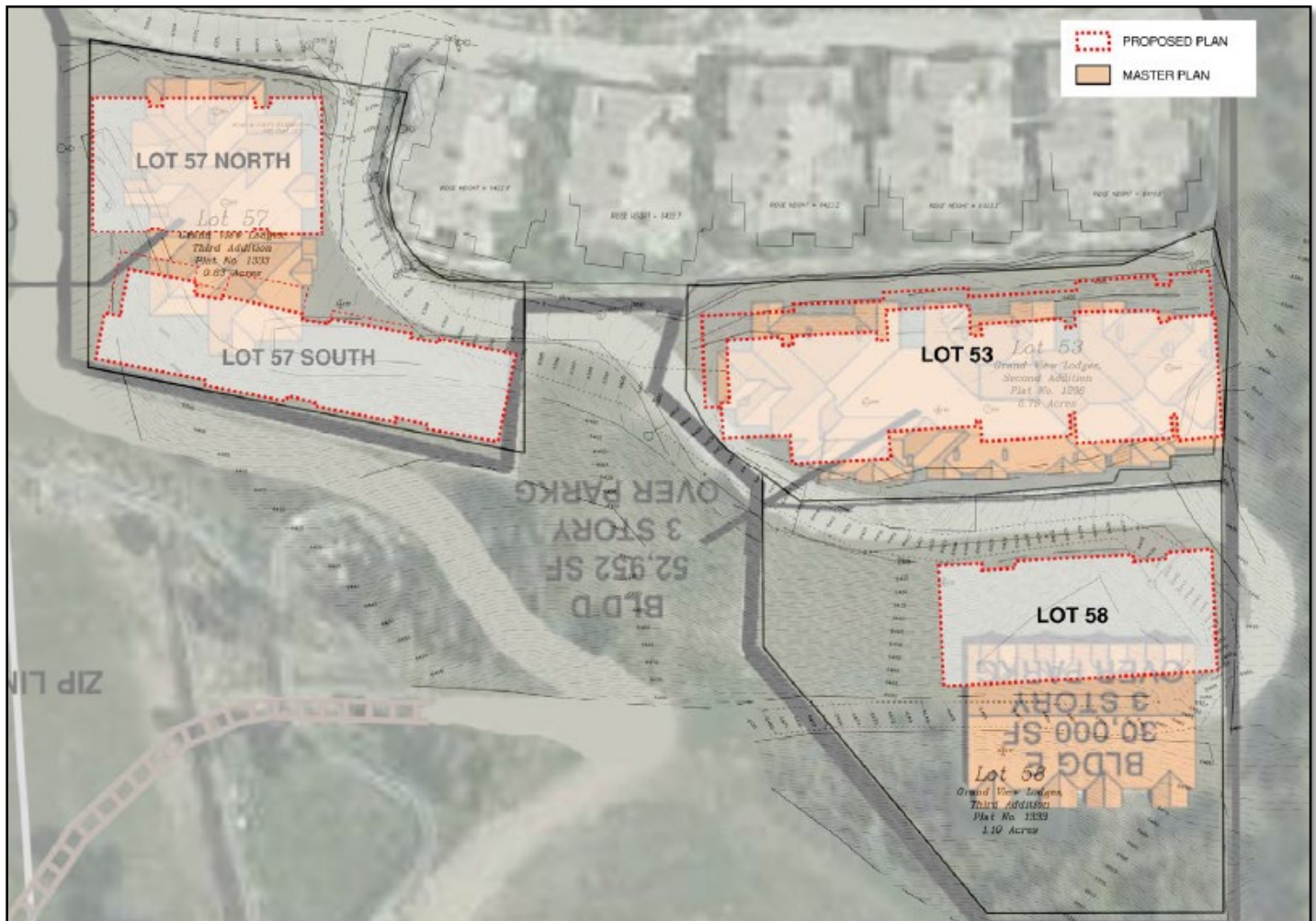
As stated above, the proposed project shall be reviewed for compliance with the Master Plan. However, any standards not addressed in the Master Plan revert to the LDRs (i.e., bike parking, EVSE parking, snow storage, etc.). Below staff has provided a review for each project as it relates to each applicable 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 on the following page is a visual of the conceptual Master Site Plan with conceptual buildings (in orange) and the proposed building locations (dotted red line):



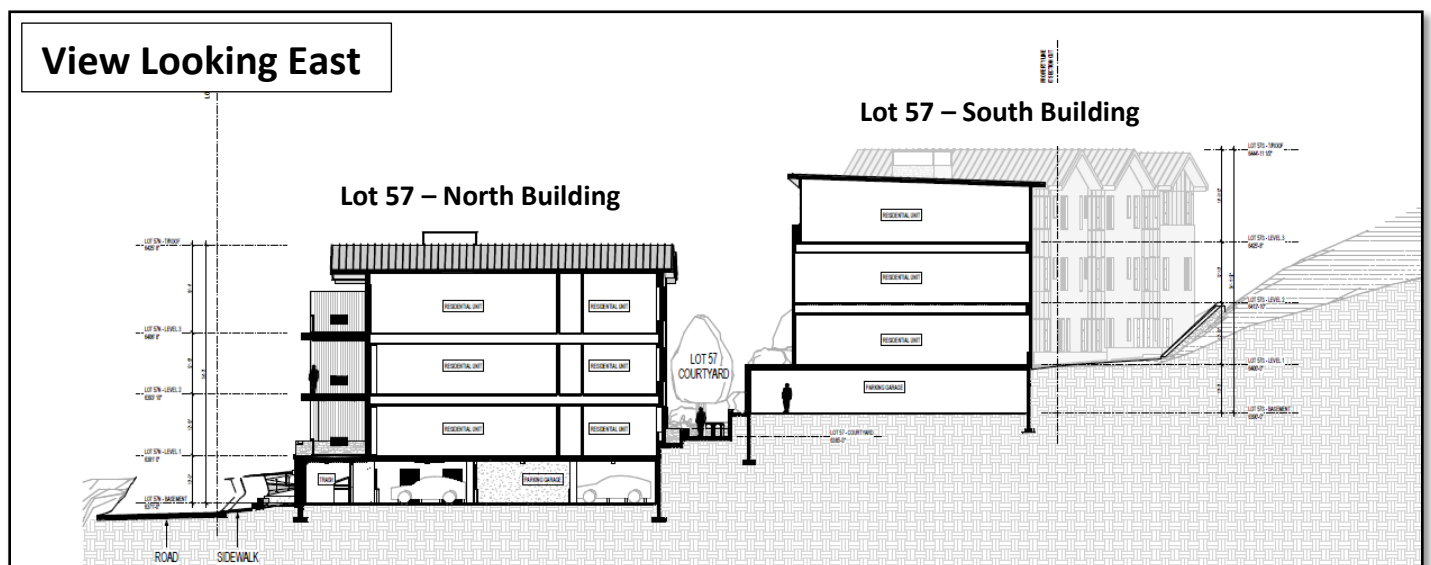
Of the three lots, staff finds that Lot 53 is most consistent with the conceptual Master Site Plan. The proposed basement footprint and upper levels include variations of push and pull along the north side of the building that are generally consistent with the building shown on the conceptual Master 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

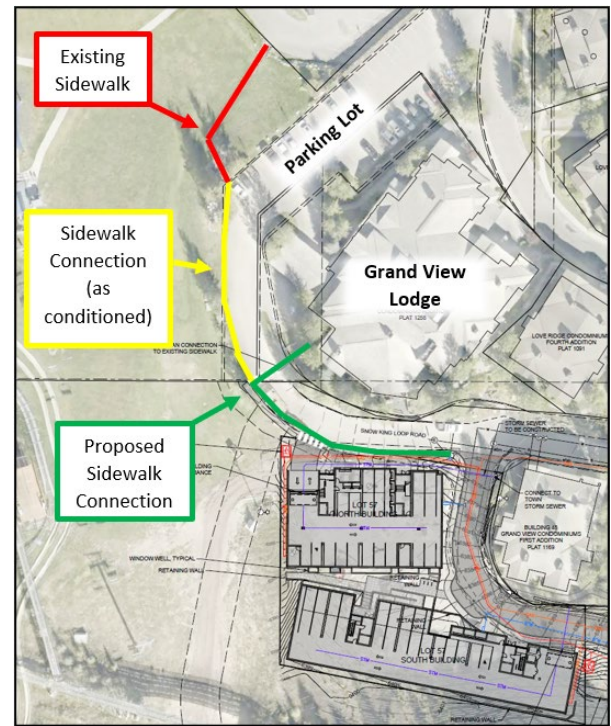
access it. The building shape is also more of a rectangle and better aligns with the contours of the hillside compared to the building shown in the conceptual Master Site Plan which is more of a square. Staff questions why the original building was shown so high up the hillside where the slopes are steepest, 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 \$856,400.98. 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 \$261,628.64
Type & Method Area Median Income (AMI)			
Unit 1	2-bed, <50% AMI	2-bed, <50% AMI	2-bed, <50% AMI
Unit 2	1-bed, 50-80% AMI	1-bed, 50-80% AMI	1-bed, 80-120% AMI
Unit 3	1-bed, 80-120% AMI	1-bed, 80-120% AMI	
Unit 4	2-bed, 80-120% AMI	2-bed, 80-120% 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. 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.

Planning Commission (PC)

On April 16, 2025, the PC recommended approval of Item A (Lot 53) and Item C (Lot 58), but continued Item B (Lot 57) and required the applicant to address Condition #5 with the PC before Town Council review. Below is Condition #5:

Condition #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.

In response to Condition #5, the applicant made the following changes, which are described in more detail in the applicant’s attached resubmittal:

Change #1 – Bulk and Scale

- The third-floor easternmost unit was changed from a three-bed unit to a two-bed unit and reduced in size from 1,798 sf to 1,440 sf. The walls of this unit were also pushed south and westward to create larger

step backs. These changes also resulted in recessed roof eaves and the removal of the unit's balcony, which reduced massing in front of the second-floor unit below. In addition, the third-floor unit directly west of the unit described above was reduced in size from 1,656 sf to 1,506 sf. The roof eaves were also recessed further back to reduce the bulk and scale (visuals below).



Change #2 – Landscaping

- The site plan was revised to enhance visual screening between the 57 South building and the northern neighbors by adding more plantings. The vehicular drop-off area was removed and replaced with a landscaped planter featuring trees along the roadway. Additional shrub planting areas were introduced on both sides of the parking garage entrance for the south building. (Civil engineering advised against dense tree plantings in this location to maintain clear visibility for vehicles exiting the driveway.) Tall trees were also added to the east of the electrical transformer to screen it from neighboring properties (visuals below on the following page).



Lot 57 – Previous Site Plan, revised for Planning Commission



Lot 57 – New Revised Site Plan with added greenery



After reviewing the applicant's proposed changes, staff find that the applicant has addressed Condition #5. The only two prescriptive changes required were both satisfied, which was to revise the site plan and landscape plan to include additional landscaping and trees (at least 18' tall) in front of the northeast section of the south building and the removal of the vehicular turn-out and replacing it with additional landscaping and trees (at least 18' tall). The additional landscaping and taller trees help soften the building at the street/pedestrian level and provide a more adequate buffer between buildings and the street that is more in line with the existing character. Staff would like to point out that the Master Plan does not require the landscape buffer to be an exact match to existing surrounding development, but only requires that it fit in with the existing character.

The second part of Condition #5 required the applicant to revise the design to further reduce the bulk and scale of the south building's northeast corner. In response to staff's suggestions, the applicant implemented several key changes: the roof overhang above the easternmost third-floor unit and the adjacent unit to the west was shortened, square footage and bedroom counts were reduced, floor plans were modified to allow for deeper step-backs on the north and sides of the easternmost unit, and the third-floor balcony was removed on the easternmost unit. These changes, combined with enhanced landscaping, help reduce the canyon-like effect of

the previous design. The updated renderings show a substantial reduction in massing at the northeast corner, resulting in a more traditional building form that steps up and back from the street. The reduced visual impacts can be seen in the visual below, which is a view looking east uphill. Overall, staff finds that the changes made satisfy Condition #5 and are generally consistent with the bulk, scale, and character of the existing neighborhood.



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.

Applicant's Revised Submittal for Lot 57

Department Reviews

Public Comment

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 two new three-story, condominium buildings with a basement, one 18,552 sf and another 24,599 sf, located on Lot 57 (510 Upper Snow King Loop) based upon the findings and four conditions presented in the staff report, the departmental reviews, and subject to this staff report dated May 21, 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.~~

Snow King Condominiums



DEVELOPMENT PLAN REVISED SUBMISSION
LOT 57 UPDATES ONLY

APRIL 28, 2024

NORTHWORKS





April 28, 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 110,370 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	18% LSR 6,750 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 110,370 sf proposed		
		42,314 sf	43,151 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	5.414 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.



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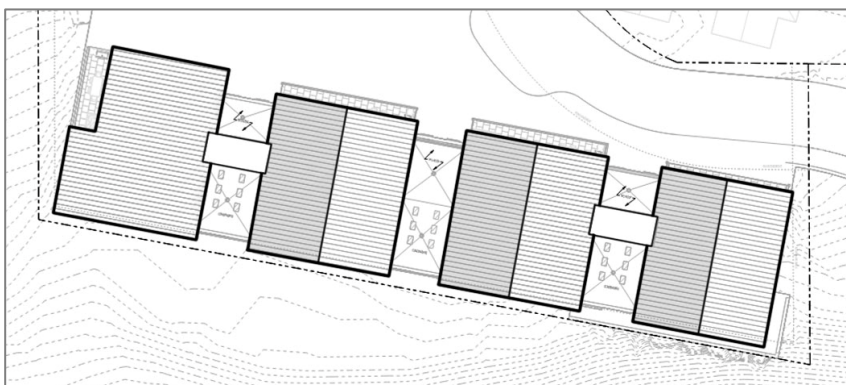
SUMMARY OF DESIGN CHANGES SINCE APRIL 15, 2025, PLANNING COMMISSION

Lot 57 – Summary of **New** Design Changes Since First Planning Commission Meeting

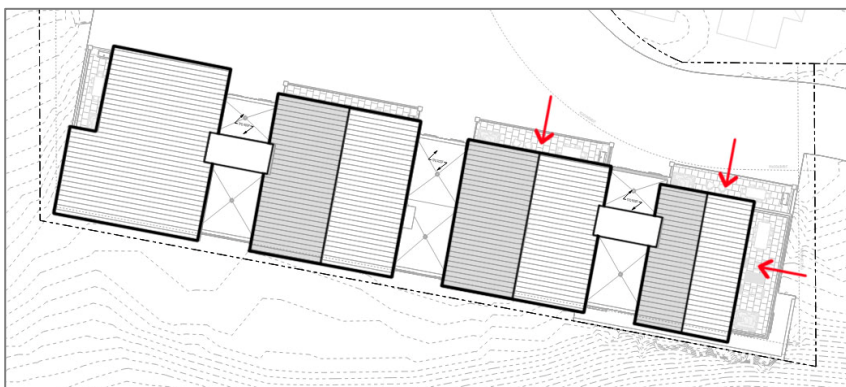
Change 1: Reduced the mass of the Lot 57 South building at the east end. The third floor eastern unit was changed from a 3-bedroom to a 2-bedroom and reduced in square footage. The eastern wall of this unit was pushed westward to create a larger stepback on the eastern façade. This also allowed us to entirely remove the north-facing balcony at that unit, which creates a large stepback at the north façade as well.



Revised Lot 57 South elevation



Previous roof plan



Revised roof plan

Change 2: Increased landscaped planting areas. The site plan was adjusted to add more planting for visual screening between the 57 South building and the neighbors to the north. The vehicular drop-off area was removed and replaced with a green planter with trees along the road. Additional planting areas for shrubs were added on either side of the south building parking garage entry. (Civil engineering advised that dense trees are not safe here because they would reduce visibility for cars turning out of the driveway.) Tall trees were also added east of the electrical transformer to screen it from neighbors.



Lot 57 – Previous Site Plan, revised for Planning Commission



Lot 57 – **New** Revised Site Plan with added greenery



View of added landscaping and reduced massing at east end of Lot 57 South Building



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SUMMARY OF PREVIOUS DESIGN CHANGES AFTER OCT. 2024 DEVELOPMENT PLAN SUBMISSION, FOR APRIL PLANNING COMMISSION

In response to feedback received on the initial design, the design team has reduced the mass of each building to better align building with neighboring 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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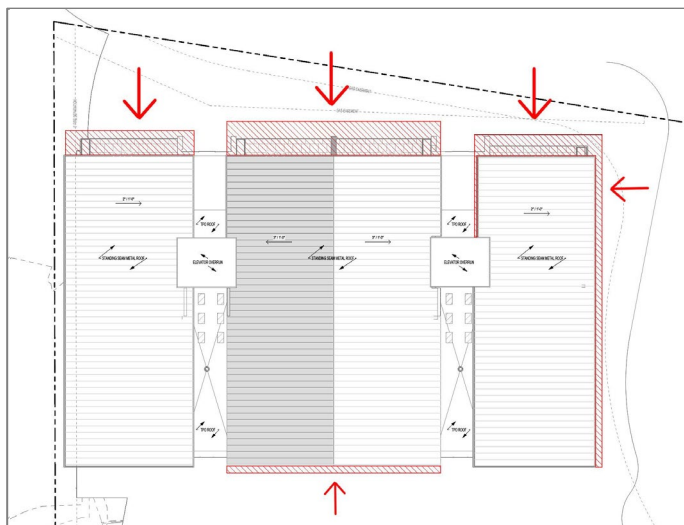
Change 2: North Building roof adjustments. The eastern shed roof was mirrored to slope in the opposite direction, resulting in a lower building height along the facade closest to Grand View. Additionally, all roofs were lowered by 1'-0" in height, and roof overhangs were pulled back to only extend 3'-0" from the exterior wall.



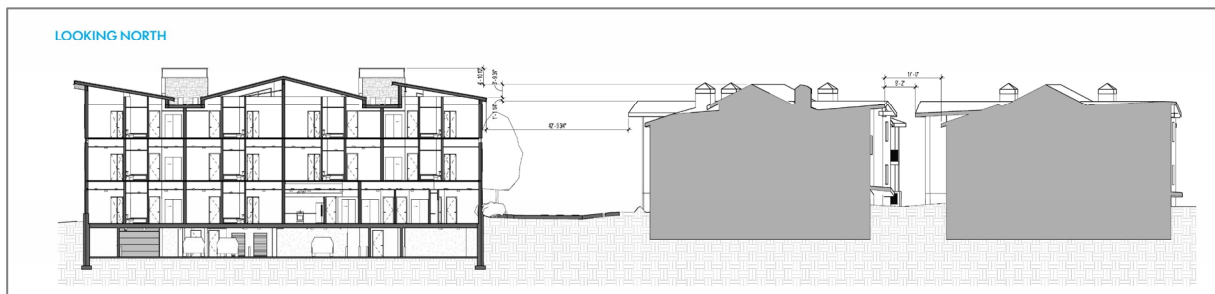
Lot 57 North – Previous Elevation



Lot 57 North – New Elevation

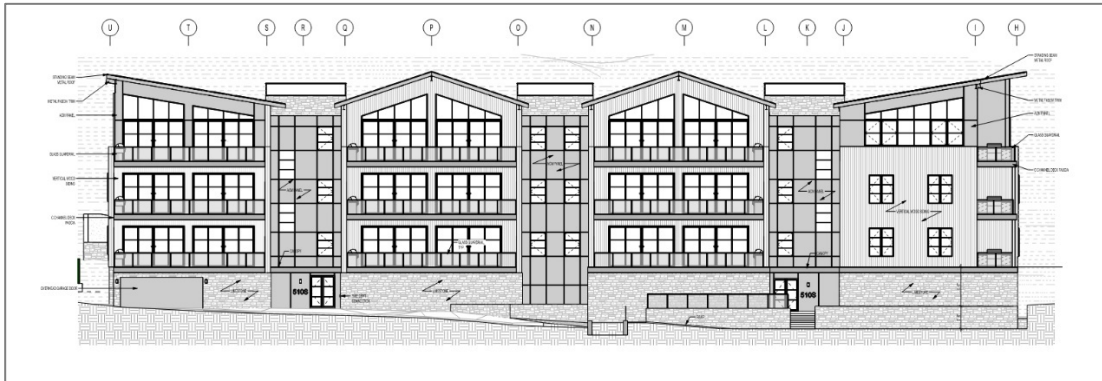


Lot 57 North – Reductions in Roof Footprint Noted in Red

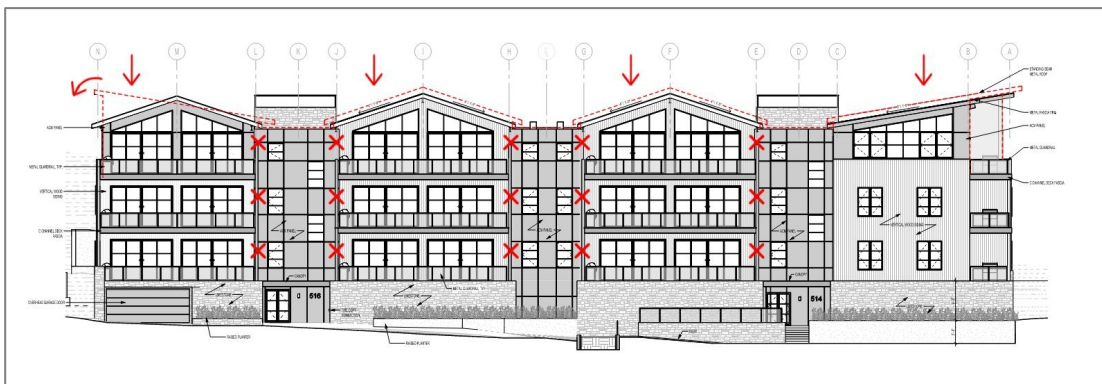


Site Section showing the relationship in heights between Lot 57 North and the adjacent Grand View buildings

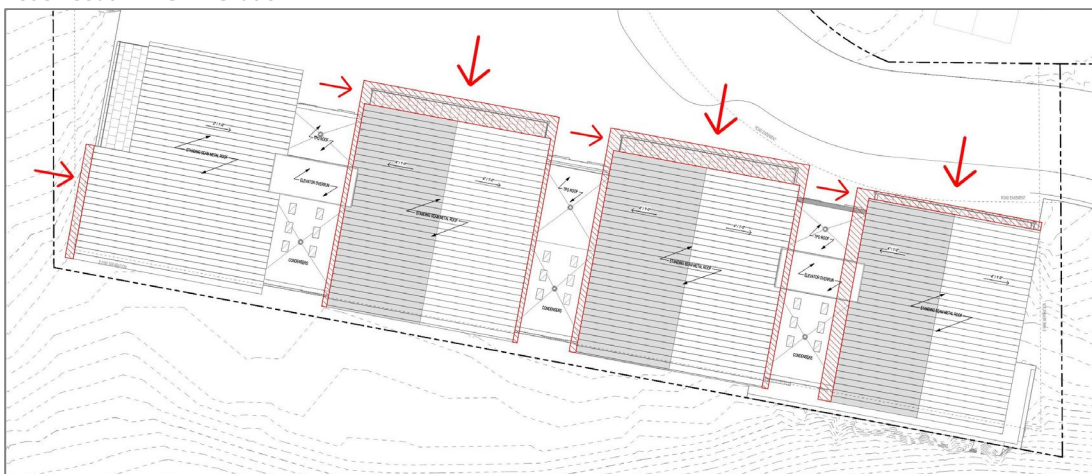
Change 3: South Building roof adjustments. The easternmost roof was changed to a gable roof, which greatly reduces the height of the building at the east façade. Additionally, all roofs were lowered by 1'-0" in height, and roof overhangs were pulled back to only extend 3'-0" from the exterior wall.



Lot 57 South – Previous Elevation



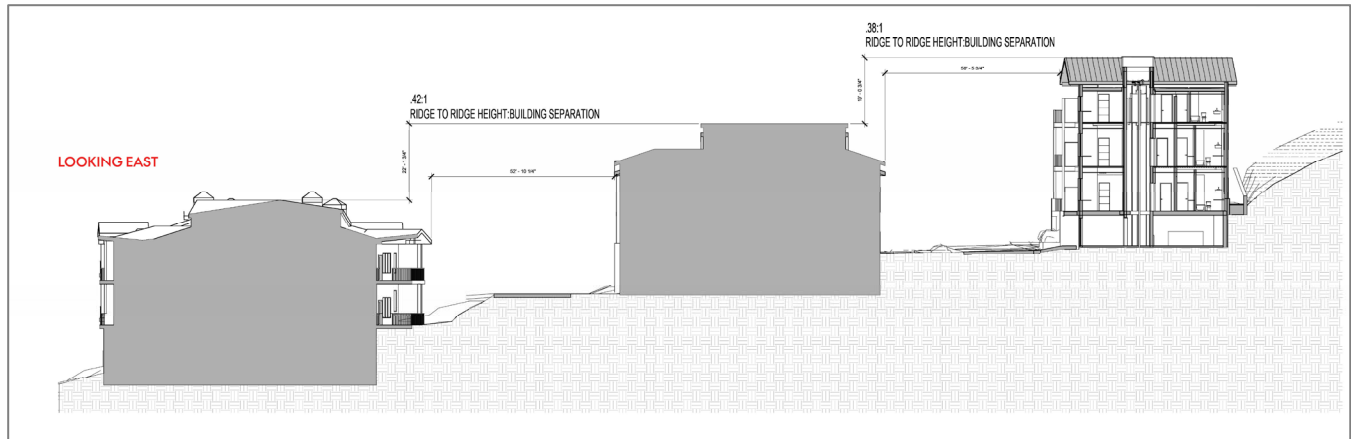
Lot 57 South – New Elevation



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 neighbors 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.



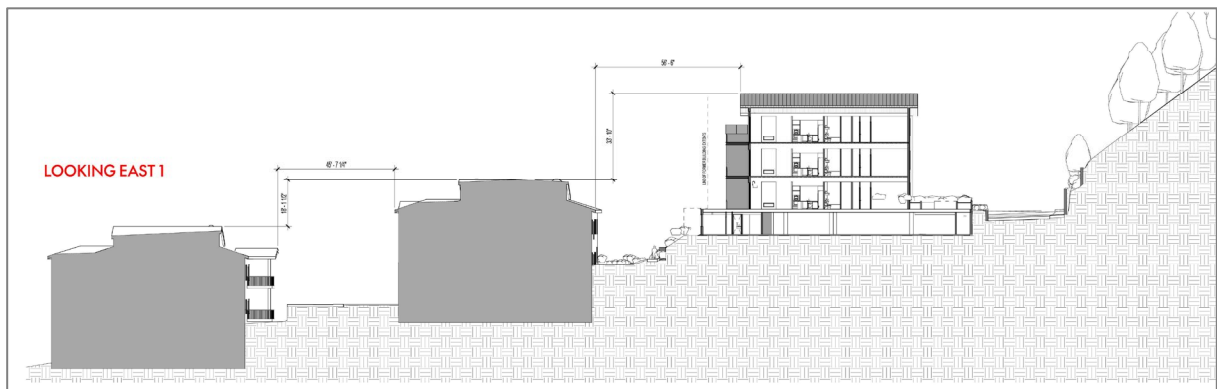
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Lot 53 – Previous Site Plan



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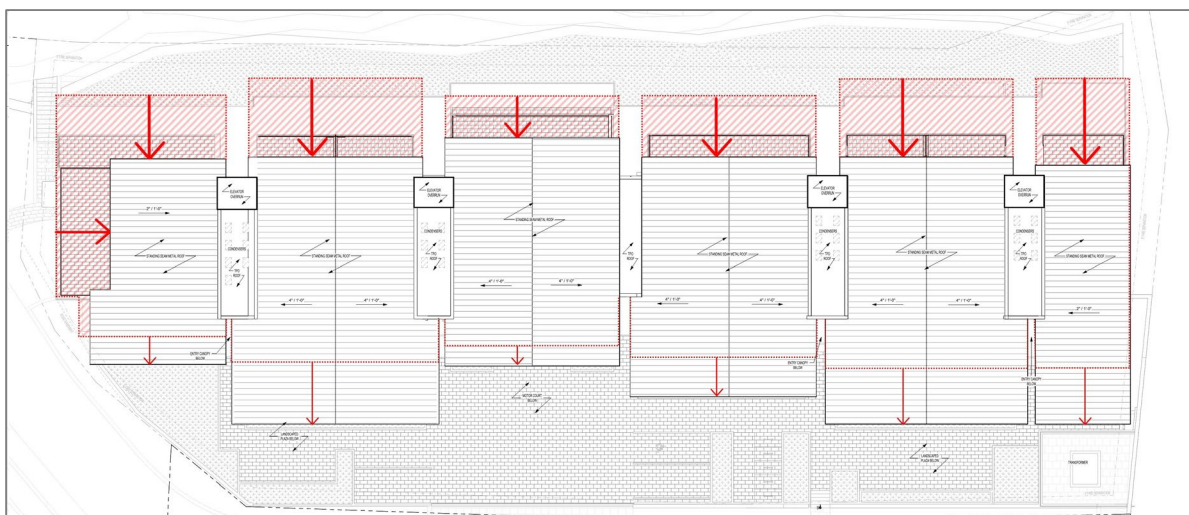
Change 6: Roof adjustments. In addition to pulling the building south, the third floor roofs were also reduced in size and in height. All the gable roofs were lowered by 1'-0" in height, and the shed roofs on the east and west end were lowered by 2'-0". Additionally, roof overhangs were pulled back to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



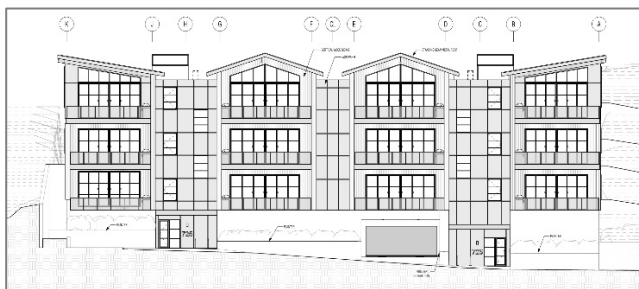
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Change 7: Western unit stepback. As shown in the roof plan above, the third-floor western unit footprint was adjusted to greatly reduce the visual massing along the west façade. Its western exterior wall was pushed east another 10'-6", and its roof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

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

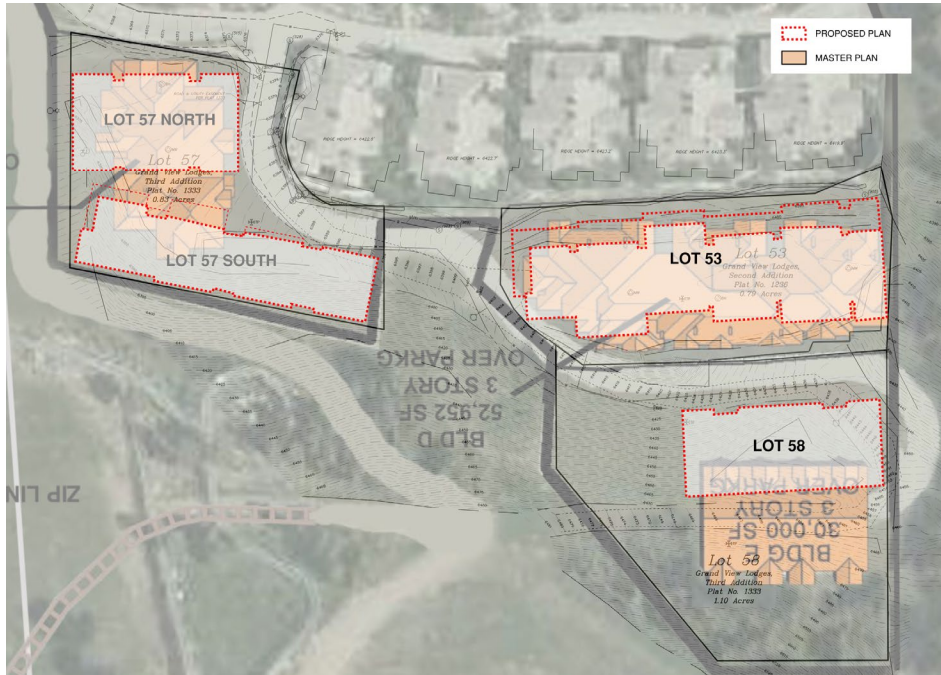


Figure 1 - Proposed site plan overlayed on Master Site Plan

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.

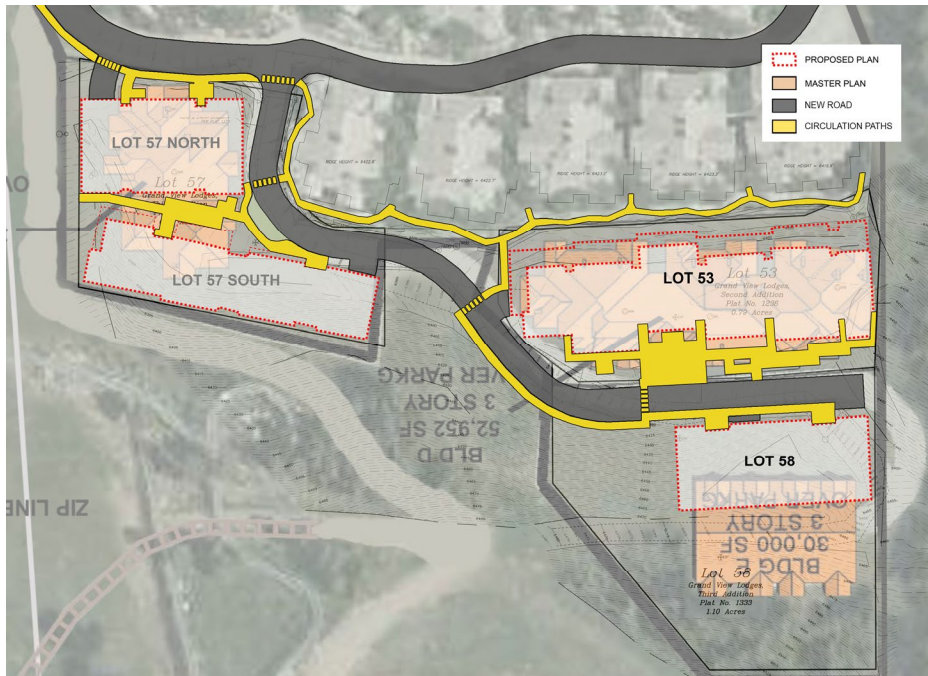


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan



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	REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS		TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM
									REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED			
LOT 57 NORTH	18,552	32,005	0	10	0	0	10	5,414	2	2	2	1	1	0	5	4	14	15	19
LOT 57 SOUTH	24,599	36,790	0	5	5	2	12		0	0	1	1	0	0	1	1	13	14	22
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	33	42	57
LOT 58	24,905	34,849	0	7	5	0	12	2,962	1	0	1	0	0	0	2	0	12	19	19
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					
ALL LOTS TOTAL								5	5	5	5	2	2	12	12	72	90	117	
								AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ. TOTAL AFF. OK		REQ. PROVIDED INCL. TANDEM			
TOTAL FAR AREA		110,370	TOTAL GROSS AREA		175,349	1	40	17	2	60									
						2%	67%	28%	3%	MARKET UNITS									
MAX. SHORT TERM		112,952																	
OVER/UNDER		-2,582																	
		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 Lot 57, where the gable roof slopes were reduced to 3½:12 at the South building and 3:12 at the North building 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 piling 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 110,370 sf proposed		
		42,314 sf	43,151 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	35	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	18% LSR 6,750 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	5.414	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	\$170,783.77	
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.

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	5	1.532
Short-Term Rental Unit	0.102*bedrooms	2	1692	15	3.064

Affordable Workforce Housing Required: 5.414 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	1.414	1.414	26%	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	55%	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	0%	Custom % shall be $<$ 13%
Total	5.414	5.414	Proposed total shall be $\geq$ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.414	2.000	1.000	5.414	9.745	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	2.414	2.000	1.000	5.414	9.600	
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	0.414	1.000	0.000	1.414	0.606	0.606	0.202
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	2.414	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	0.414	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	5.414	Fee In-Lieu:	\$170,783.77

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

Proposed Design Overview



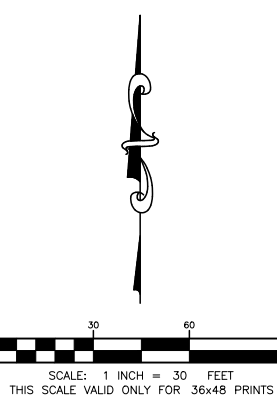
PROPOSED SITE PLAN – LANDSCAPE



- GENERAL CONSTRUCTION NOTES
1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
 2. EXISTING BASE MAPPING WAS PERFORMED BY JORGENSEN ASSOCIATES, INC.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
 4. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
 6. BURIED UTILITIES
 - 6.1. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
 - 6.2. CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
 - 6.3. CONTRACTOR SHALL NOTIFY WYOMING ONE CALL 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
 - 6.4. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
 - 6.5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
 - 6.6. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 7. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
 8. CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING "B" BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99) MODIFIED PROCTOR DENSITY.
 9. DISTURBANCE AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
 10. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
 11. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR COMPLETE.
 12. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
 13. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
 14. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
 15. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

- WATER AND SEWER UTILITY NOTES
1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
 2. CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079 PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
 3. CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTOR'S EXPENSE.
 4. TYPE B TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPPWS 0225.
 5. CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
 6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPE MANHOLES, WEAREDGED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
 7. WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
 8. SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.

- LEGEND
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - SHOWN/ELATED HARDSCAPE
 - RETAINING WALL
 - 8" W 8" WATER
 - 6" W 6" WATER
 - W WATER SERVICE
 - 8" S 8" SEWER
 - S SEWER SERVICE
 - STW STORMWATER
 - GW GROUNDWATER
 - P POWER
 - FW FIRE HYDRANT
 - WV WATER VALVE
 - SM SEWER MANHOLE
 - STM STORMWATER MANHOLE
 - SI STORM INLET
 - TR TRANSFORMER
 - EV ELECTRIC VAULT



NORTHWORKS

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Jackson, Wyoming 83001
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www.northworks.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensen.com

NO.	ISSUE DATE	SUBJECT
1	2024-10-25	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2

PROFESSIONAL SEAL

Project SNOW KING LOOP CONDOMINIUMS	
553, 725, & 510 UPPER SNOW KING LOOP ROAD JACKSON, WY 83001	
2022	Project No.
SS	Drawn By
JL	Checked By
Discipline & Drawing Number	
C1.0	
Drawing Name	
PROPOSED OVERVIEW	

PROPOSED SITE PLAN - CIVIL

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	5.414	2	2	2	1	1	1	5	4
LOT 57 SOUTH	24,599	36,790	0	5	5	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	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	
ALL LOTS TOTAL								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	
TOTAL FAR AREA		TOTAL GROSS AREA	1-BEDS	2-BEDS	3-BEDS	4-BEDS	MARKET UNITS									
			2%	67%	28%	3%										
MAX. SHORT TERM		112,952														
OVER/UNDER		-2,582														
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	35	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
		7,472 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 2	141 SF
Market Circulation Corridor	N. HALL 1	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. 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 19,853 SF

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

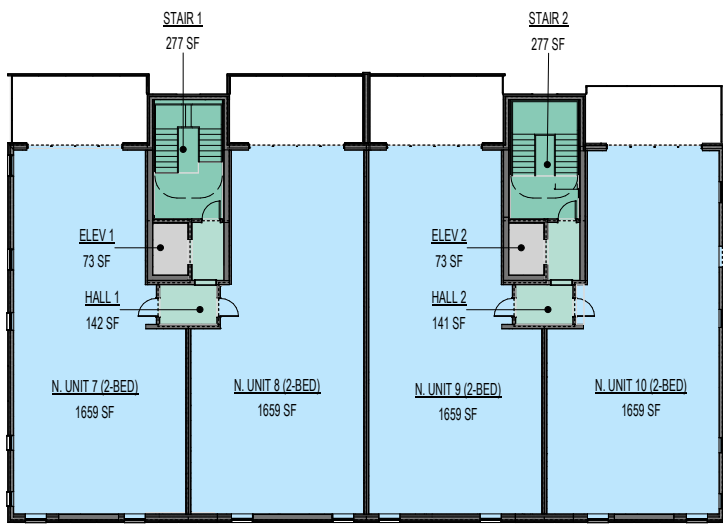
T.O. LEVEL 1 SLAB		
Affordable 2-Bedroom	AFF. UNIT 3	787 SF
Affordable 2-Bedroom	AFF. UNIT 4	787 SF
Affordable 2-Bedroom	AFF. UNIT 1	855 SF
Affordable 2-Bedroom	AFF. UNIT 2	1,377 SF
Market Circulation N/A	AFF. HALL	209 SF
		3,608 SF

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

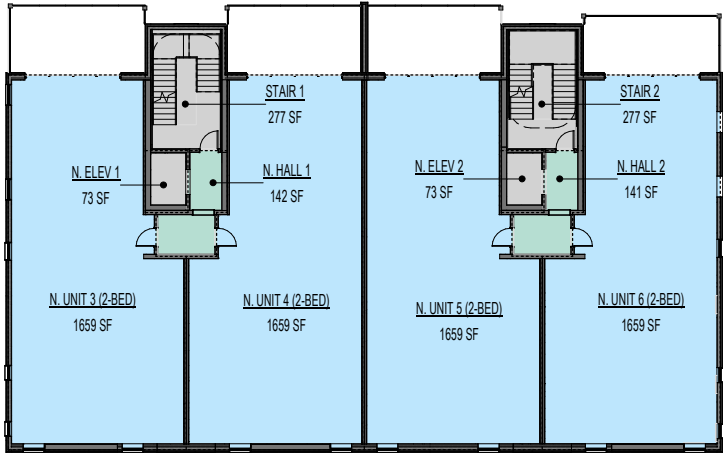
TOTAL AREA NOT COUNTED TOWARD FAR 13,463 SF

LOT 57 NORTH - AREA TOTALS

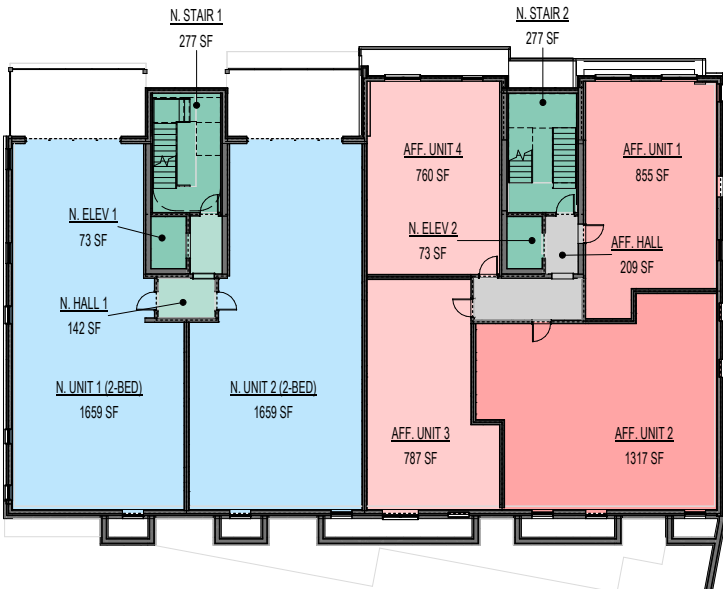
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	7,619 SF
T.O. LEVEL 2 SLAB	7,519 SF
T.O. LEVEL 1 SLAB	6,880 SF
T.O. BASEMENT SLAB	8,629 SF
TOTAL AREA	30,647 SF



6 FAR AREA - NORTH BUILDING - LEVEL 3
SCALE 1/16" = 1'-0"



7 FAR AREA - NORTH BUILDING - LEVEL 2
SCALE 1/16" = 1'-0"



8 FAR AREA - NORTH BUILDING - LEVEL 1
SCALE 1/16" = 1'-0"



9 FAR AREA - NORTH BUILDING - BASEMENT
SCALE 1/16" = 1'-0"

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)	1,440 SF
Market 2-Bedroom	S. UNIT 11 (2-BED)	1,506 SF
Market 2-Bedroom	S. UNIT 10 (4-BED)	2,517 SF
Market 2-Bedroom	S. UNIT 9 (3-BED)	1,587 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	121 SF
Market Circulation Corridor	S. HALL 1	140 SF
		8,071 SF

T.O. LEVEL 2 SLAB		
Market 2-Bedroom	S. UNIT 8 (3-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 7 (2-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 6 (4-BED)	2,514 SF
Market 2-Bedroom	S. UNIT 5 (3-BED)	2,054 SF
Market Circulation Corridor	S. HALL 2	141 SF
Market Circulation Corridor	S. HALL 1	141 SF
		8,064 SF

T.O. LEVEL 1 SLAB		
Market 2-Bedroom	S. UNIT 4 (3-BED)	1,699 SF
Market 2-Bedroom	S. UNIT 3 (2-BED)	1,697 SF
Market 2-Bedroom	S. UNIT 2 (4-BED)	2,514 SF
Market 2-Bedroom	S. UNIT 1 (3-BED)	2,054 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	121 SF
Market Circulation Corridor	S. HALL 1	121 SF
		8,146 SF

TOTAL FAR AREA 24,280 SF

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
		528 SF

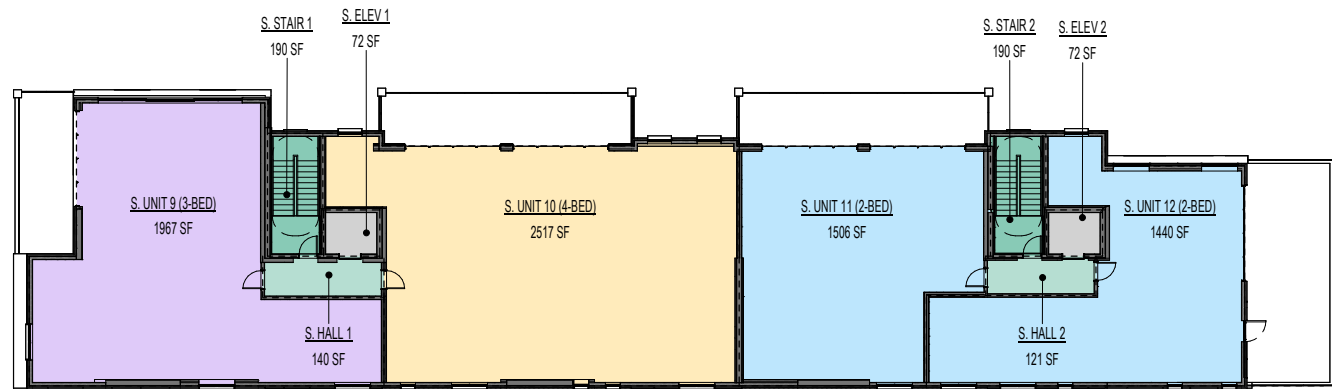
T.O. LEVEL 1 SLAB		
Affordable 2-Bedroom	AFF. UNIT 5 (2-BED)	726 SF
		726 SF

T.O. BASEMENT SLAB		
Market Circulation N/A	S. ELEV 1	75 SF
Market Circulation N/A	S. ELEV 2	75 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	190 SF
Market Circulation N/A	S. STAR 2	190 SF
Mechanical	TRASH/MECH	367 SF
Parking	S. PARKING	9,634 SF
		10,786 SF

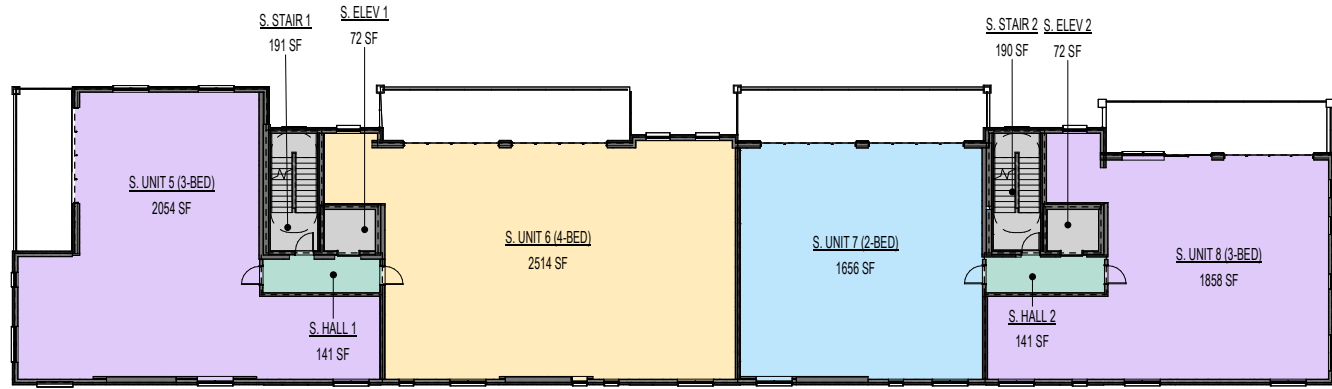
TOTAL AREA NOT COUNTED TOWARD FAR 14,710 SF

LOT 57 SOUTH - AREA TOTALS

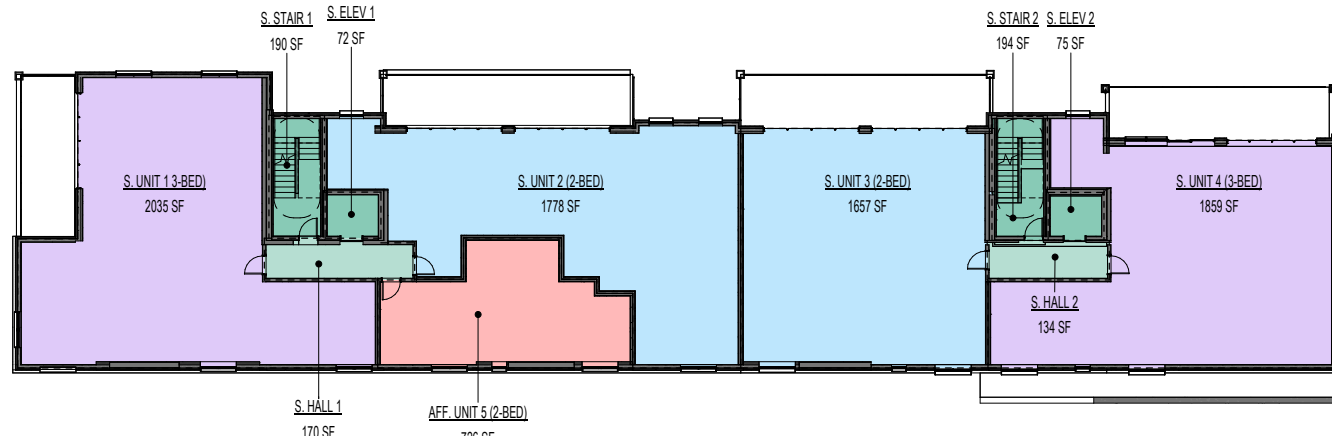
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	8,071 SF
T.O. LEVEL 2 SLAB	8,064 SF
T.O. LEVEL 1 SLAB	8,064 SF
T.O. BASEMENT SLAB	10,786 SF
TOTAL AREA	34,985 SF



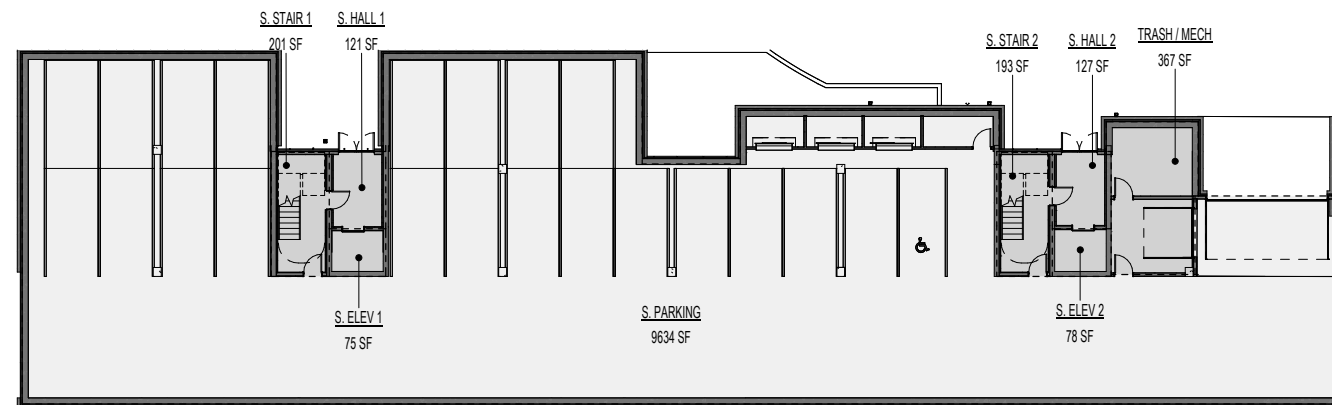
10 FAR AREA - SOUTH BUILDING - LEVEL 3
SCALE 1/16" = 1'-0"



11 FAR AREA - SOUTH BUILDING - LEVEL 2
SCALE 1/16" = 1'-0"



12 FAR AREA - SOUTH BUILDING - LEVEL 1
SCALE 1/16" = 1'-0"



13 FAR AREA - SOUTH BUILDING - GARAGE
SCALE 1/16" = 1'-0"

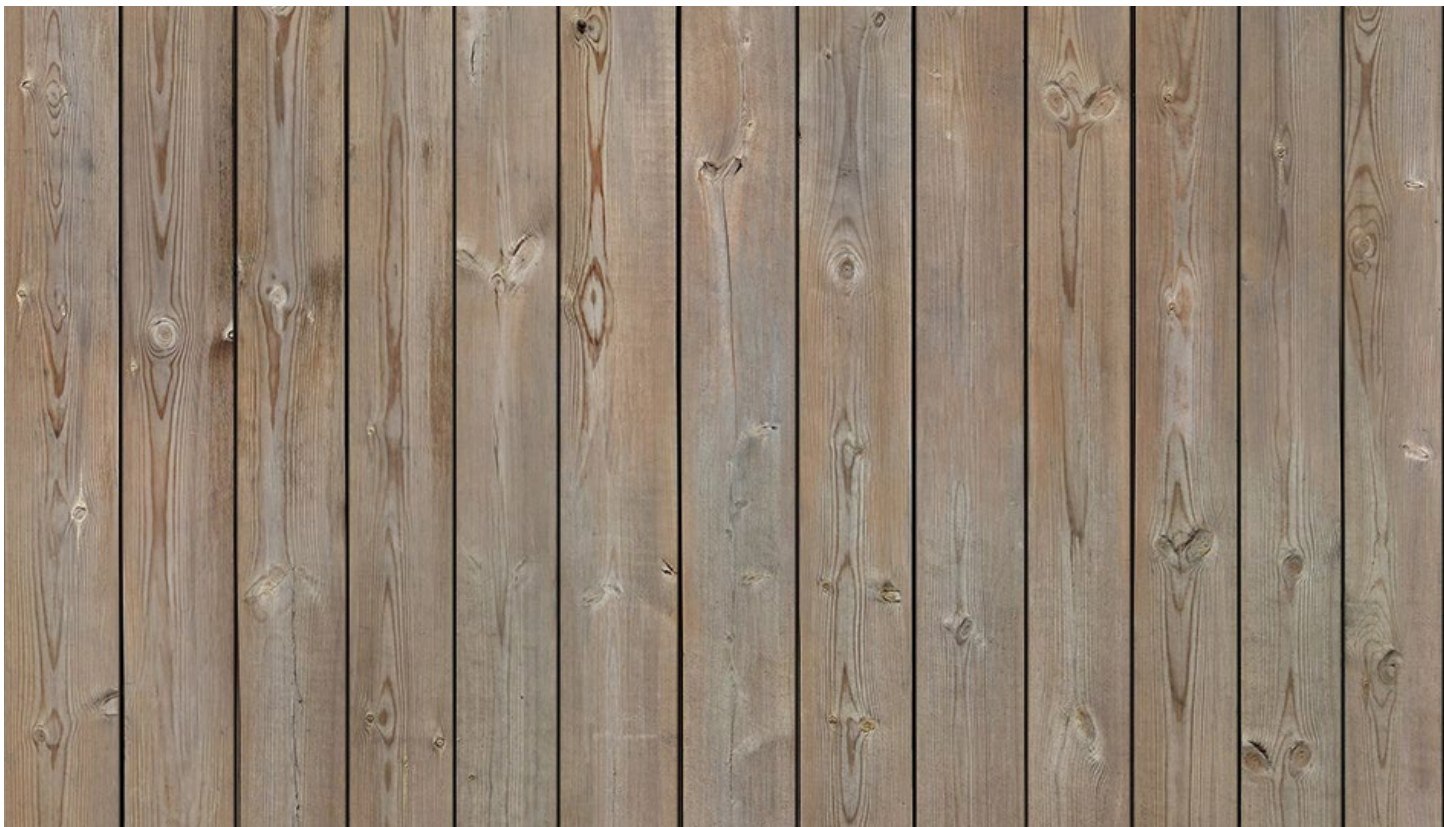


NORTHWORKS

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 57 SOUTH BUILDING MASSING REDUCTION



LOT 57 SOUTH BUILDING MASSING REDUCTION



NORTHWORKS

Lot 57 Drawings



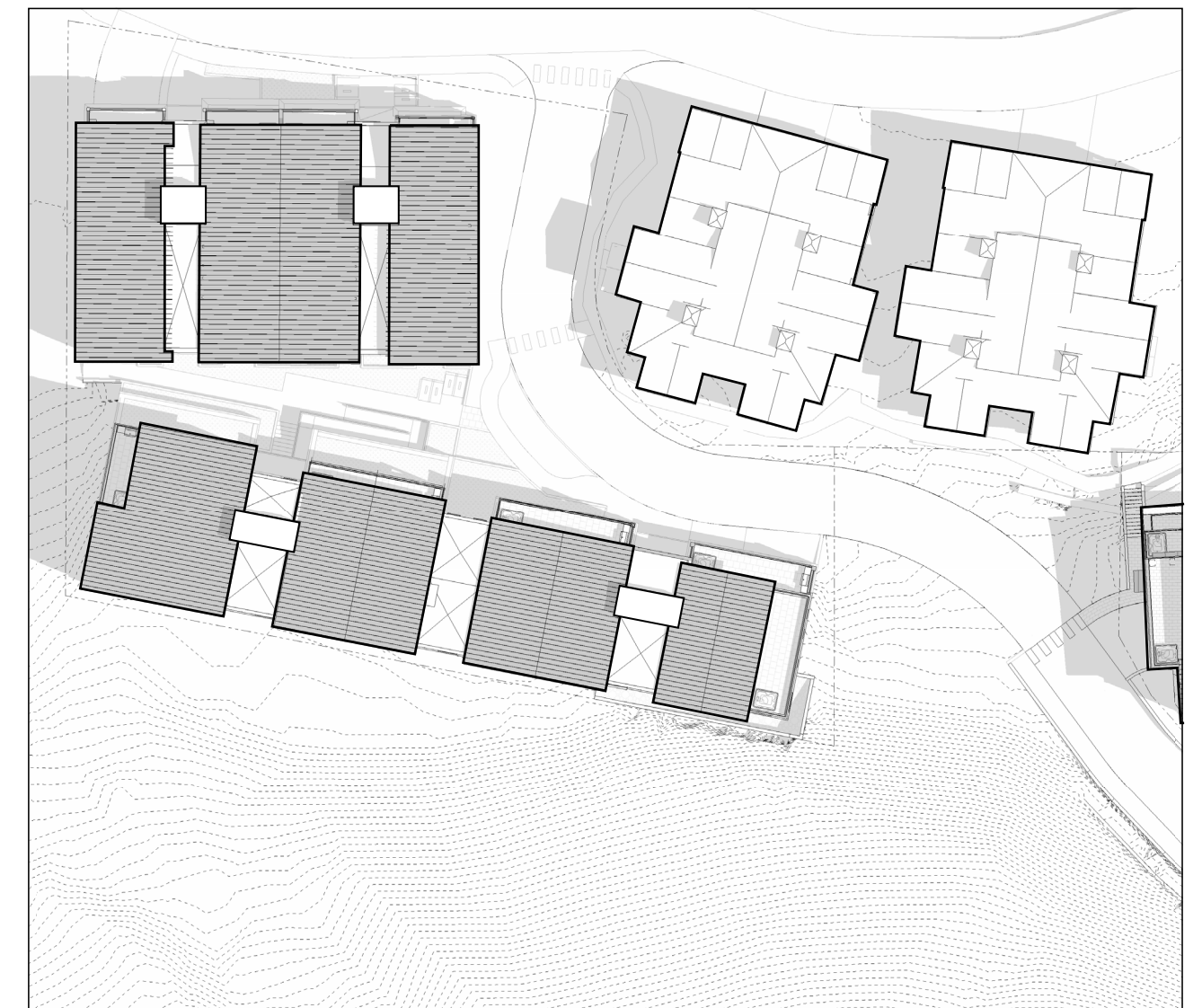
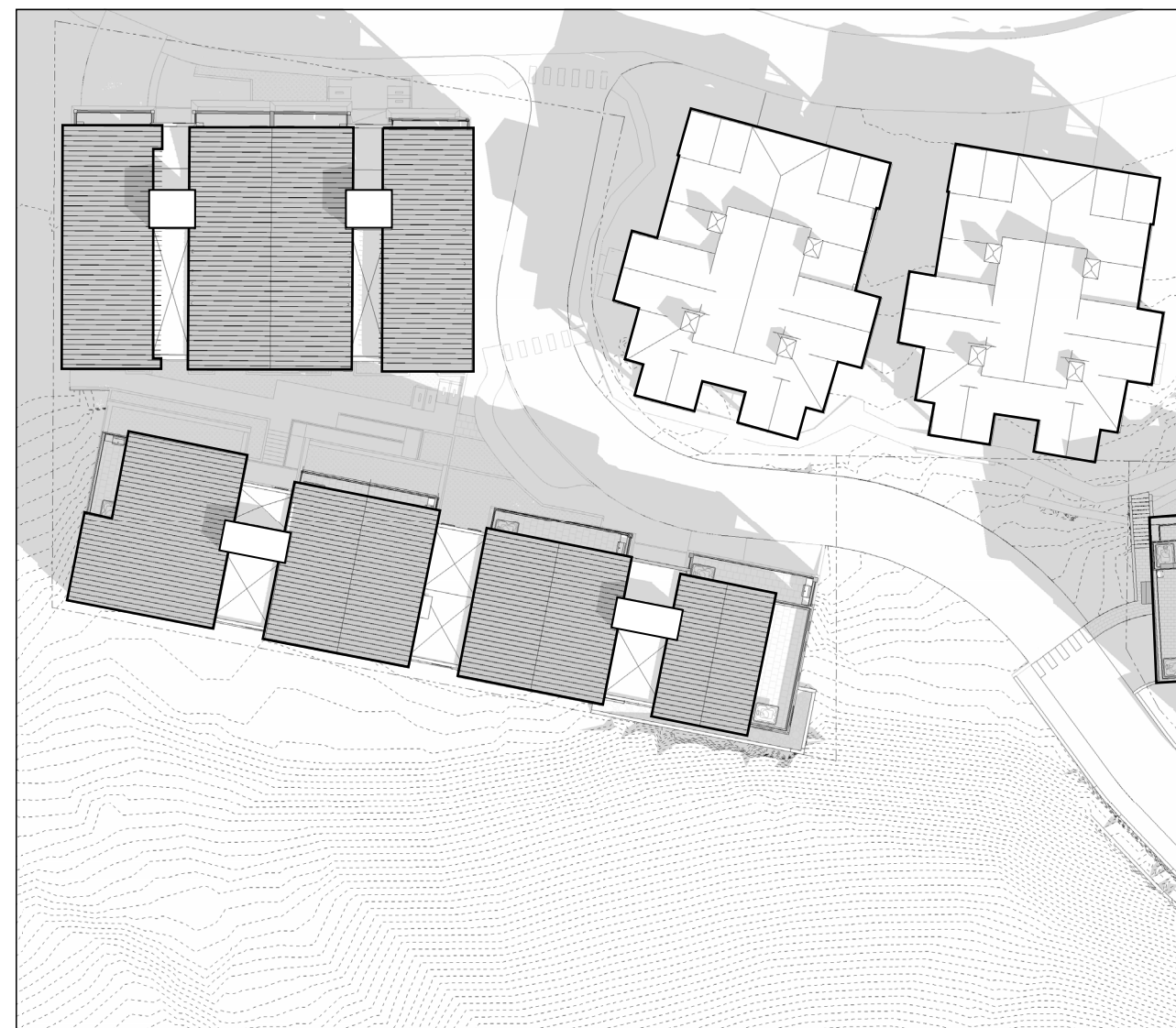
LOT 57 SITE PLAN - LANDSCAPE

IN WINTER, THE ENTIRE MOUNTAIN CASTS A SHADOW ON ITSELF TOWARDS THE NORTH.

IN SPRING, THE SOUTH BUILDING'S SHADOW BARELY REACHES THE CONDOS TO THE NORTH.

IN SUMMER, PLENTY OF SUNLIGHT REACHES THE SPACE BETWEEN THE BUILDINGS.

10:00AM

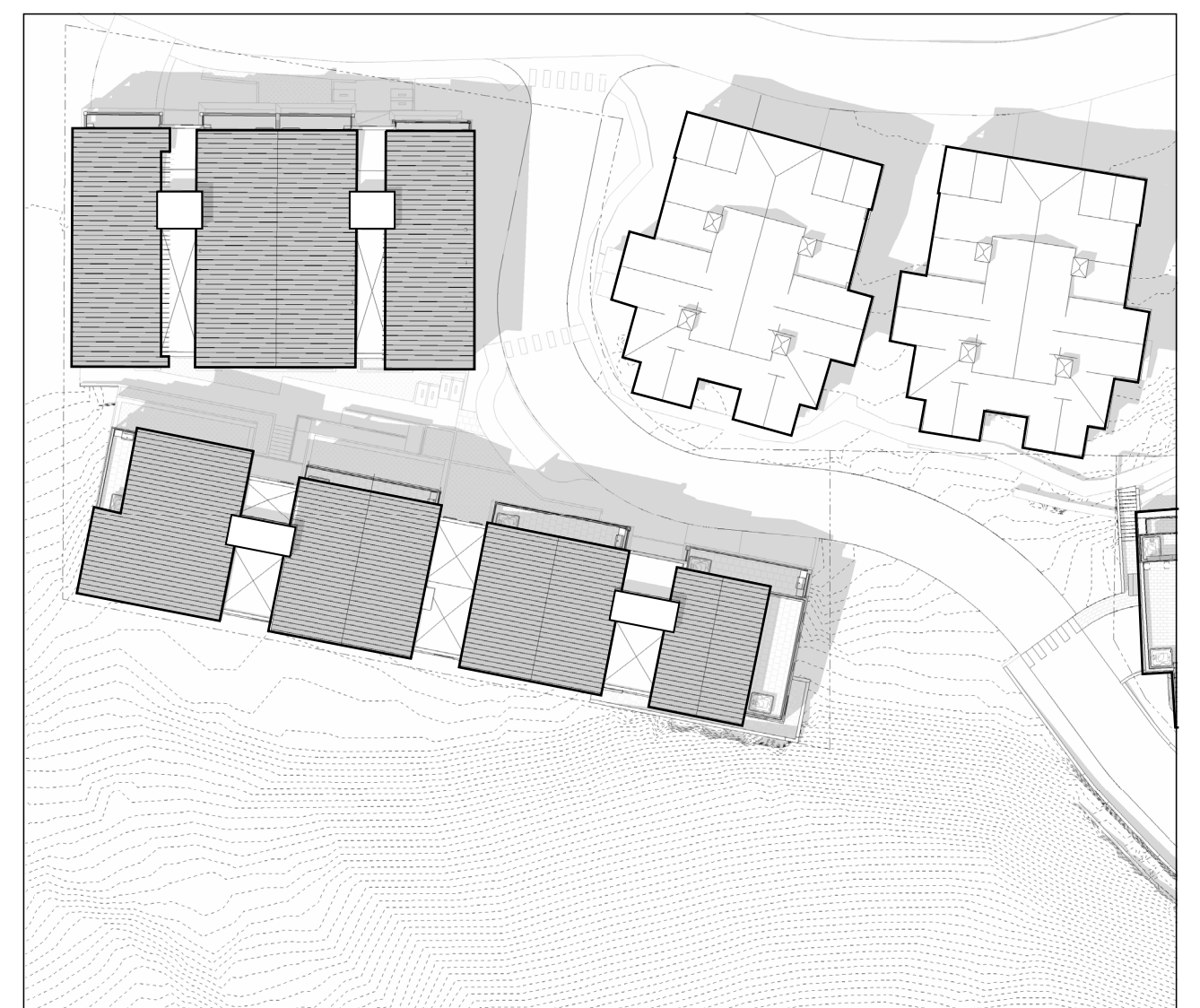
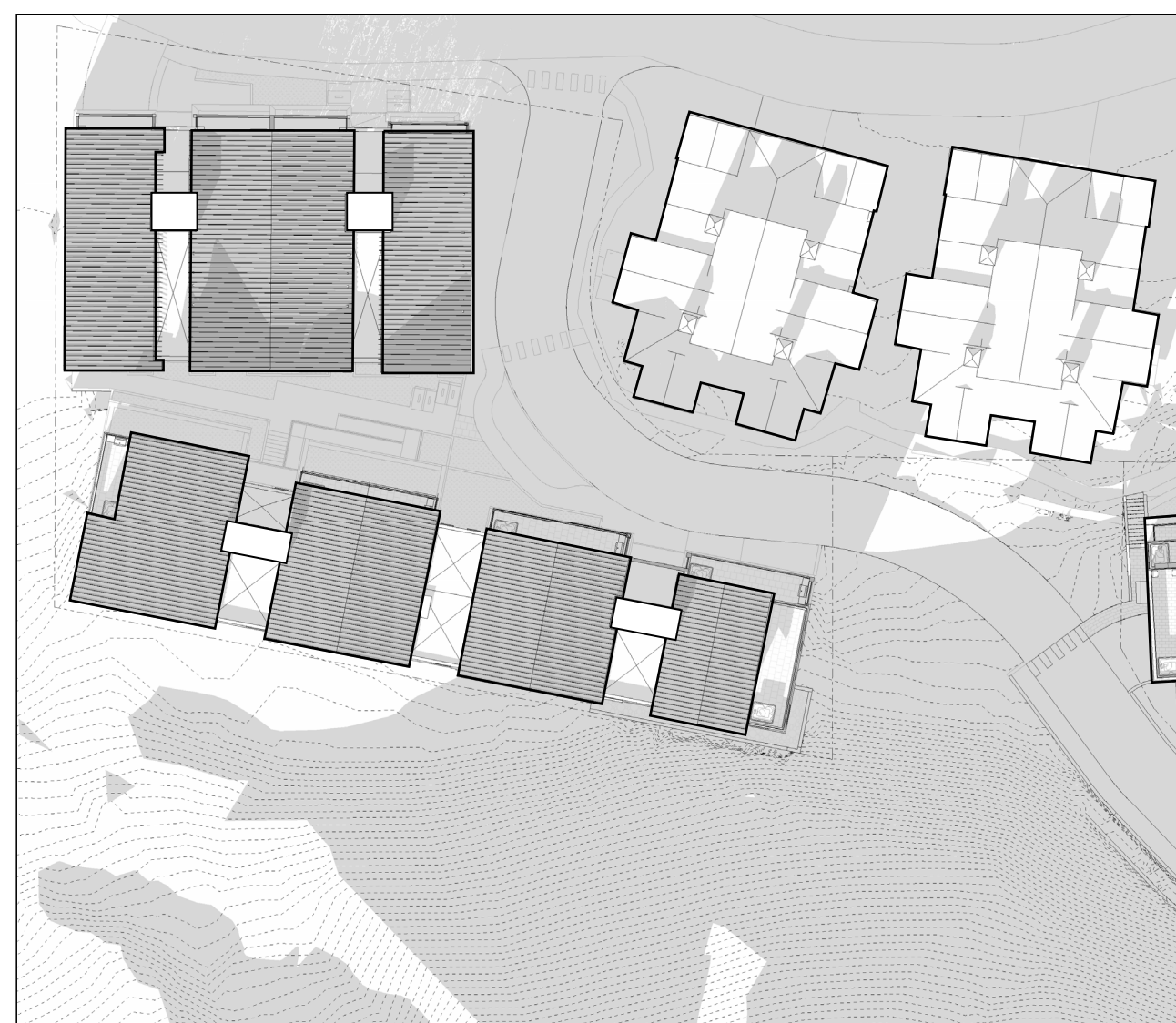


WINTER SOLSTICE (Dec 21, 10:00 AM)

SPRING EQUINOX (Mar 20, 10:00 AM)

SUMMER SOLSTICE (Jun 20, 10:00 AM)

2:00PM



WINTER SOLSTICE (Dec 21, 2:00 PM)

SPRING EQUINOX (Mar 20, 2:00 PM)

SUMMER SOLSTICE (Jun 20, 2:00 PM)



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"

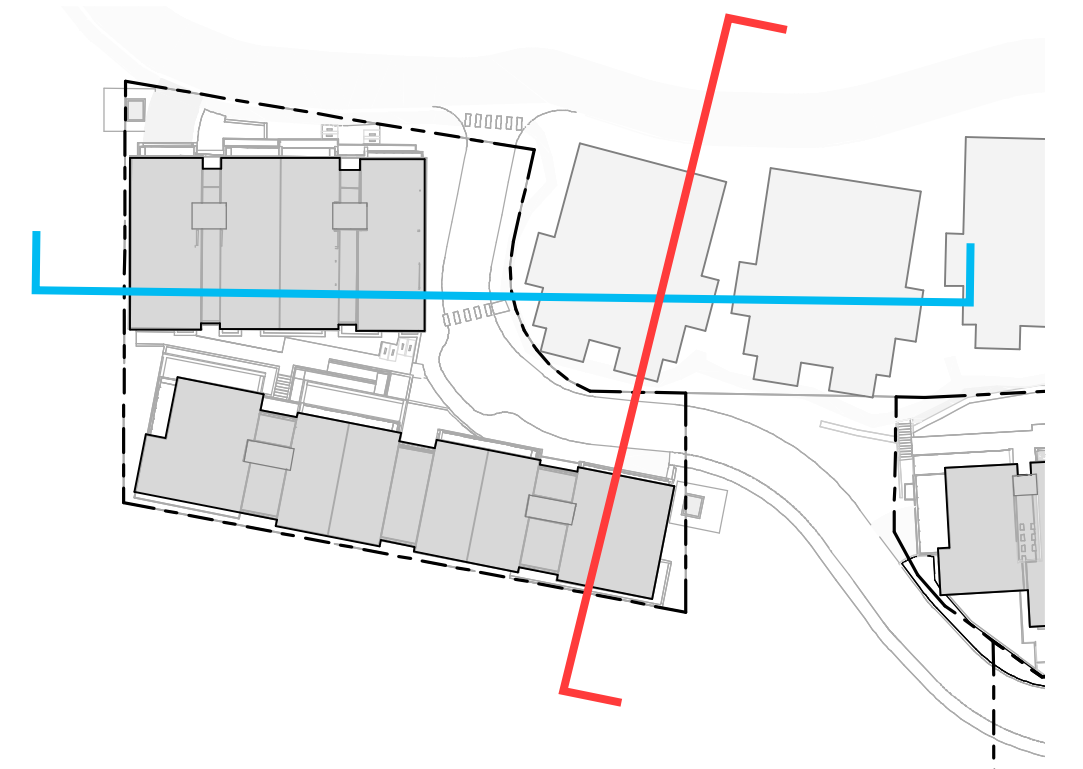
SECOND FLOOR
6412'-10"

FIRST FLOOR
6400'-0"

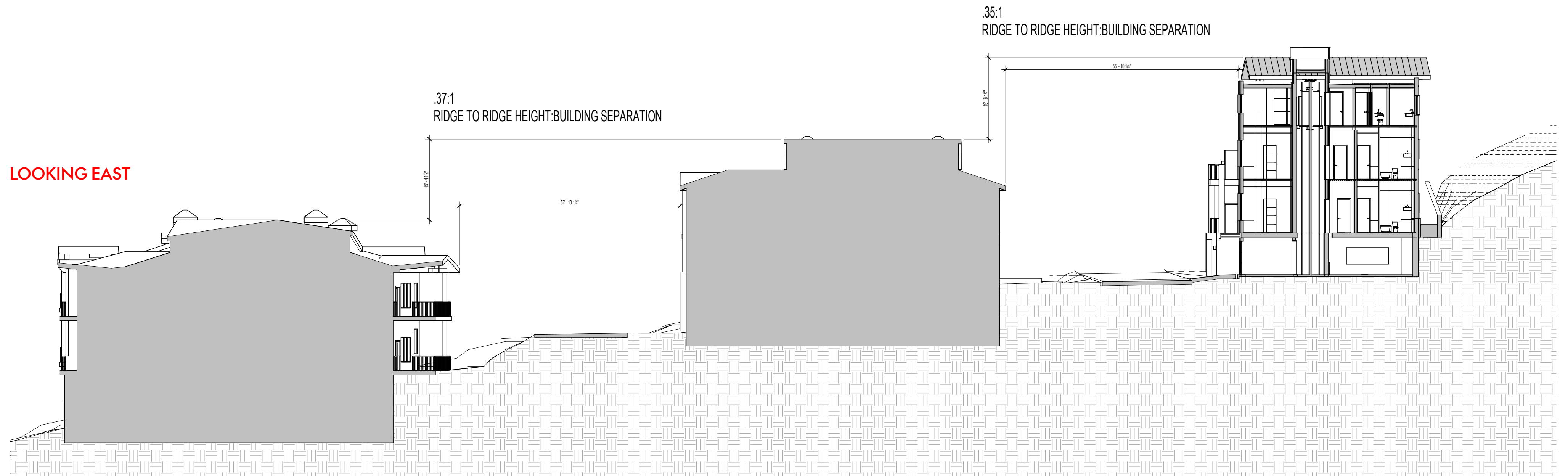
BASEMENT
6390'-0"

SOUTH BUILDING, NORTH ELEVATION

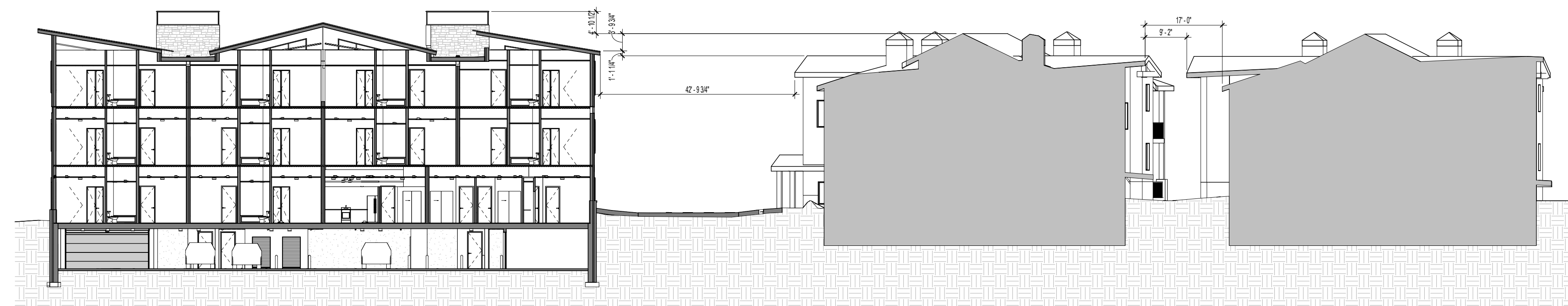
LOT 57 SOUTH – RENDERED ELEVATION

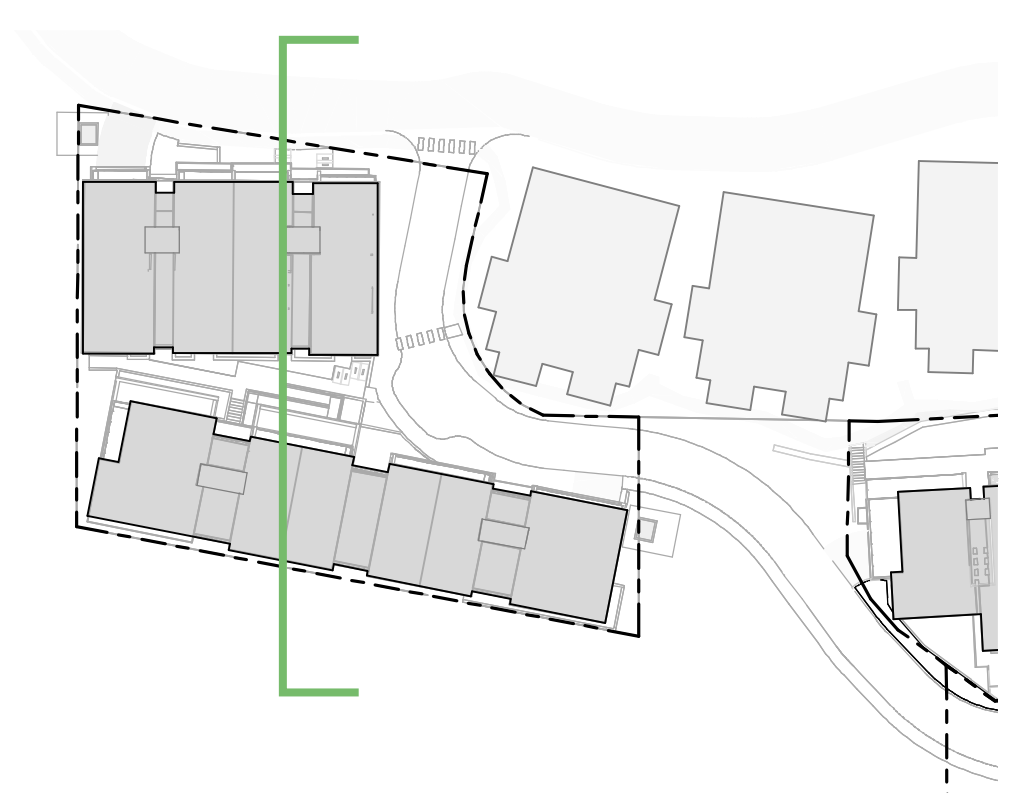


LOOKING EAST

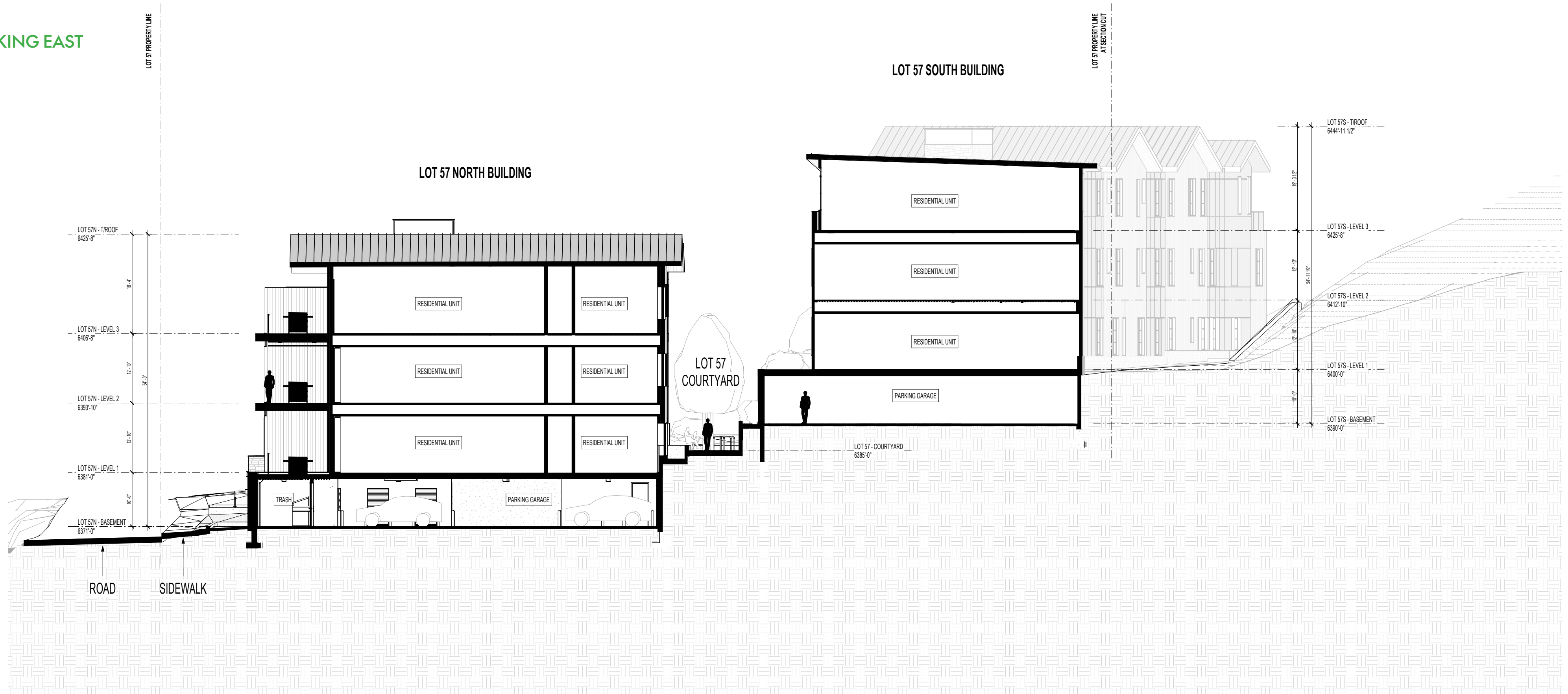


LOOKING NORTH





LOOKING EAST



SITE SECTION THROUGH LOT 57 NORTH & SOUTH, LOOKING EAST

SUMMARY

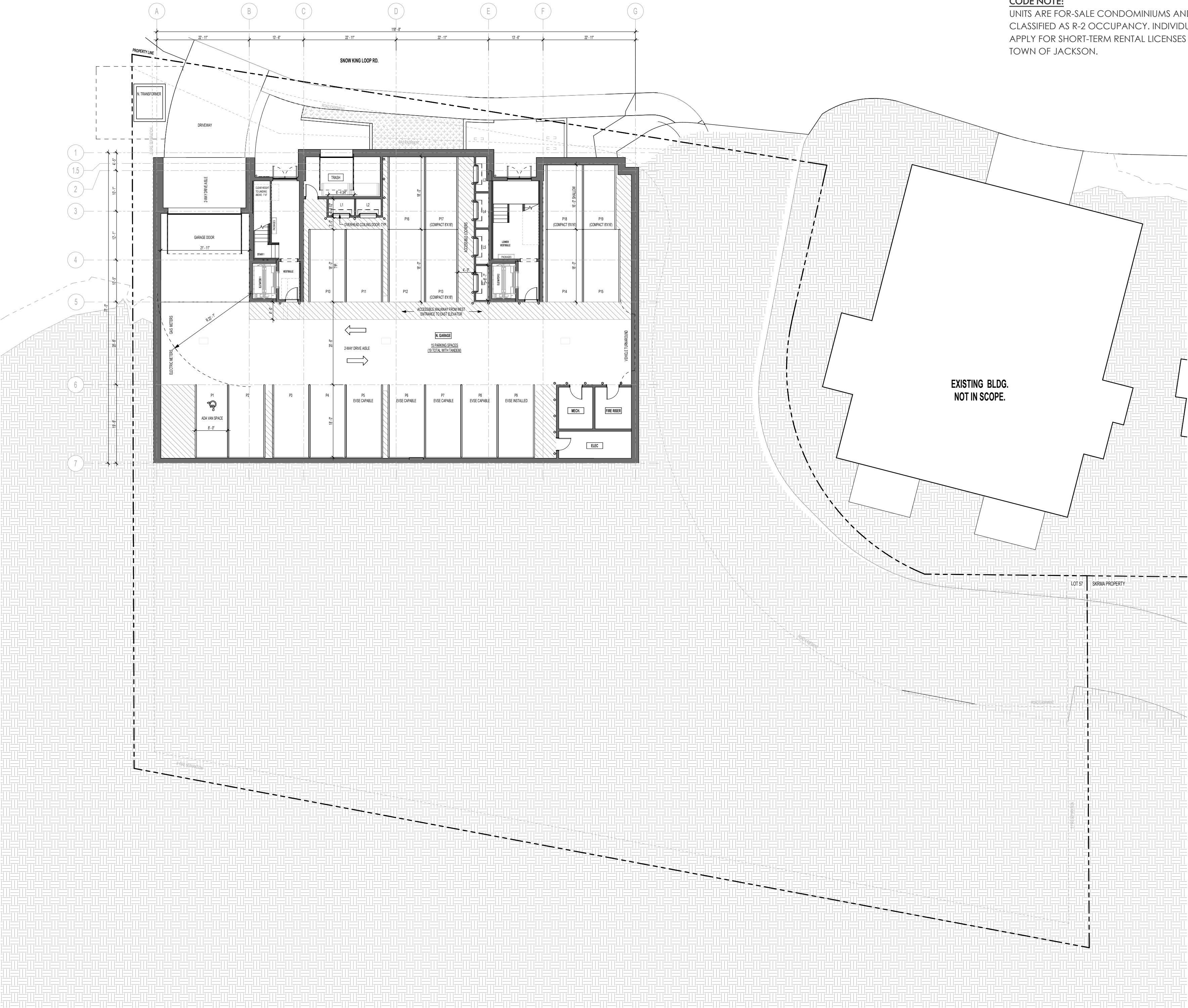
NORTH BUILDING

- 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

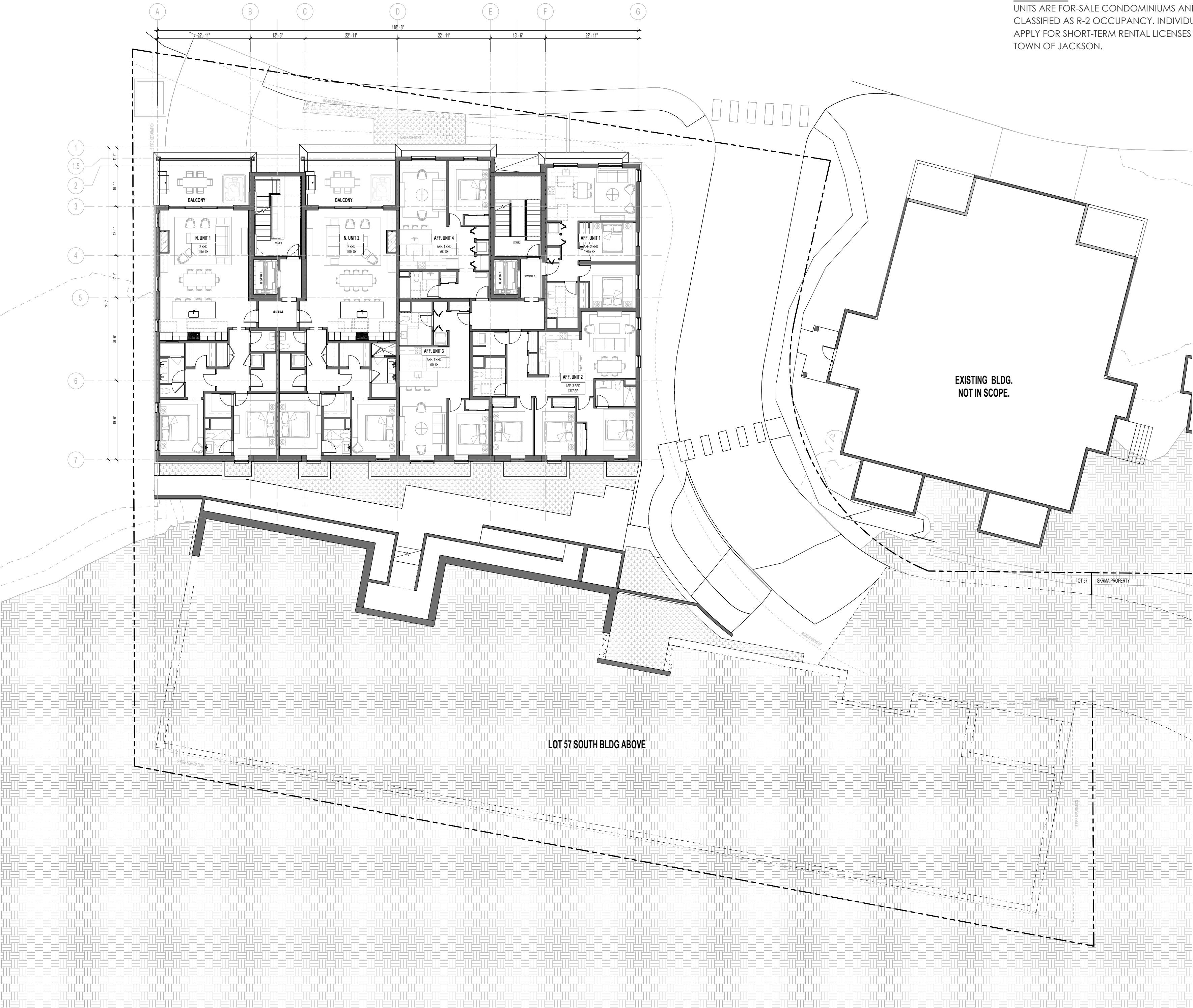
NORTH BUILDING

- 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

LOT 57 SOUTH BLDG ABOVE

EXISTING BLDG.
NOT IN SCOPE.



SUMMARY

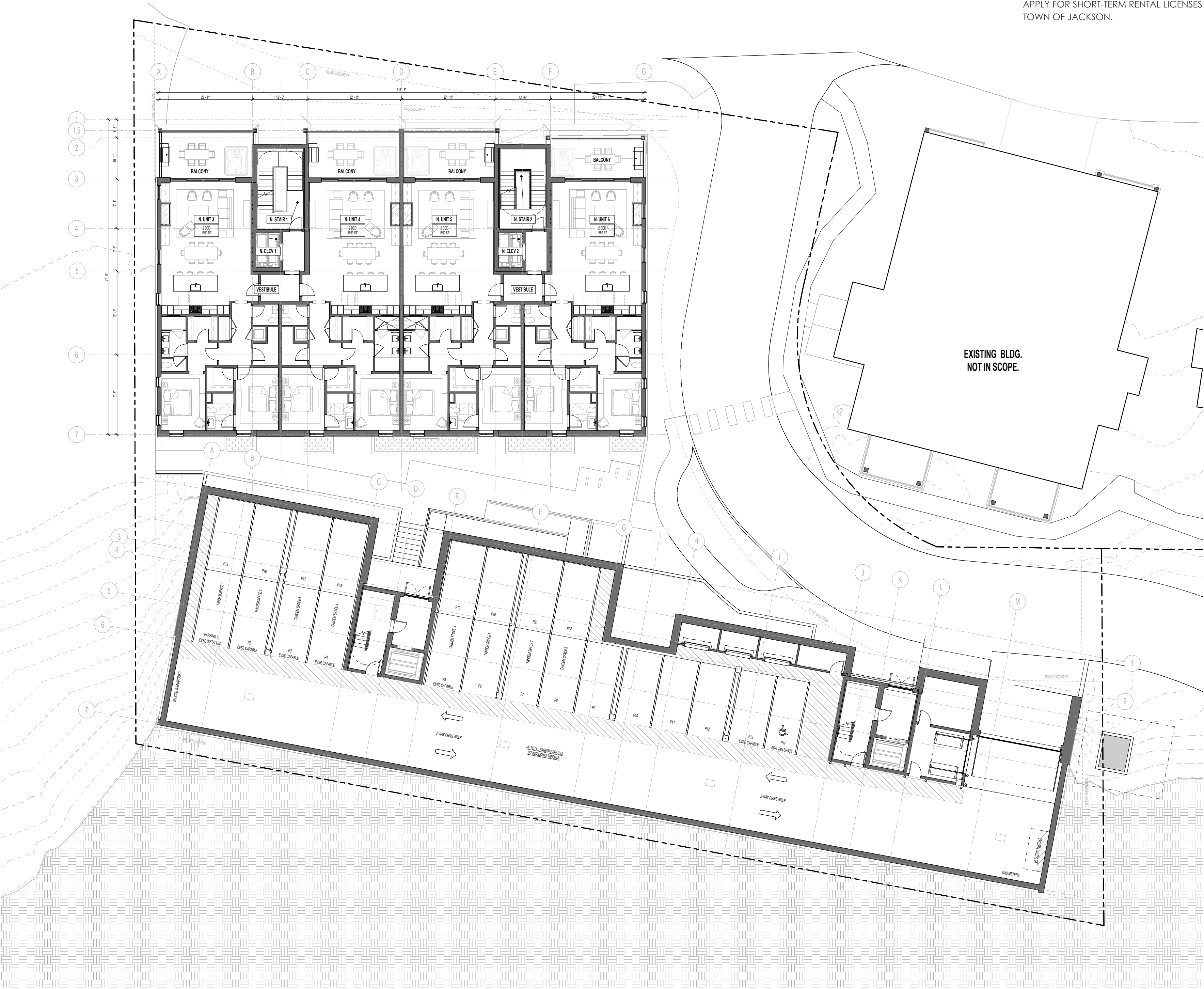
NORTH BUILDING

- 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



SCALE: 1/16" = 1' - 0"

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

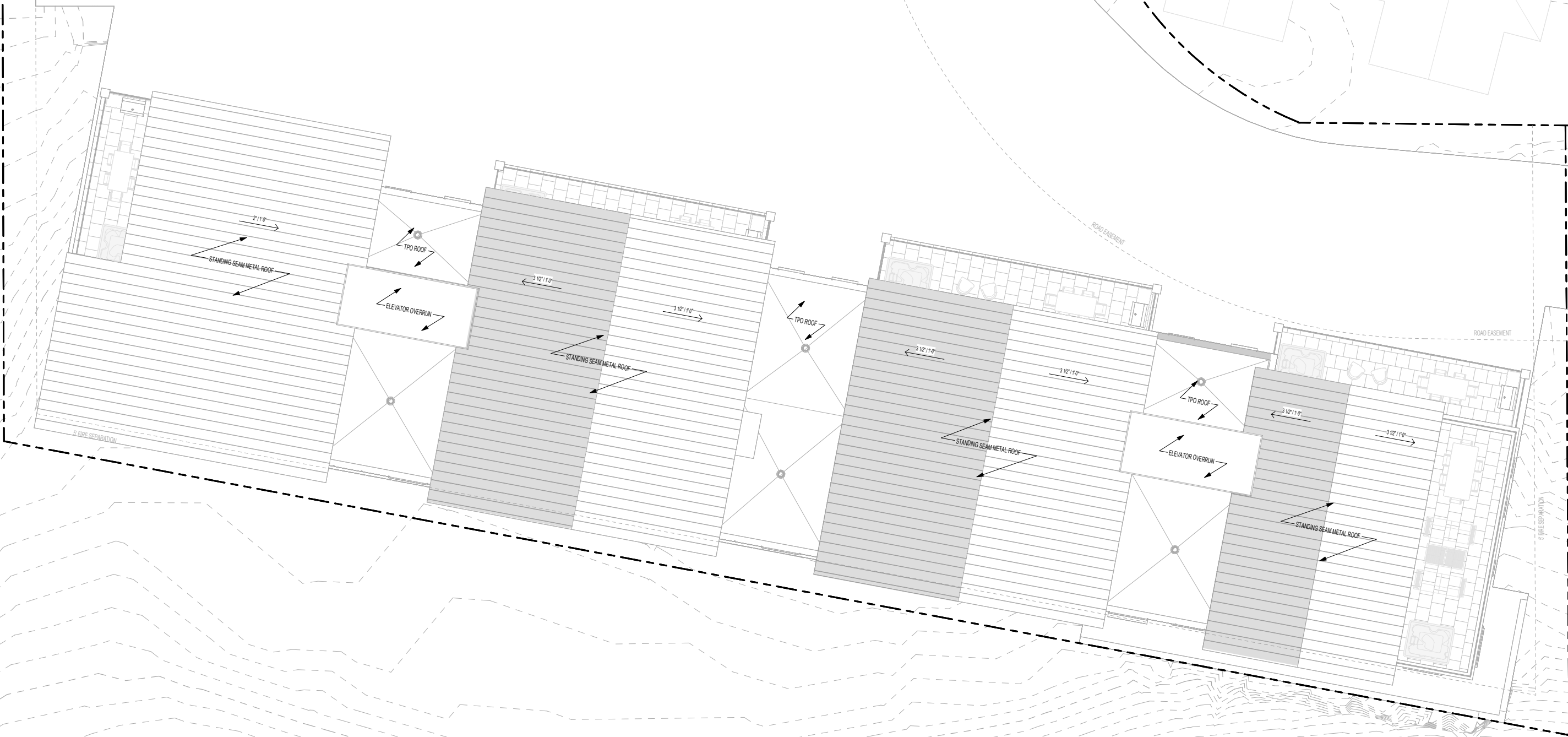
- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

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 WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.

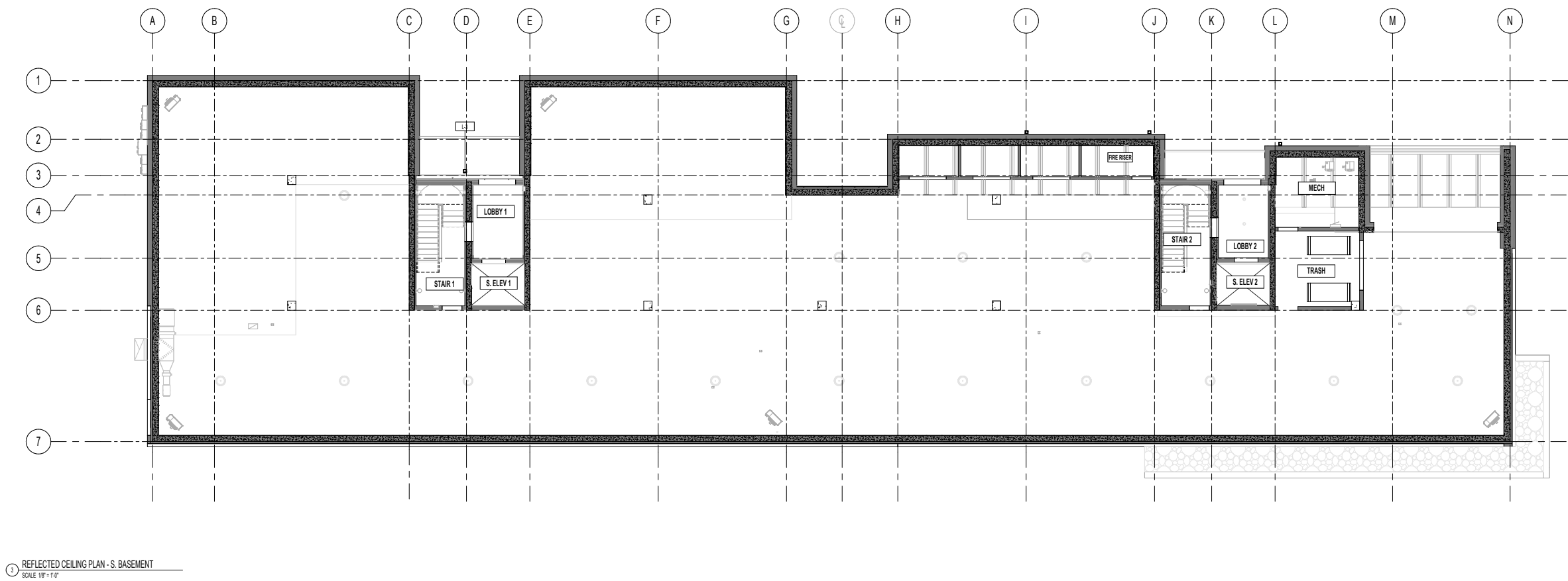
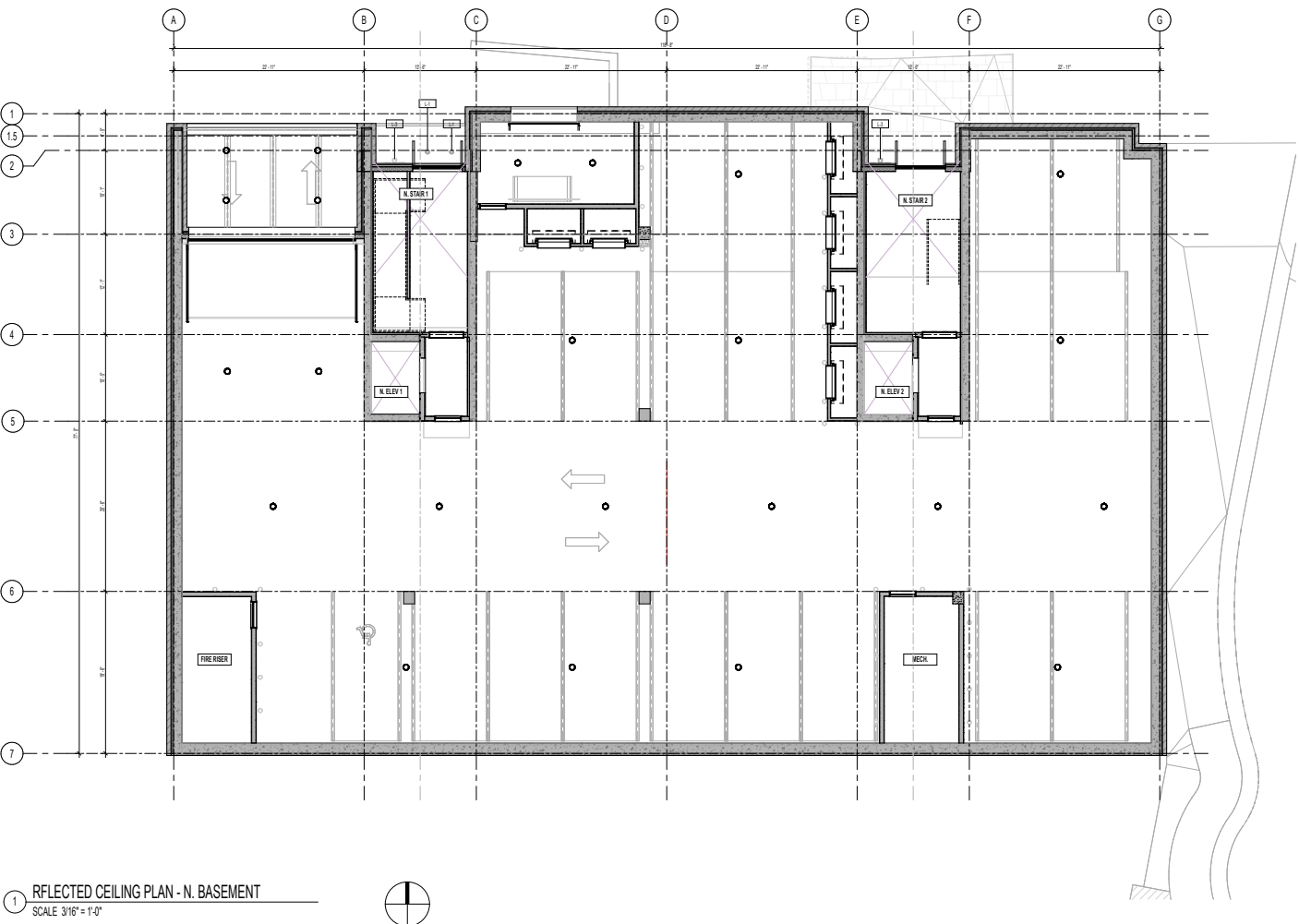
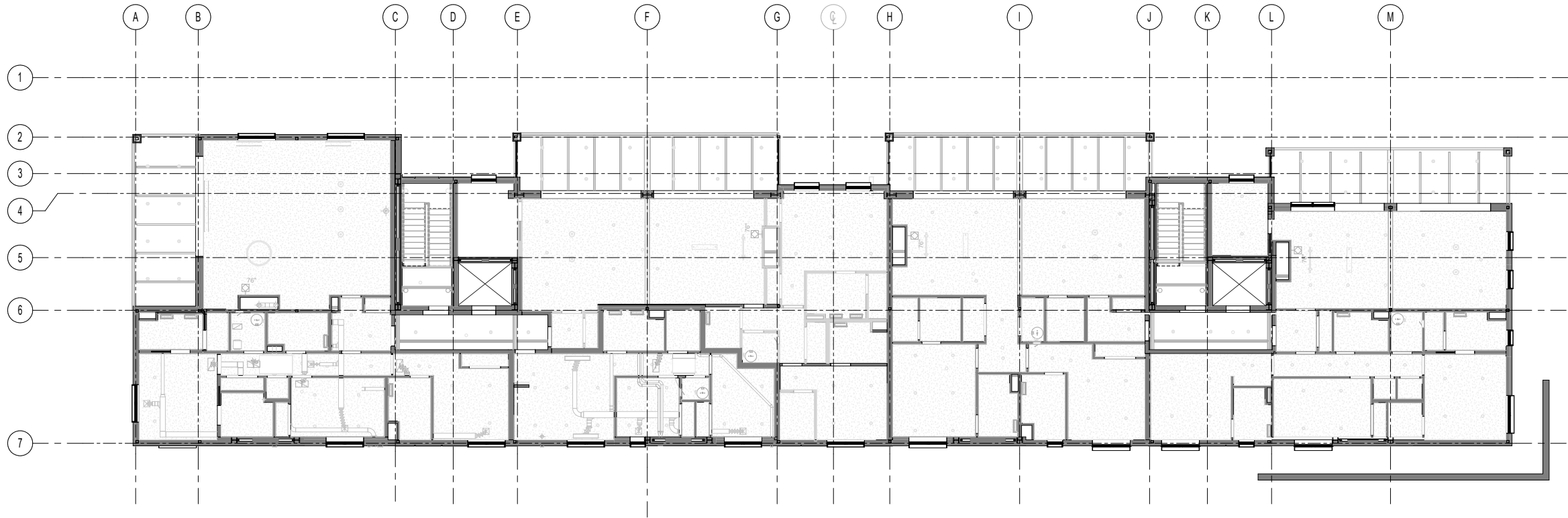
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.

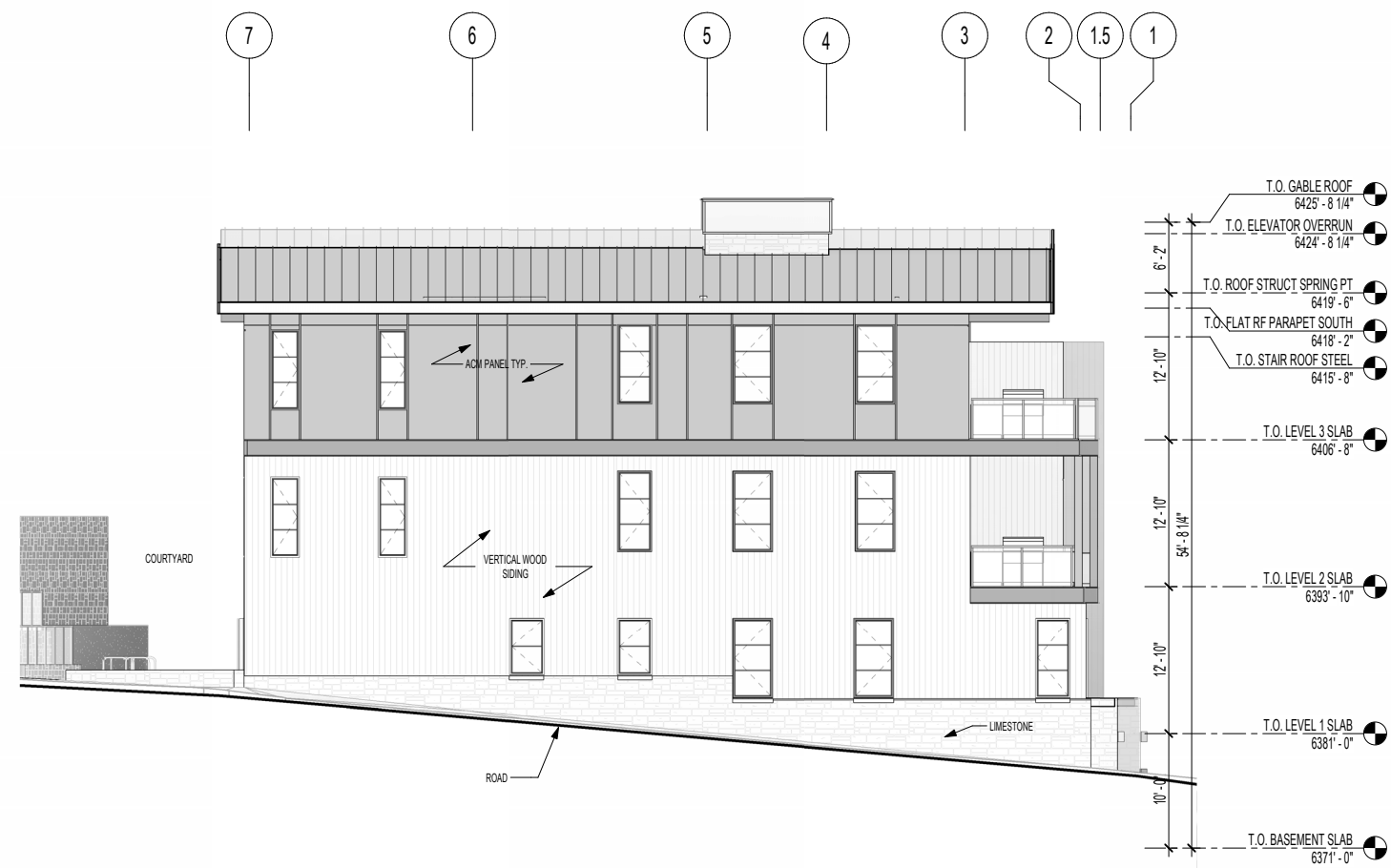
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES:

1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED).

2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED).

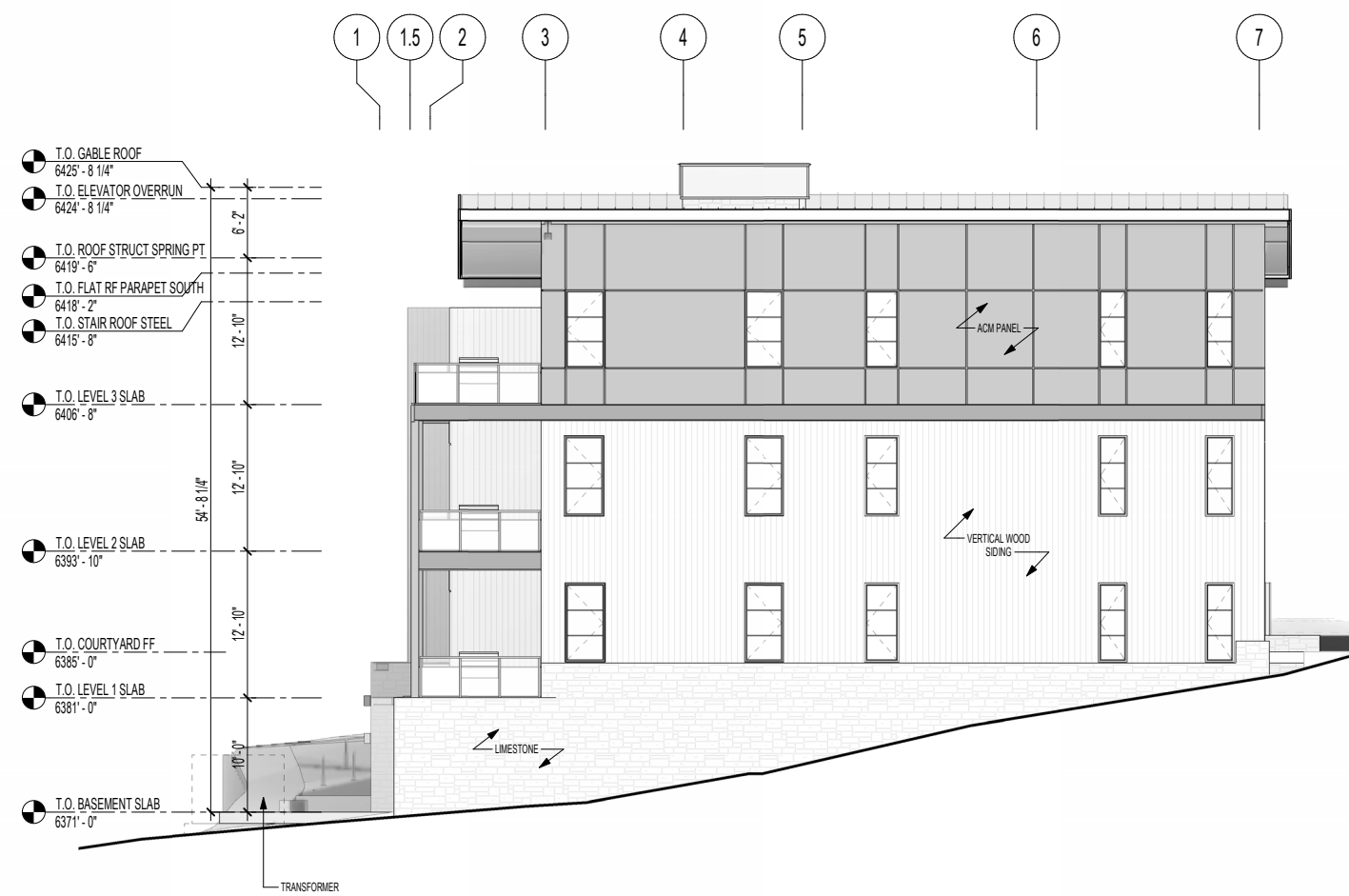




EAST ELEVATION



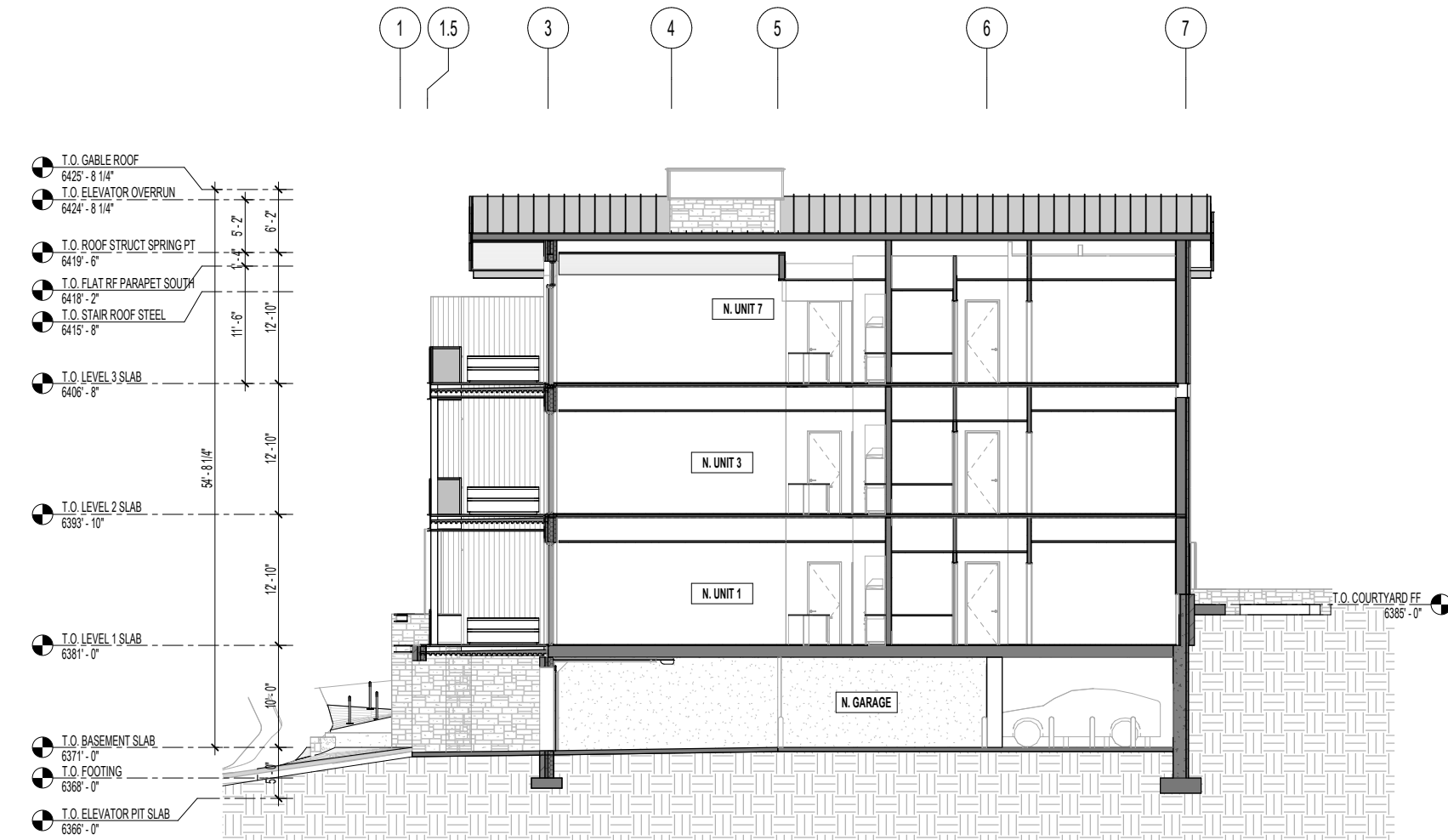
NORTH ELEVATION



WEST ELEVATION



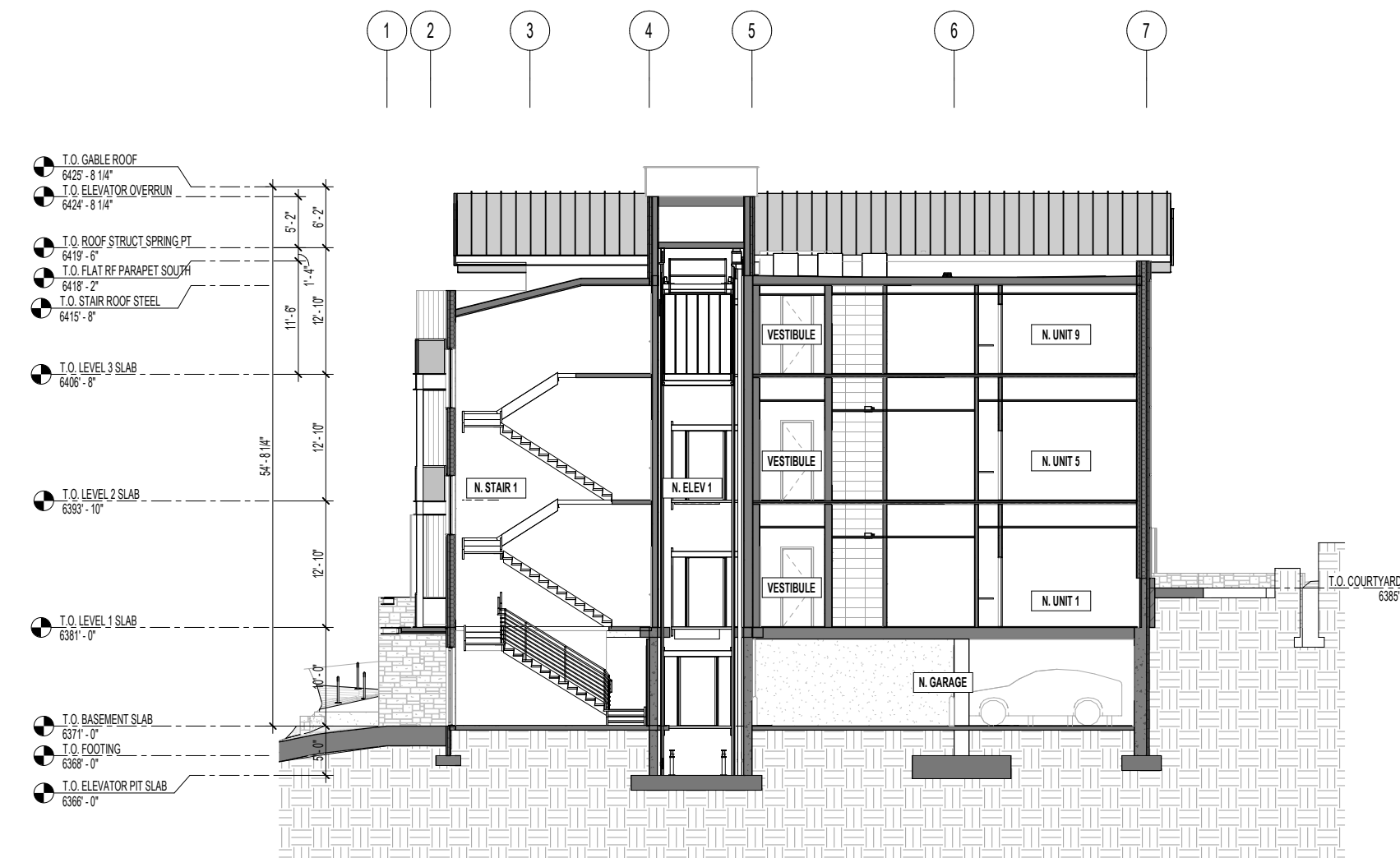
SOUTH ELEVATION



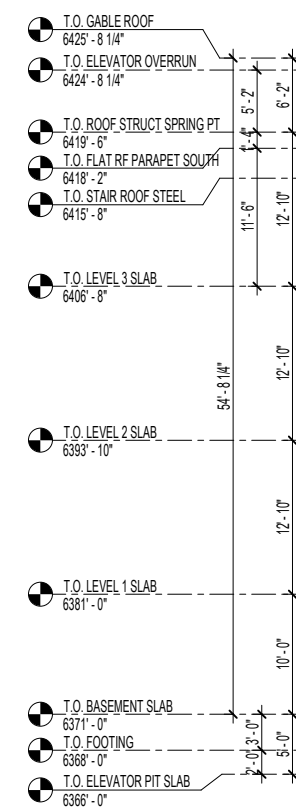
1 LOT 57 - NORTH-SOUTH BUILDING SECTION - 1
SCALE 1/8" = 1'-0"



1 LOT 57 NORTH - E-W SECTION LOOKING SOUTH - 11
SCALE 1/8" = 1'-0"

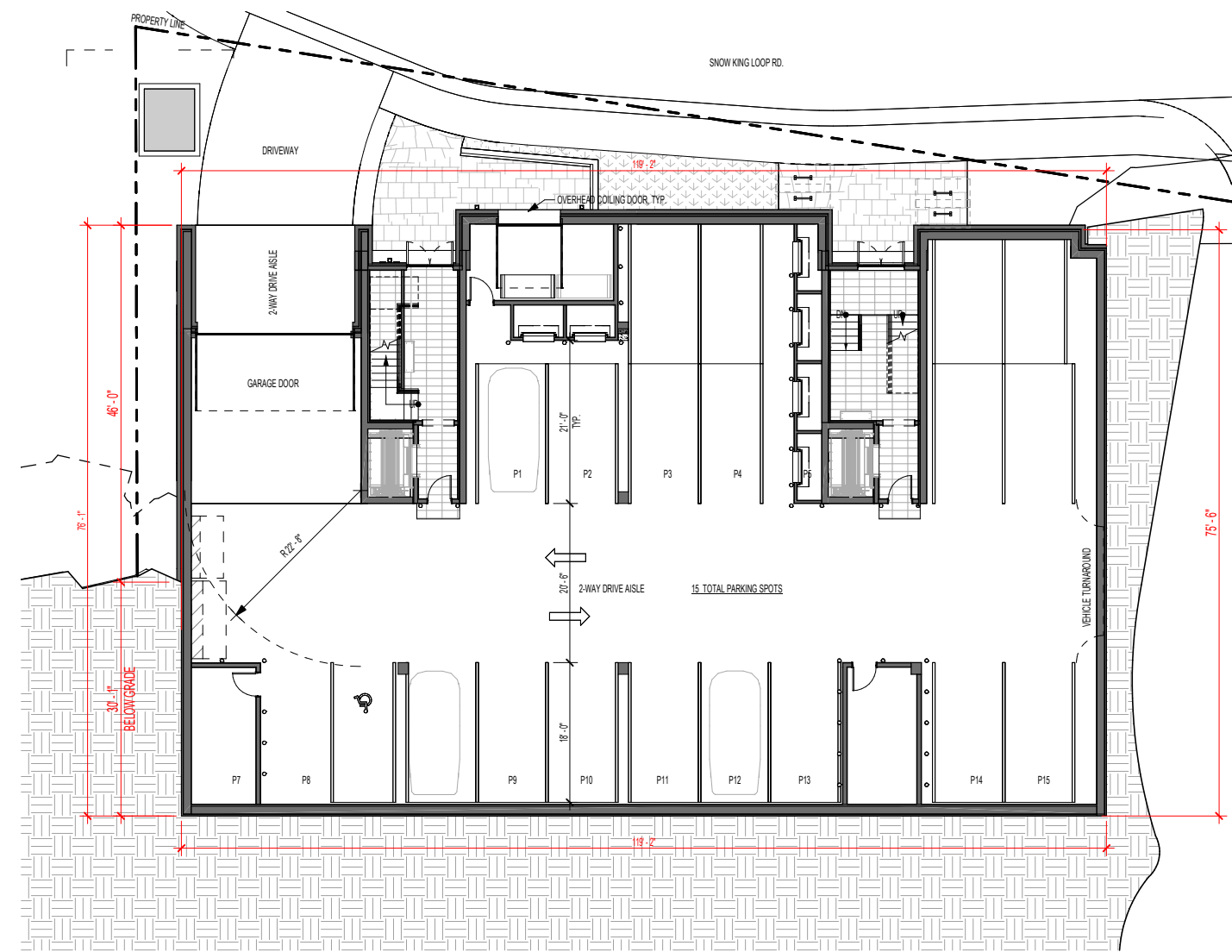


2 LOT 57 - NORTH-SOUTH BUILDING SECTION - 2
SCALE 1/8" = 1'-0"



2 LOT 57 NORTH - E-W SECTION LOOKING SOUTH - 1
SCALE 1/8" = 1'-0"

LOT 57 NORTH BUILDING - BUILDING SECTIONS



1 DEV PLAN BASEMENT DIAGRAM - NORTH
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 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)

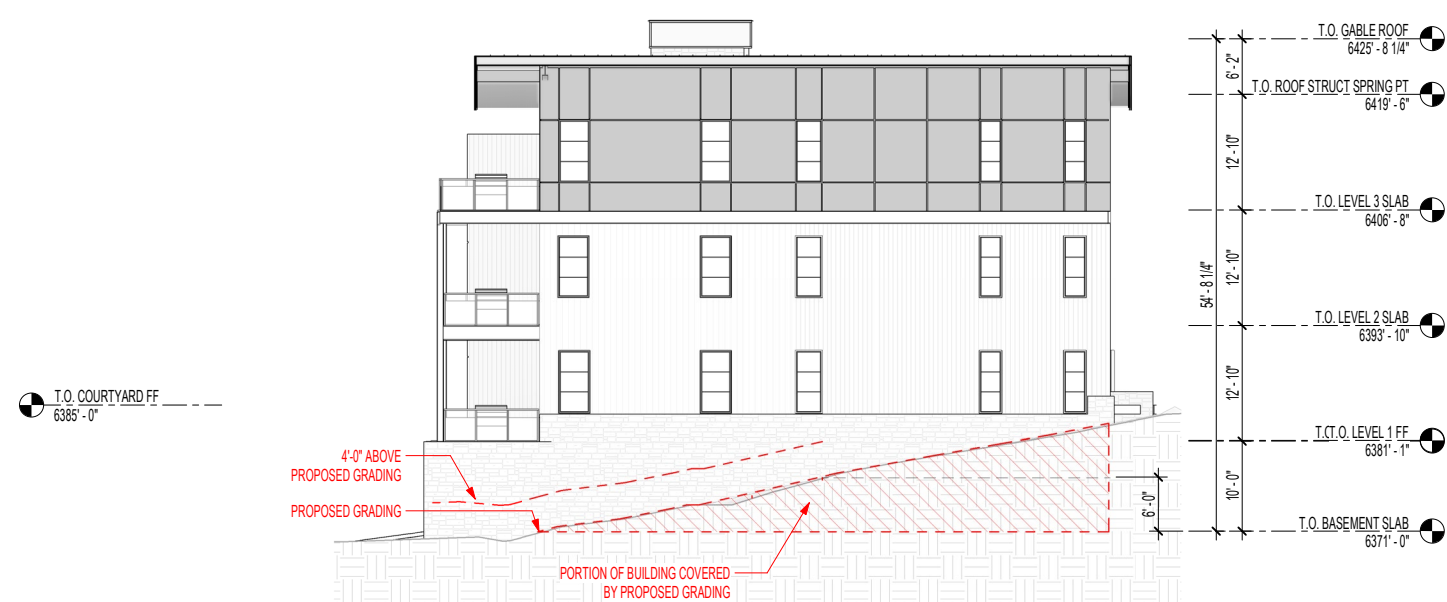
TOTAL PERIMETER = 389'-11" (224'-9" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 58%



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



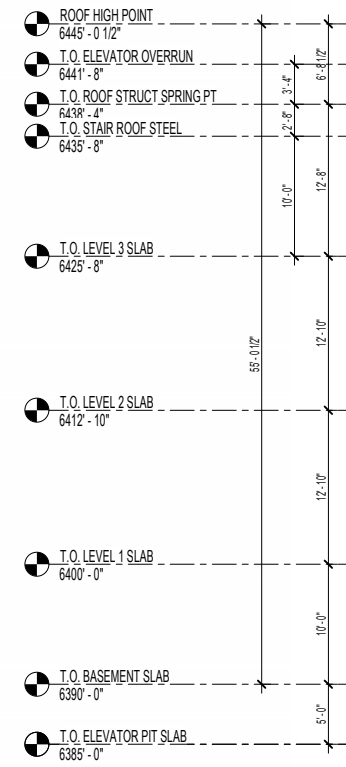
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

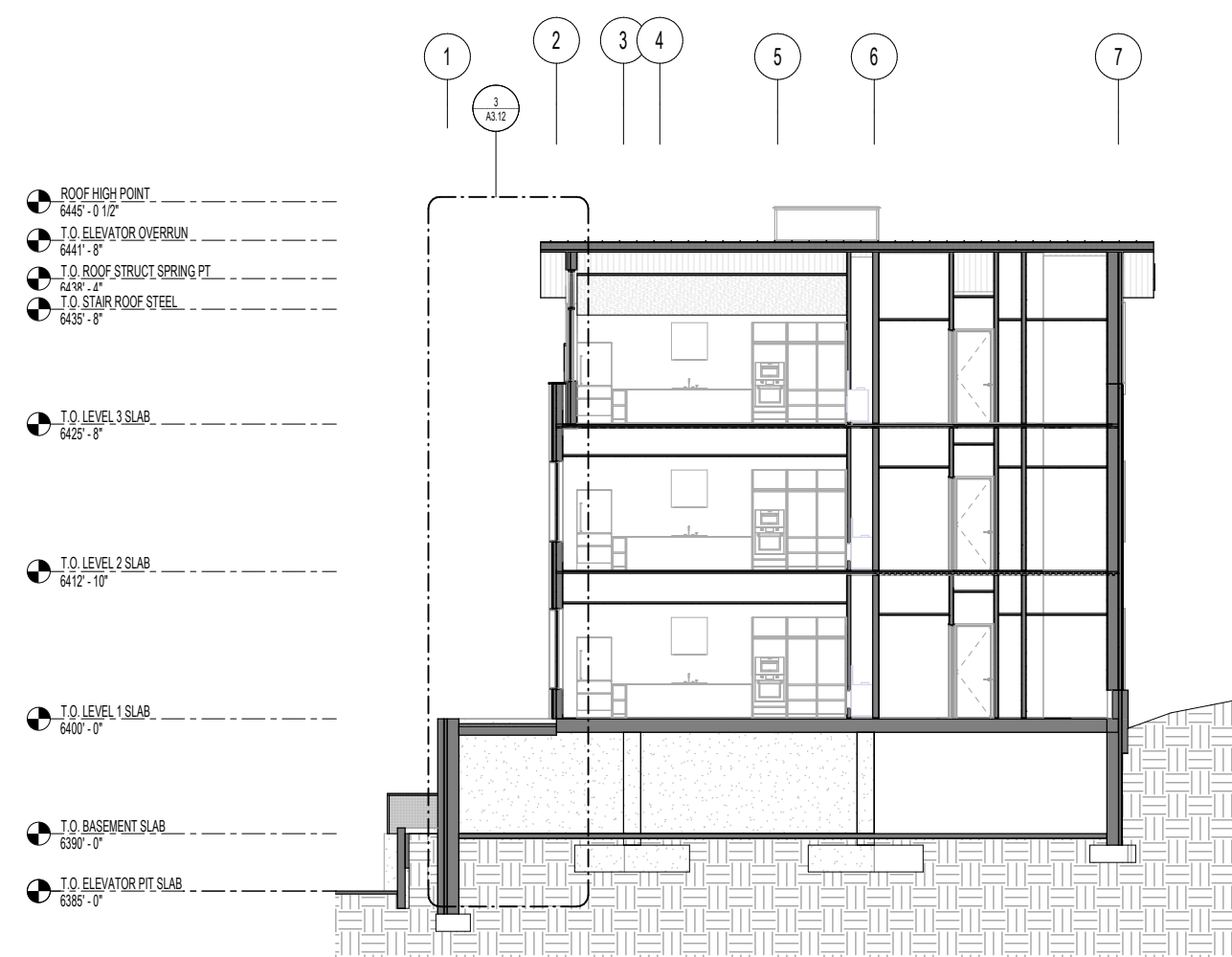


WEST ELEVATION

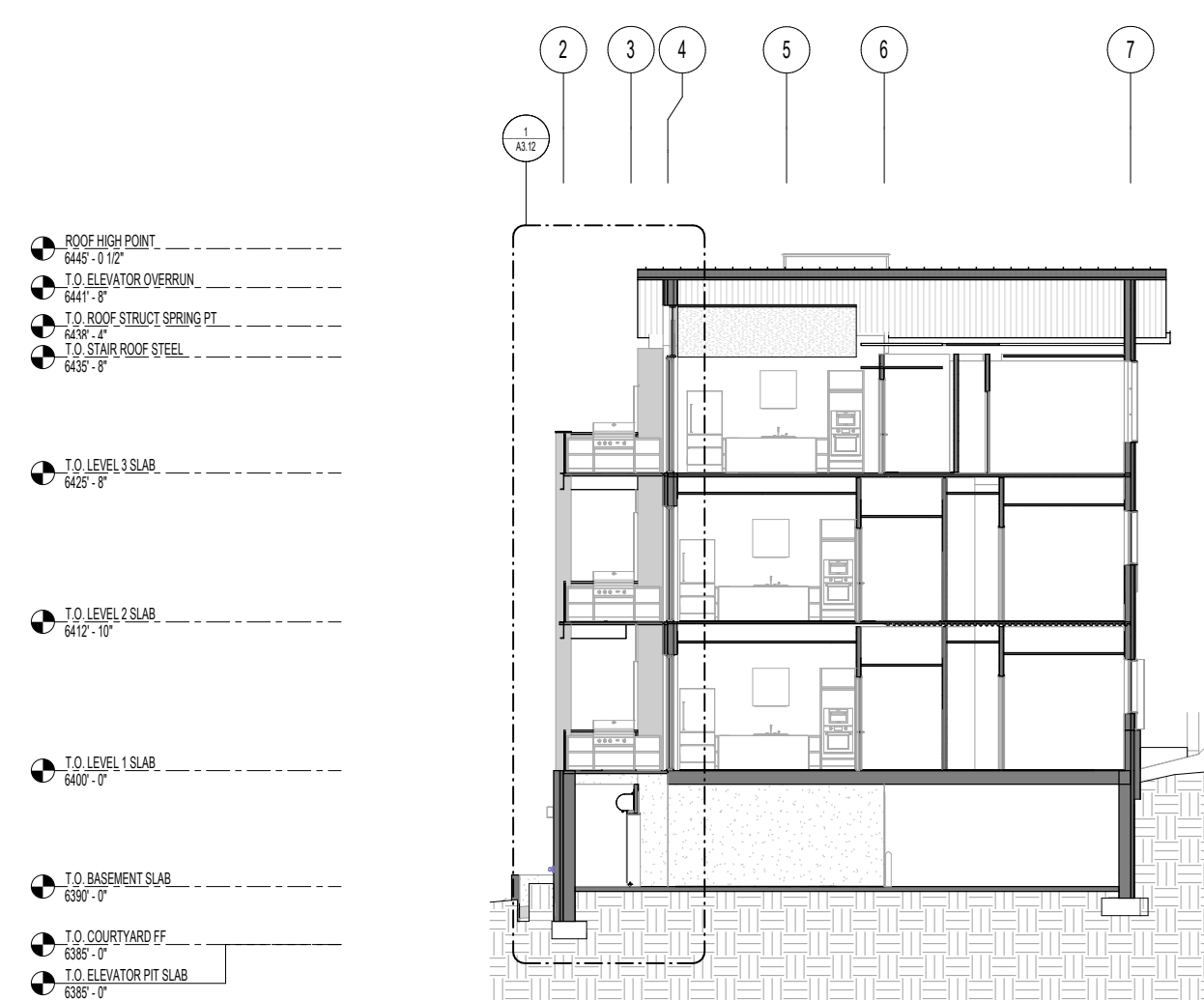
LOT 57 SOUTH BUILDING – ELEVATIONS



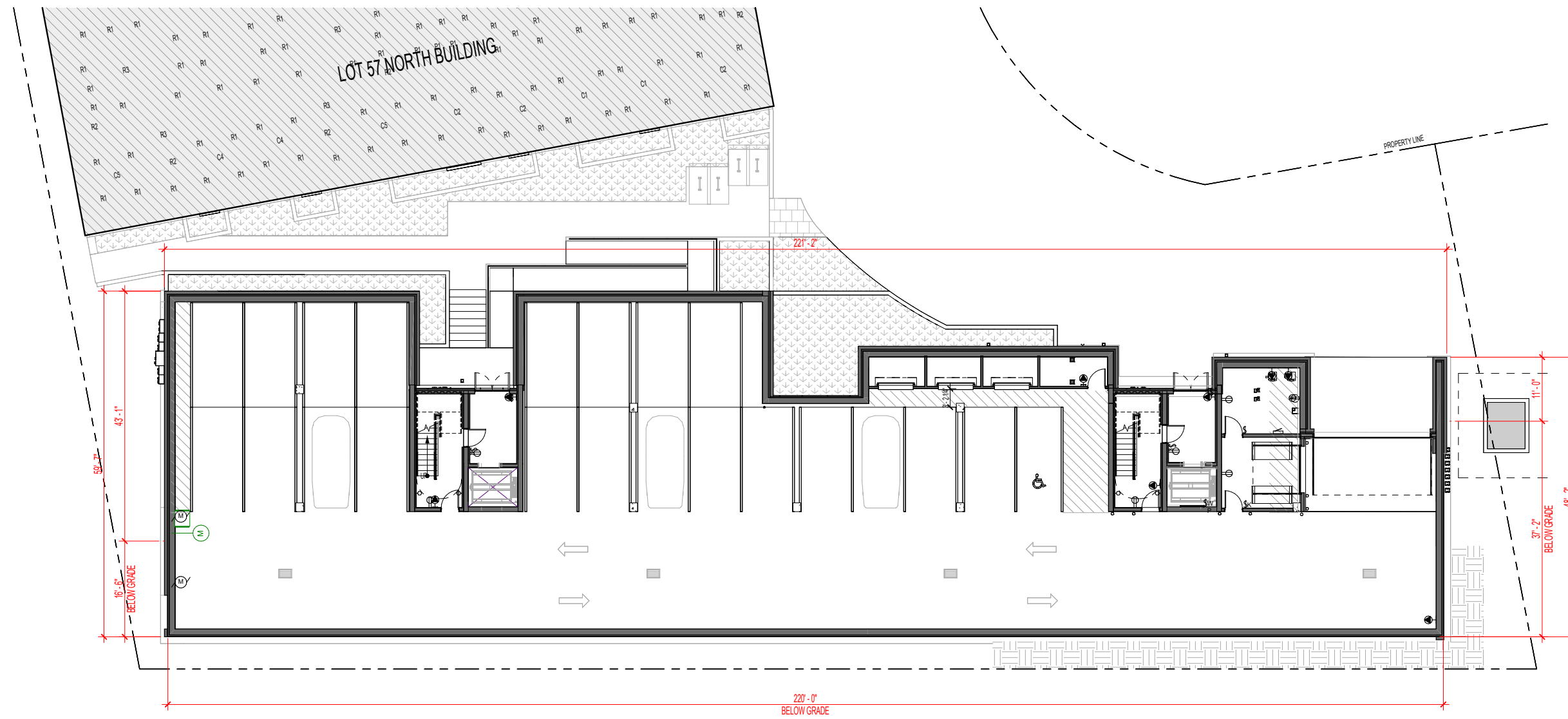
E/W SECTION LOOKING SOUTH



N/S SECTION LOOKING EAST - 1



N/S SECTION LOOKING EAST - 2



① BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"

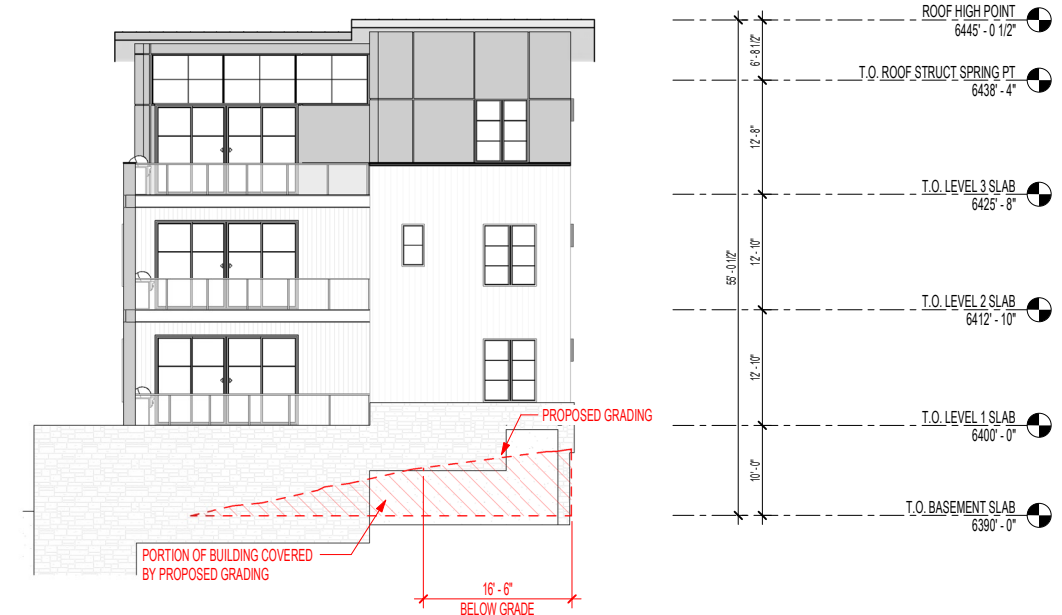
BASEMENT DEFINITION
 1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
 2. AT LEAST 50% OF THE PERIMETER MUST MEET THIS REQUIREMENT.

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)

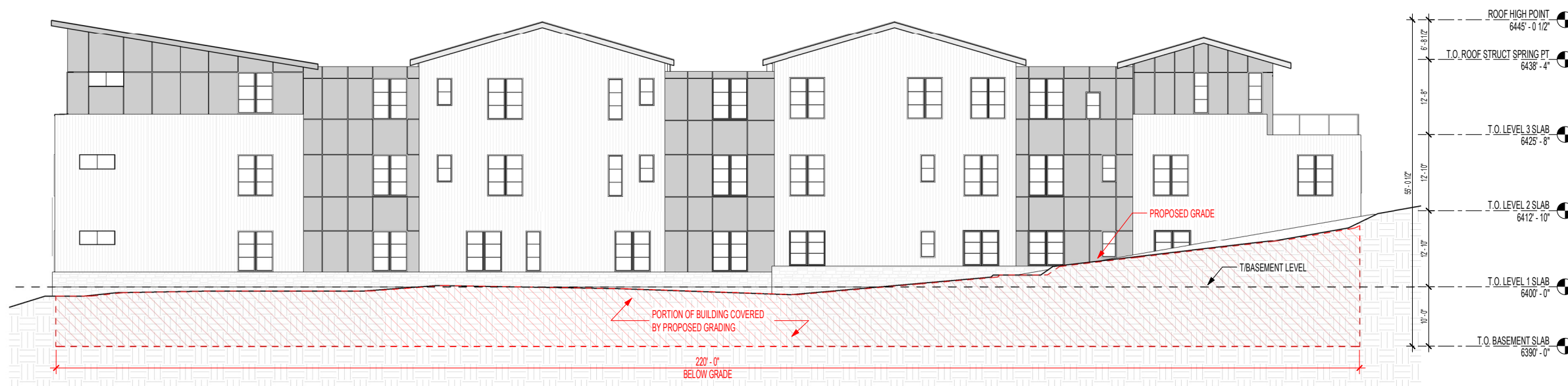
TOTAL PERIMETER = 548'-11" (273'-8" BELOW GRADE)
 TOTAL PERCENTAGE BELOW GRADE = 50%



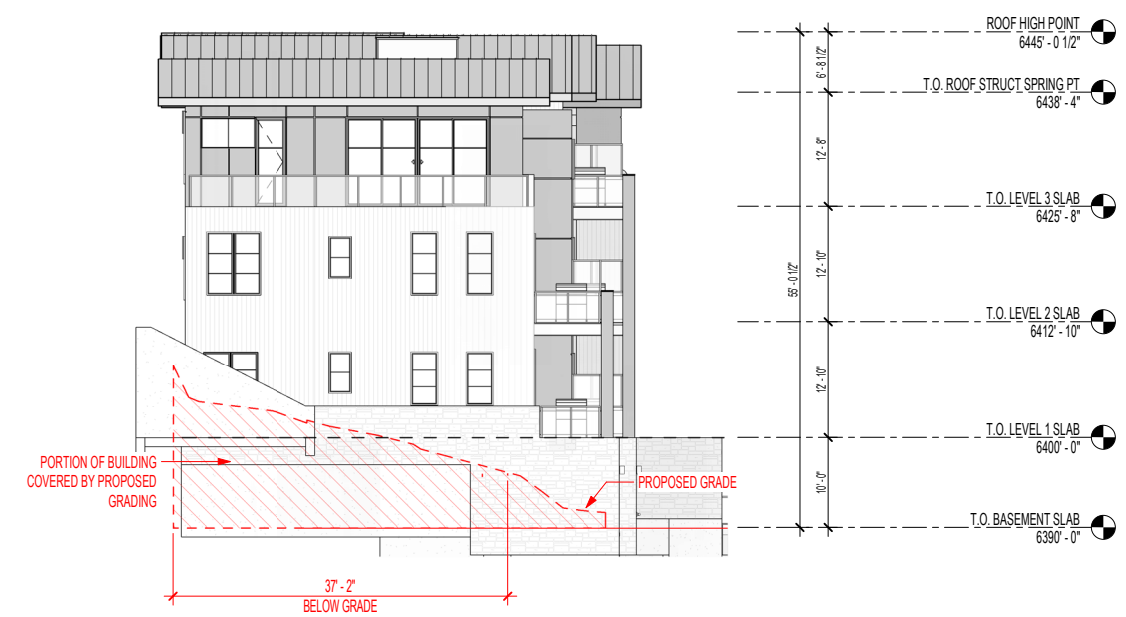
① SOUTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"



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"

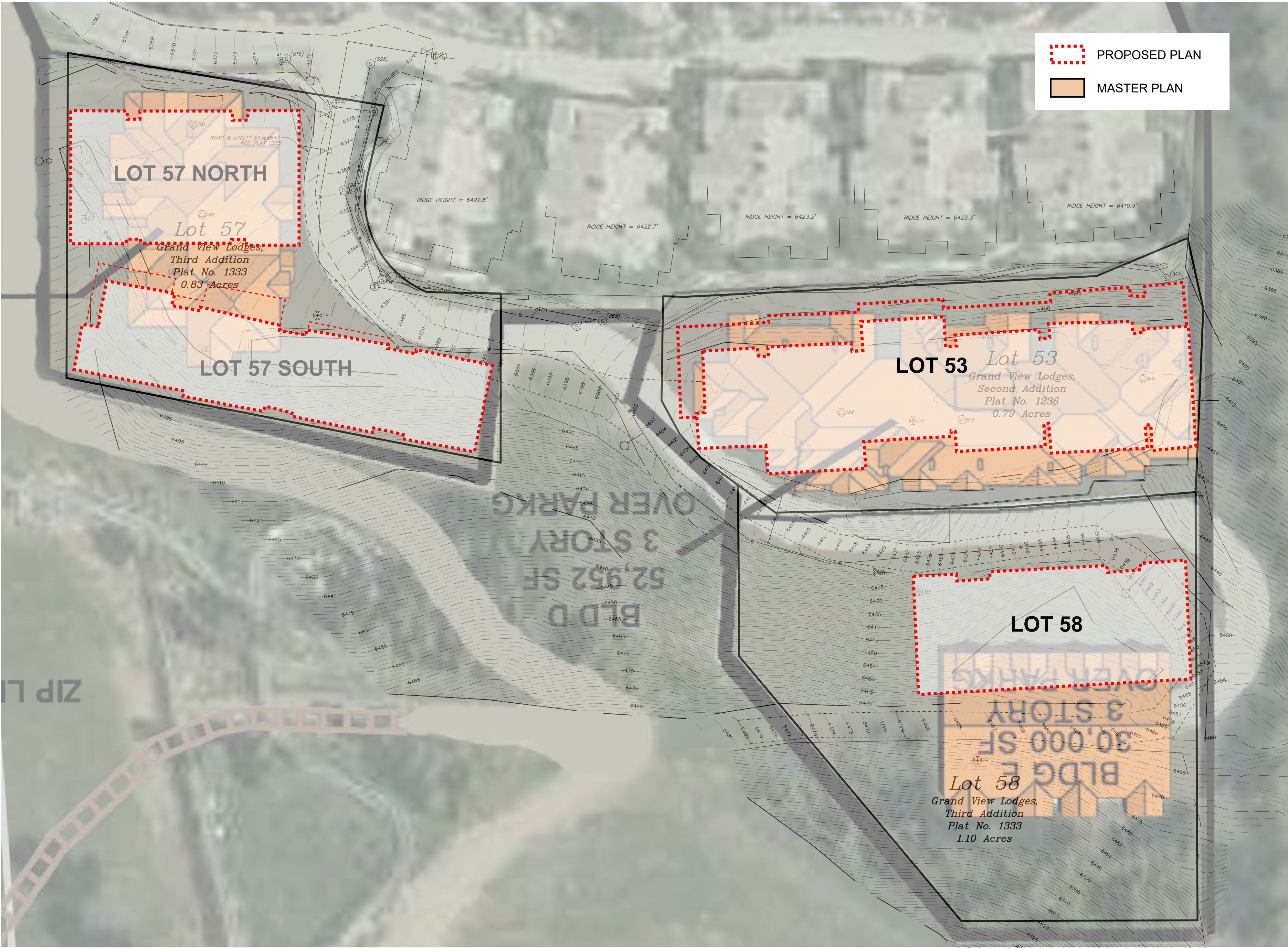


LOT 57 SOUTH BUILDING - BASEMENT CALCULATIONS



NORTHWORKS

Master Plan Analysis

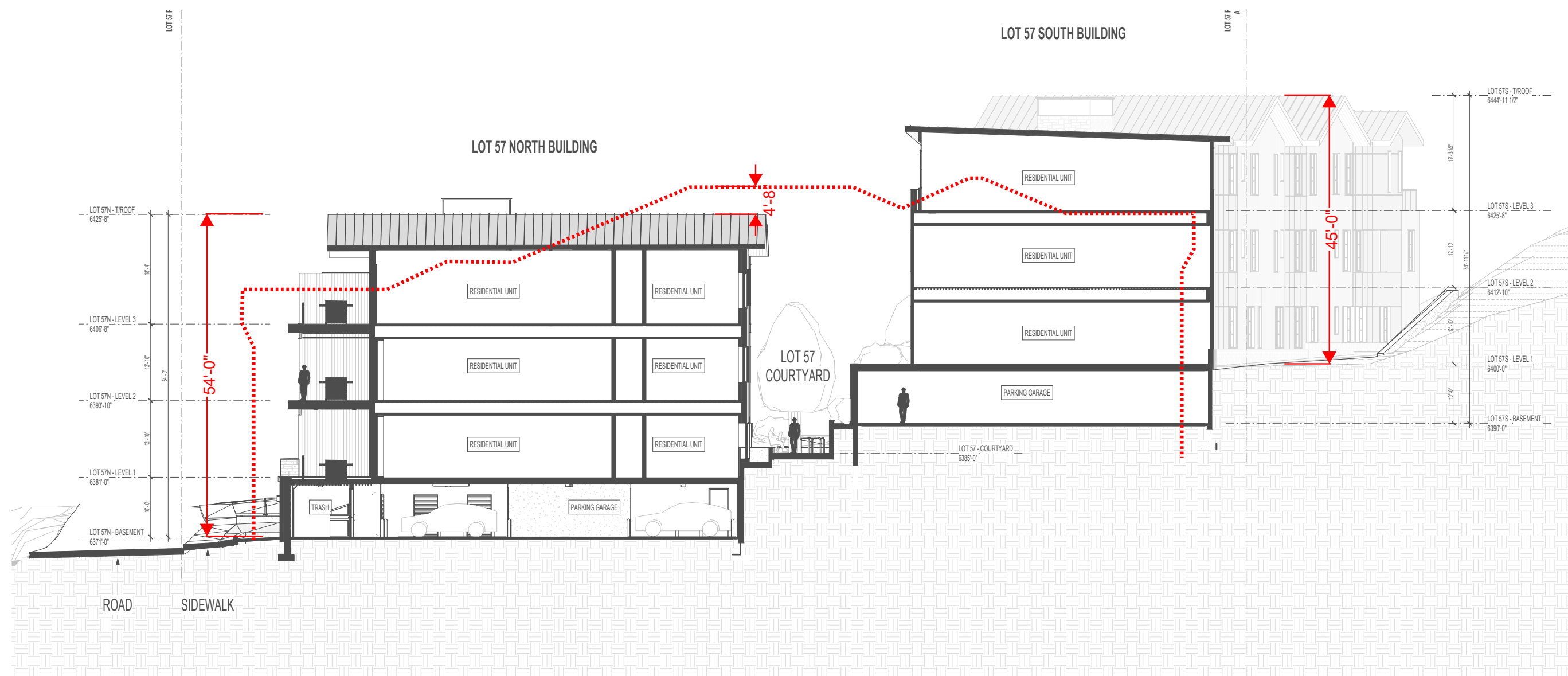


SITE PLAN OVERLAY – MASTER PLAN & NEW PROPOSAL

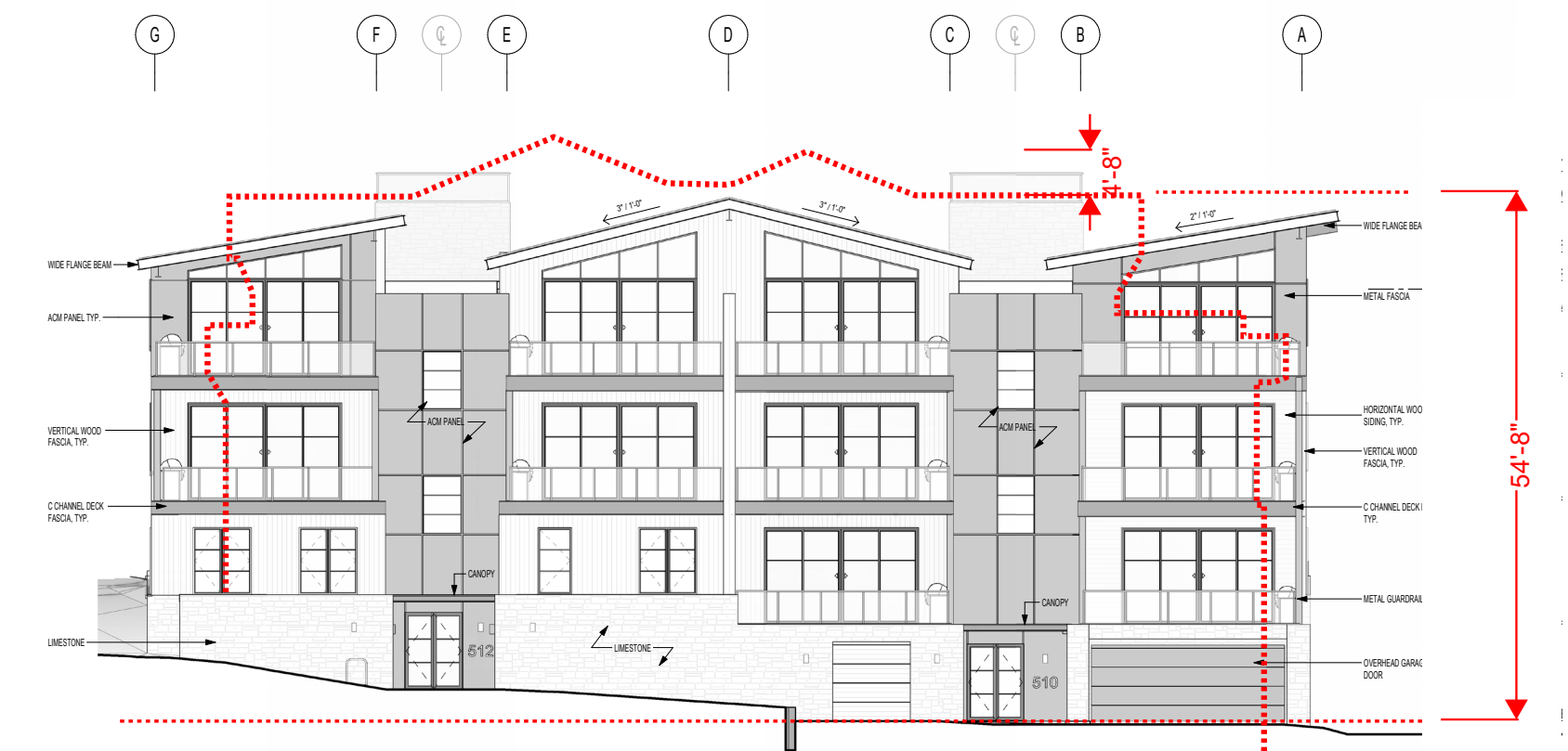
MASTER PLAN - WEST ELEVATION



MASTER PLAN - NORTH ELEVATION



PROPOSED PLAN - WEST ELEVATION



PROPOSED PLAN - NORTH ELEVATION

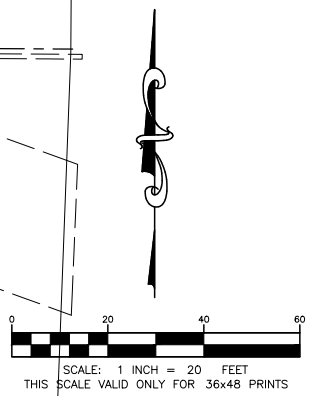
The original Master Plan design for Lot 57 did not account for garage access from the road with allowable road slopes. Our proposal splits the site into 2 buildings to solve this issue, while maintaining a scale that matches that of the original design.

LOT 57 MASTER PLAN VS. NEW PROPOSAL



NORTHWORKS

Civil & Landscape Details



NORTHWORKS
151 E. Howard Avenue
100-261-5334

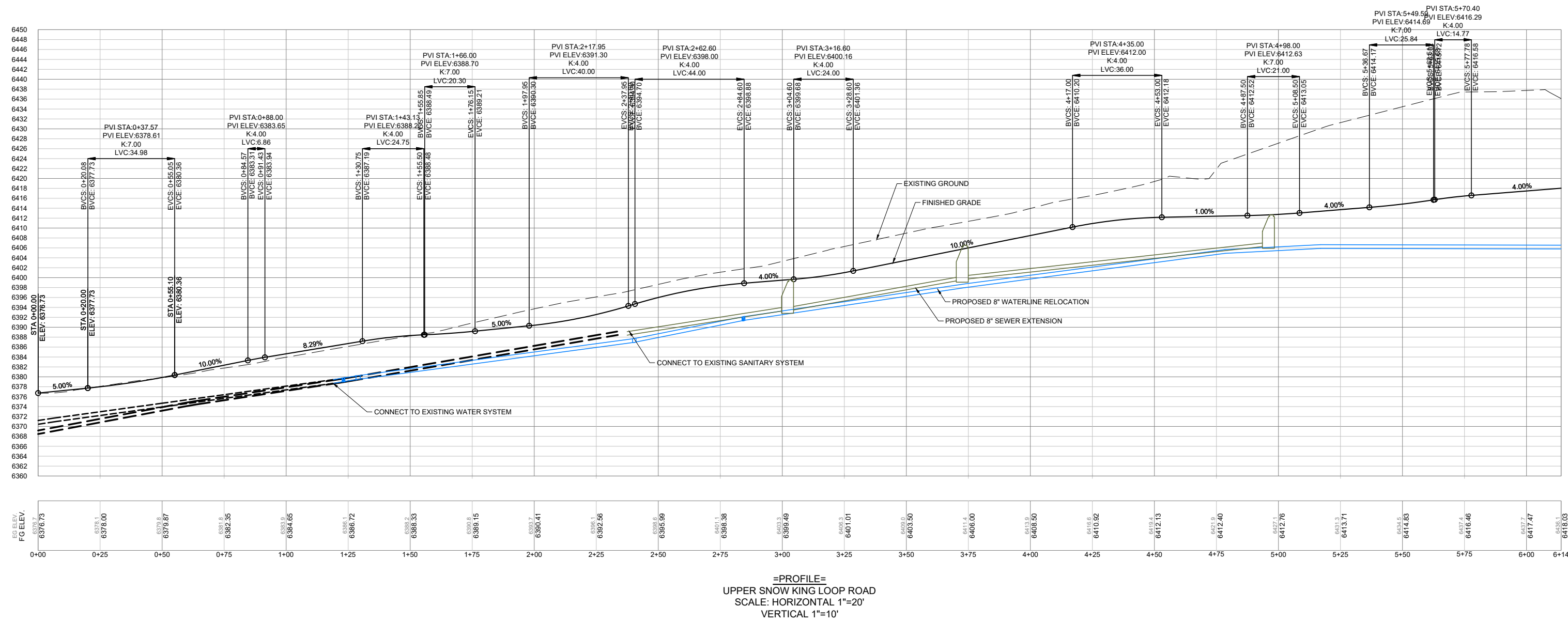
Jackson, Wyoming 83001
www.nw.com

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discrepancies shall be reported immediately to the Architect before proceeding.
Only signed dimensions should be used. Contractors and fabricators to verify
all dimensions on the prior to beginning work.

**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 REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2

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'

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

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

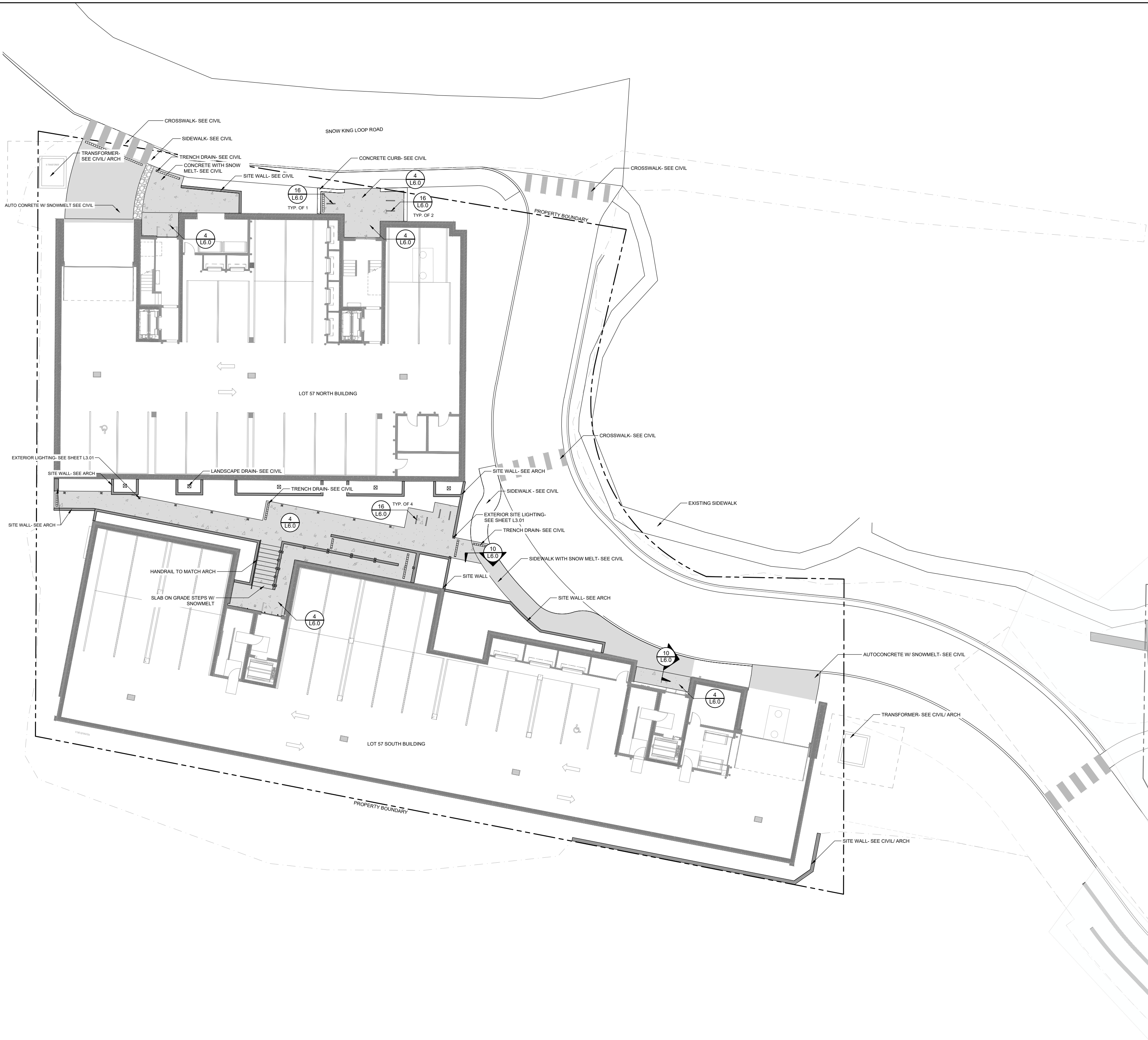
23072	Project No.
SS	Drawn By
XL	Checked By

Discipline & Drawing Number

Drawing Name

UPPER SNOW KING LOOP PLAN & PROFILE

C2.3



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- 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



1121 N. Thrupp Street
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Chicago, Illinois 60622
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560 South
Glenwood
P.O. Box 1648
Jackson, WY 83001
307.739.1001

hDLA

www.hdlaj.com

NO.	ISSUED DATE	ISSUED FOR
10/29/2024	03/24/2025	DEVELOPMENT PLAN
	04/29/2025	DEVELOPMENT PLAN REVISION 1
		DEVELOPMENT PLAN REVISION 2

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.

Drawn By

Checked By

LN

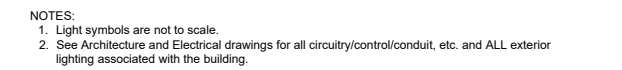
MM

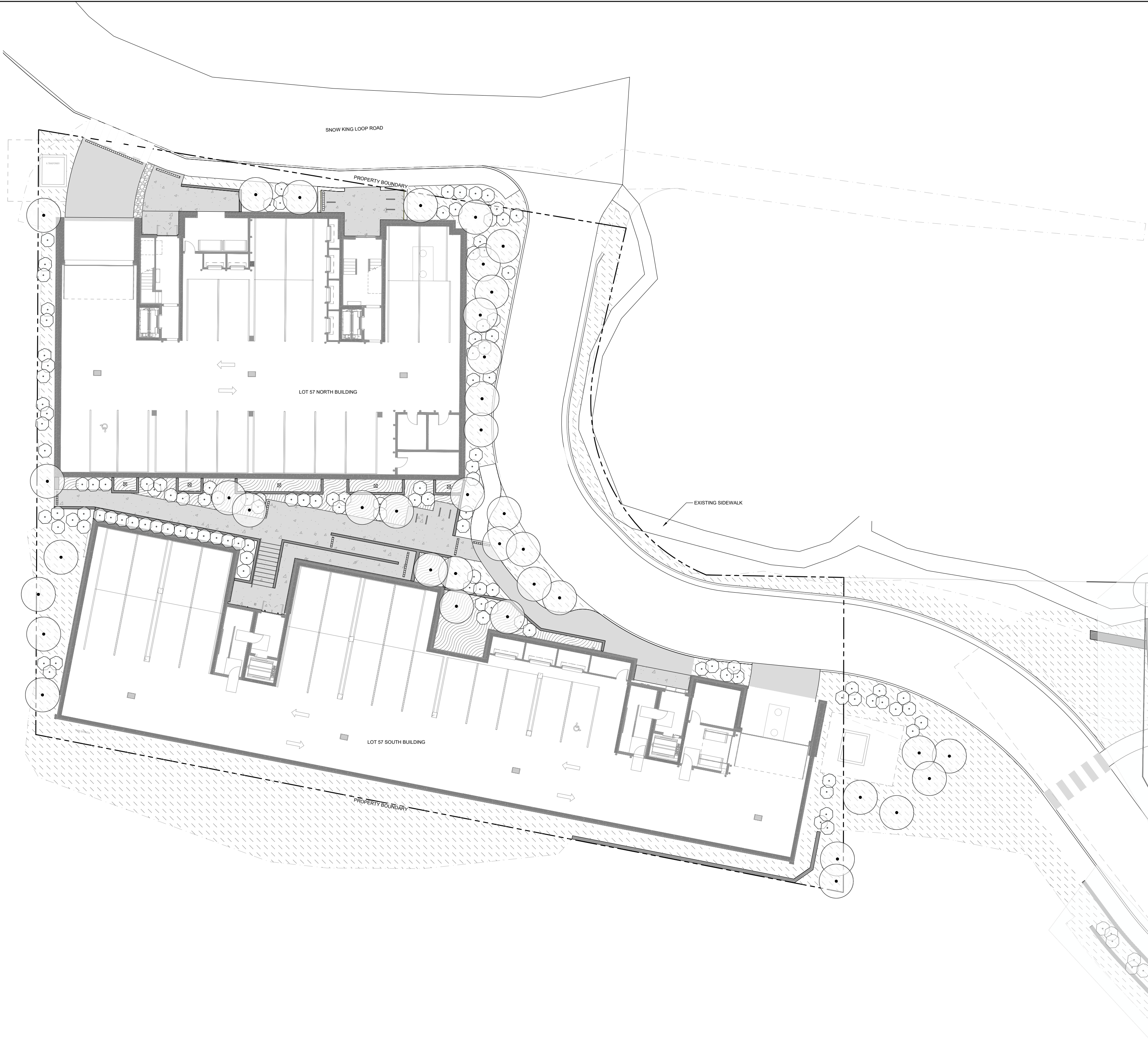
Discipline & Drawing Number

LOT 57
MATERIALS PLAN

Drawing Name

L2.01





LEGEND			
	PROPERTY BOUNDARY		
	ROADWAY		
	RETAINING WALL		
	CONCRETE		
	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	23 15
SHRUBS:				
	Native Shrubs- species TBD	5-6' H	B&B	122
GROUND COVERS:				
	Native Meadow Sod		SOD	6,815 SF
	Perennials and ornamental grasses - Species TBD		1 gal 18" OC	510

BIKE PARKING SUMMARY - LOT 57

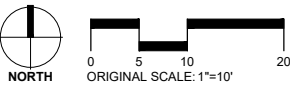
Required Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (4 accommodate Cargo Bikes)
Required Short-Term Bike Parking Spaces, Lot 57 South: 9 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 South: 8 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 57

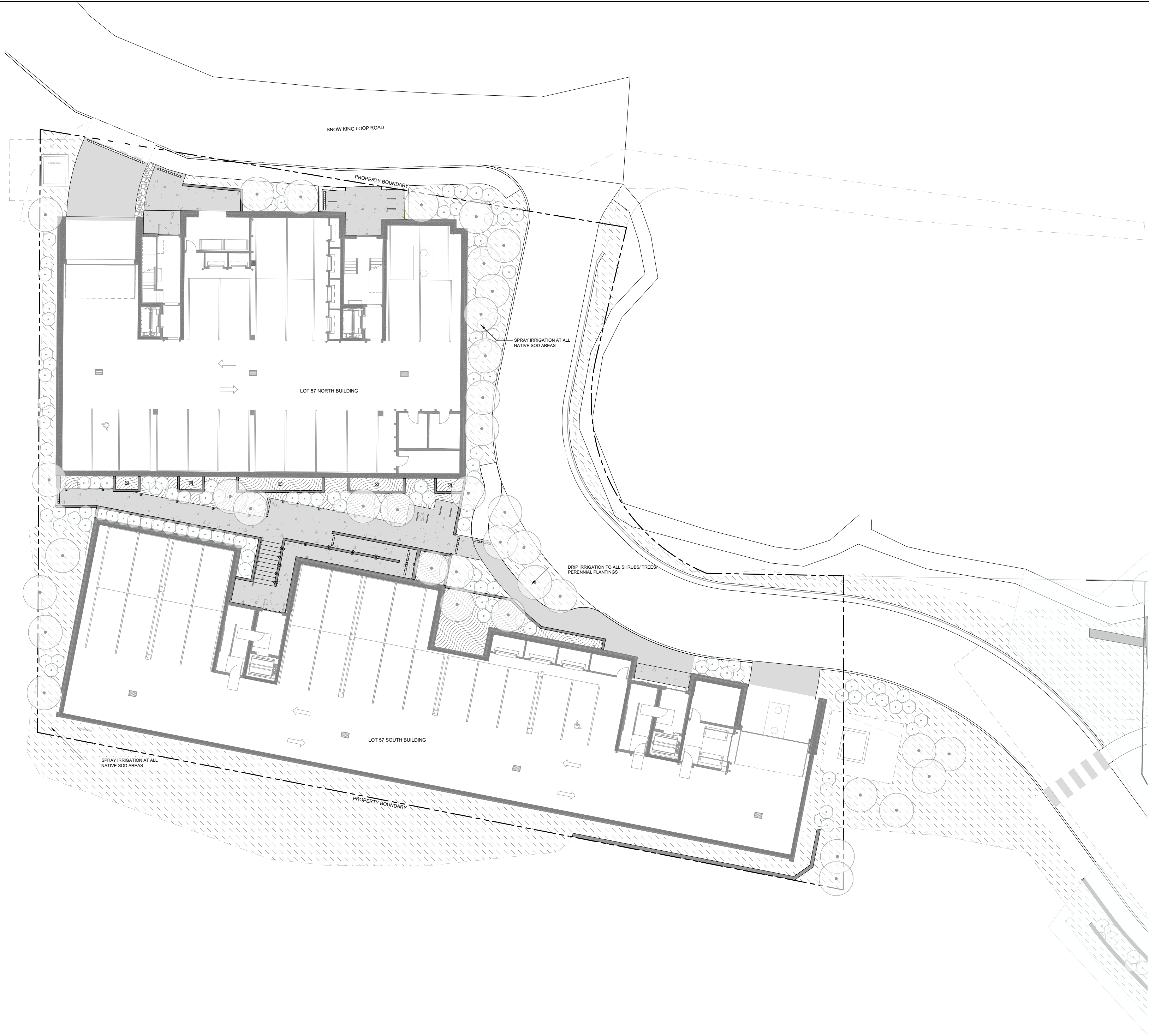
Required LSR, Lot 57: 3,611 SF (36,115 x 1)
Proposed LSR, Lot 57: 6,750 SF
Proposed LSR Ratio, Lot 57: .18

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 final 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 trees 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.



NO.	ISSUED DATE	ISSUED FOR
10/29/2024	03/24/2025	DEVELOPMENT PLAN
04/28/2025		DEVELOPMENT PLAN REVISION 2



- LEGEND**
- PROPERTY BOUNDARY
 - ROADWAY
 - RETAINING WALL
 - CONCRETE
 - CONCRETE WITH SNOWMELT
 - COBBLE
 - STEPS
 - AUTO CONCRETE
 - BIKE PARKING
 - EXTERIOR SITE LIGHTING
 - EXTERIOR SITE DRAINAGE

IRRIGATION NOTES

- 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.
- 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.
- Irrigation Main Line shall be HDPE DR-11, size TBD by contractor based on required GPM and pressure.
- 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-C2 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.



1312 N. Troop Street
Tulsa, OK 74103
F 312-445-9851
www.hdajh.com

560 South
Glenwood
P.O. Box 1648
Jackson, WY 83001
307.739.1001
www.hdajh.com

NO.	ISSUED DATE	ISSUED FOR
10/29/2024	03/24/2025	DEVELOPMENT PLAN
		DEVELOPMENT PLAN REVISION
		DEVELOPMENT PLAN REVISION 2

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	LN
Drawn By	LN
Checked By	MR

Discipline & Drawing Number

**LOT 57
IRRIGATION PLAN**

Drawing Name

L5.01

From: chris.mandy@cox.net
To: [Tyler Valentine](#)
Subject: Revised Bear Development Proposed Plans Lot 57
Date: Thursday, May 15, 2025 4:29:18 PM



Hello Tyler,

My wife and I put a substantial amount of our net worth at risk when we purchased Grand View Condo 494 in August of 2020. One reason we did this was that the Master Plan for the Snow King Resort had what we thought to be a very solid and well thought out plan that would prevent unreasonable buildings to be built that were not in bulk, scale, and character with Grand View. This protected our investment and maybe just as importantly, the character of what one would expect in a resort in the historic town of Jackson which I have been going to for over 50 years.

When I saw the plan for Lot 57, I was horrified. I thought, "How in the world could this be approved when a reasonable person would not even entertain the thought of having a building that does not meet the specific requirements stated in the Master Plan?" This is a massive building, and in no way, shape or form complies with the Master Plan. I thought one of the reasons that we have a Master Plan was to prevent this very thing from happening. The plan says that any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View. That word "**must**" is very clear. Of course it requires someone's judgement to approve or disapprove. To me, this judgement call is as clear as day. How can we say with a straight face that a building that is twice as high as the back of Grand View 548, has nearly four times the number of units, has a footprint that allows no setbacks from property line and extends three times in length versus Grand View buildings, is not in violation of the very plan which is supposed to protect this kind of thing from happening?

Furthermore, the applicant's response had an attitude of, "Let's see what we can get away with" and thus was very inadequate in addressing the requirement to reduce the bulk and scale of the south building. A 2% reduction???!!!! That is insulting to me as an owner that they would even

present this amendment. How can the applicant claim that the south building is compatible with Grand View in bulk and scale? Their depiction of compatibility is deceptive, inaccurate and has an air of arrogance.

In addition, the applicant has been unwilling to address the pedestrian and vehicle issues. I'm sure you're aware that the Master Plan says that the height of the buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. Well, I for one would be totally overwhelmed by this massive building, not to mention that pedestrians will have to be walking on the road, not in the way that the applicant suggests they will walk. That makes no sense whatsoever, it won't happen, and I think the applicant knows that.

Therefore, I respectfully recommend that the Town of Jackson reject the plans for Lot 57 so we continue to remain true to the Master Plan which was well thought out and done for a reason.

Sincerely,
Chris Palmer

May 15, 2025

To: Town of Jackson Planning Commission

From: K&K on Simpson, LLC

RE: Comment for 180 S. King St. Courthouse Development

To the Members of the Town of Jackson Planning Commission:

The members of K&K on Simpson, LLC ("K&K"), owner of 70/72 E. Simpson Ave., request the following be considered in the application for approval of sketch plan and all future permitting for development of the proposed Courthouse complex to be located at 180 S. King St., Jackson, WY.

Before discussing the details of the proposed Courthouse plan, I would like to point out that the basis for K&K's perspective is largely the result of having been located on East Simpson Ave. for over 43 years. The members of K&K are George and Lea Kuvinka. For 40 years we operated our law office at 70 E. Simpson. Since our retirement, the property has been a mixed-use rental property. We continue to have nearly daily contact with the property as we perform much of the maintenance on the property. From the top of Snow King, you might notice that our property includes the largest and greenest backyard in the area. We have chosen not to develop but, rather, to preserve and renovate. During the same period, there have been several long term major construction projects at the 180 S. King St. location which include the current jail, the Hansen Courthouse and the renovation of the current courthouse.

The comments in this letter are limited to practical matters which I raised at the neighborhood meeting this past winter. Nobody from the Town planning office or commission attended the meeting. We may have opinions regarding the size and necessity for such a large building. However, it appears that there is already a commitment to a single 80,000 square foot building.

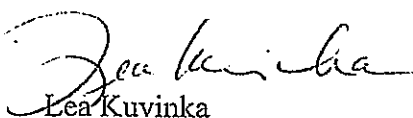
1. Construction Noise and Hours. This project is in the fringe between a commercial area and a residential area. 70 E. Simpson is an office and 72 E. Simpson is a residential rental. Many other properties in the area are mixed use or residential. During the previous courthouse remodel, jackhammering was constant for hours each day over lengthy periods of time. Much more noise and disruption will likely occur considering the proposed structure is 80,000 square feet to be constructed over the three years. It would seem appropriate that strict time limits on the days and hours of construction

including a maximum number of hours per day during which the noisier activities can occur. For instance, noisier construction activities could be limited to a few hours per day. The contractor should be required to inform those who request notification of a schedule of expected noise and other disruptions on a regular basis before they occur so that businesses can plan their activities and residents know what to expect.

2. Staging. At the neighborhood meeting, there was brief mention of the proposed staging area being in the parking area across from the Hansen Courthouse. This 50'X150' lot seems inadequate for such a large project. My understanding is that some of the parking near the jail and general services building will remain in service further limiting on-site staging. The result of inadequate staging areas will likely be that construction materials will be stored in trailers on the local streets and other areas which interfere with the current use of the streets and sidewalks. A plan for adequate staging should be required which considers the current neighborhood use of these areas.
3. Parking. On any given day, the streets around the current courthouse are solidly parked. Even if the current courthouse offices are moved, the parking problem will not resolve as parking is being pushed into this area. Visitors as well as employees of the commercial area park where limits are more generous. Similar to the current construction area on Pearl Street, street parking will be further limited and pushed in every direction due to closed curb parking. No doubt, the Town staff as well as the neighborhood occupants will find the parking issue an incredible challenge when the construction gets going. One obvious strategy would be to require the contractor to prohibit workers from parking anywhere in the area by providing parking elsewhere with transportation to the construction site. The Town might also consider strategies to redirect visitor and downtown employee parking away from this area. I am sure there are other strategies as well. The point being that this issue needs to be addressed in detail with a specific traffic and parking plan for the area.

We realize there is no way to completely mitigate the effect of an 80,000 square foot building with a three year construction timeline, our request is that the Town do as much as possible to retain the character and quality of our neighborhood, from the design of the project to the disruption the construction process may cause.

Very truly yours,



Lea Kuvinka

On behalf of K&K on Simpson, LLC

Grand View Homeowners Association
Jackson, Wyoming

May 15, 2025

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

RE: Revised Bear Development Proposed Plans Lot 57

Dear Tyler,

The Grand View Condominium Association (the "Association") has reviewed the revised application and plans for Snow King Condominiums Lots 57 submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that the Applicants revised plans continue to fail to comply with the requirements of the Snow King Planned Resort District Master Plan ("Master Plan") and do not address the specific concerns raised by Planning and the Commission on April 16.

The Association's primary objection is to the Lot 57 south building that continues to be incompatible in bulk, scale and character with Grand View Condominiums which is a specifically stated requirement of the Master Plan.

Issue 1: Plans Continue to not Adhere to the Requirements of the Snow King Master Plan

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 illustrations show a 25,393 square foot building approved by the Town of Jackson for Lot 57 building (see attachment Exhibit 1). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Buyers of Grand View units therefore made their purchase decision based upon what they saw in the Master Plan. Instead, the Applicant has decided to move 18,000 sq ft and added a second massive building – over 70% growth of what is approved in the Master Plan. The approval of this lot needs to be based upon as if it were purchased on a stand alone basis and without the additional unapproved 18,000 sq ft.

We would like to make it clear that our objection to the proposed plans for Lot 57 is totally based upon it not meeting the specific requirements stated in the Master Plan and NOT anything to do with current owners against development or losing their views.

I would also like to make the point that words placed in the Master Plan matter just as much as numbers. When the plan says any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View, this requires a clear judgement call. Fortunately, the call for the Planning Commission is very easy. The Applicants south building being twice as high as the back of Grand View 548, containing almost four times the number of units, foot print allows no setbacks from property line and extends three times in length than Grand View buildings clearly violate these words.

If the revised Lot 57 plans are approved in their current form, a precedent will be 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.

Issue 2: Non-Responsive to Requested Reductions in Bulk and Scale

On the 16th of April, the Applicant's proposed plans for Lot 57 were rejected with the specific instructions as follows:

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.

The Applicant's response was woefully inadequate and essentially did almost nothing to address the issues identified:

- A removal of a bedroom of 517 square feet on the fourth floor of a portion of the northeast corner of the south building which represents a 2% reduction, in no way addresses the requirement to reduce the bulk and scale of the south building.
- The rendering (Page 7) finally provided by the Applicant in the revised package (which we had continually requested) is so deceptive and dishonest. It is also an admission by the Applicant that it does violate the Master Plan as they are trying to hide the actual bulk and scale of the south building.
- The rendering produced by Grand View HOA (Exhibit 2) is still an accurate depiction of the bulk and scale of the south building, the total footprint of which has not changed. If you remove the upper left-hand corner single bedroom which is all the Applicant is proposing, you would not be able to even see the change from the road below.

- The south building continues to violated the Master Plan requirement to be compatible with Grand View in bulk, scale and character as it clearly does not.

Applicant continues to claim the south building is compatible with Grand View in bulk and scale. See Exhibit 3 produced by the Applicant and which we will show is totally inaccurate. The actual spacing between the Applicant's south building and 548 is shown in Exhibit 2 which was done from actual drawings. The actual spacing between Grand View 548 and Love Ridge 536 is shown in an actual picture in Exhibit 4. Again, the Applicant's depiction of compatibility is deceptive and totally inaccurate.

Issue 3: Non-Responsive to Pedestrian and Vehicle Issues

We continue to point out the Applicant's unwillingness to address the pedestrian and vehicle issues. The Master Plan specifies that the height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)

- A total Canyon effect will result between the south and north buildings. At the closest point, it is estimated that the buildings 55' and 35' respectively with less than 10' between them and at the sidewalk level around 6' between them. The same Canyon effect will be present between the south building and Grand View 548. This is totally pedestrian unfriendly which clearly violates a requirement in the Master Plan
- The applicant removed sidewalks on Lot 57 to meet the vegetation requirements along their buildings. The applicant is therefore suggesting pedestrians will use the Grand View sidewalks across the road rather than reduce the building sizes on Lot 57. This is totally unrealistic and actually silly. Does one actually think pedestrians will cross the road, walk up on the Grand View sidewalk and then cross back to Lot 57? Pedestrians will be walking in the road to get to the Applicant's buildings by foot. Totally unsafe and again a total violation of the required pedestrian accommodations in the Master Plan.
- The Applicant's movement of 18,000 sq ft and adding a second building is taking up so much of the .83 acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

Summary

The Applicant's proposed changes in response to the rejection of their original plans for Lot 57 continue to violate the Master Plan and continue to be inconsistent with what was anticipated in the Master Plan and on which owners within the Snow King Resort Area relied. The bulk, scale, and character of the south building is not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and is squarely at odds with the Master Plan goals of balance and

predictability. Exhibit 5 is provided to depict how compatible the Applicant's north building is to Grand View with the elimination of the south building.

With the requested rejection of the plans for Lot 57, the Applicant still has a very viable plan to move forward. They can immediately start with the plans approved for Lots 53 and 58 while they spend the additional time and energy needed to redesign Lot 57 to meet the requirement of the Snow King Master Plan.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association

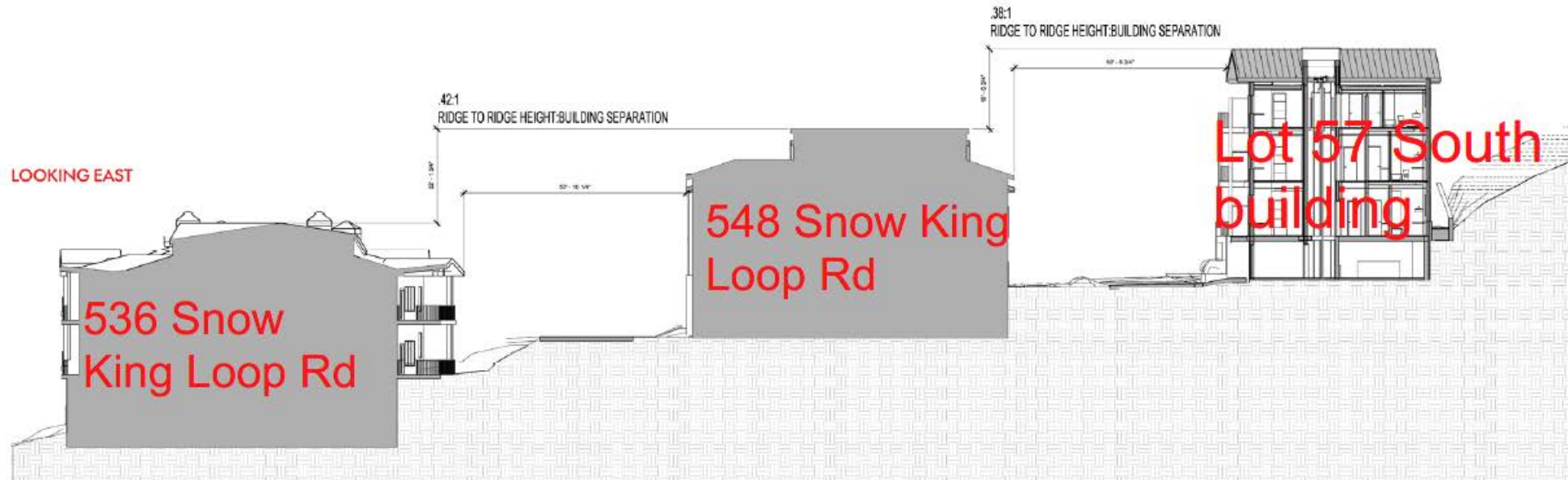
Sub Area #3
Existing and Proposed Condominiums

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.









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



From: Harry Dannenberg <harrydannenberg1@icloud.com>
Sent: Thursday, May 15, 2025 8:29 AM
To: Tyler Valentine
Subject: Revised Proposal for Lot 57

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 SKRMA. I am the residential director of SKRMA representing the interests of the residential owners in the resort district. As a member of the SKRMA Board I previously voted against approval of the plans by Bear Development with regard to lot 57.

I wrote you on February 20,2025 expressing my agreement with the views of Grand View Condominium Association and Love Ridge Homes Condominium Association that the proposed development by Bear Development violates the Snow King Resort Master Plan because Bear's plans were not compatible with the bulk,scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan. I have reviewed the revised submission and plans of Bear Development and I continue to oppose the plan for Lot 57 because it is incompatible in bulk, scale and character of the Grand View Condominiums and Grand View Lodge as required under the Master Plan.

I express my strong agreement with the excellent letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View.

I hope the town takes the correct action and rejects the revised proposal for the Lot 57 South Building. This behemoth of a building does not belong in the resort district. Any development of Lot 57 should be along the lines that are described in the Master Plan and approved by the Town Council in 2006. Two large buildings on Lot 57 are not allowed by the Master Plan.

Sincerely, Harry Dannenberg
Sent from my iPad

From: [Jenny Herman](#)
To: [Tyler Valentine](#)
Subject: Revised Proposal for SKRMA Lot 57
Date: Thursday, May 15, 2025 10:27:27 AM



Mr. Valentine and The Members of the Planning Commission:

My husband and I have owned a Love Ridge condo for 20 years. I am retired and spend a significant amount of time in Jackson throughout the year. Over the past 5 years I have served in some capacity on the HOA Board and for the past 3 years as the HOA board's President. All this to say I am very involved with day-to-day operations and ongoing resolutions that happen when you have 10 buildings with 40 condo units.

Parking: One of our ongoing issues is parking. Each condo is deeded 2 specific parking places in our garage. Each space is marked with the condo unit number. We also have a large sign on the entry doors that states unauthorized vehicles will be towed by Jackson police. None of these are tandem spaces. During busy seasons these spaces are always full. When you have dinner guests, service trucks etc, they have nowhere to park but the roadway. I bring this up because the parking included in the BEAR proposal is not sufficient. Our roadways are much wider and allow for a vehicle to be temporarily parked without impeding traffic. The BEAR proposals have no space for oversized vehicles. We have limited outdoor spaces that can be reserved for oversized vehicles, they have none! This is a huge concern and I have not seen evidence that this was addressed in the original plans or any of the revised plans.

Sidewalks: The revised plan did not address the lack of sidewalks along each building. Yet, they preprot that they are walking distance to town and do not give walkways to traverse on. In the winter, these walkways are needed for a safe way to get across the resort area. In both Love Ridge and Grandview Condos we have heated sidewalk systems and also utilize shovelling to make sure owners and guests have the sidewalks to get around the area. Due to the snow depth and ice build up the roadway is often not safe to walk on. Please mandate that BEAR Development address this issue!

I express a strong agreement with the detailed letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View. They provided the technical letters and the negative impact that allowing the current BEAR plan on Lot 57 will create.

It is my hope that the town will take the correct action and **reject the revised BEAR Dev plans for Lot 57**. Please refer back to the 2006 approved plans for Lot 57, those plans were in line with the SKRMA Master Plan.

I regret that I have a personal conflict and thus cannot participate in the Zoom meeting on May 21st. However, I do plan to attend the scheduled Town Council meeting on June 2nd to voice my concerns that have not been addressed with regards to traffic, walkways and parking.

Sincerely,
Jenny Herman
Love Ridge Unit 536

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: [Jenny Herman](#)
To: [Tyler Valentine](#)
Subject: Revised Proposal for BEAR Development SKRMA Lot 57
Date: Thursday, May 15, 2025 5:11:37 PM



Mr. Valentine and The Planning Commission,

I submitted a letter on behalf of the Love Ridge Lodge Homes HOA on February 20, 2025. Our position has not changed. The proposed development by Bear Development violates the Snow King Resort Master Plan because Bear's plans were not compatible with the bulk, scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan.

We have reviewed the revised submission and plans of Bear Development and we continue to oppose the plan for Lot 57 because it is incompatible in bulk, scale and character of the Grand View Condominiums and Grand View Lodge as required under the Master Plan.

In packets that have been previously submitted we encourage all members of the committee to review the submissions by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View.

I hope the town takes the correct action and rejects the revised proposal for the Lot 57 South Building. This behemoth of a building does not belong in the resort district. Any development of Lot 57 should be along the lines that are described in the Master Plan and approved by the Town Council in 2006 and again in 2021.

Sincerely,
Jenny Herman
President, Love Ridge Lodge Homes CA
Mobile: 817.938.4009

From: Deborah Wente <dgwente@outlook.com>
Sent: Sunday, May 11, 2025 9:20 AM
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Attachments: [View 3 50% Tree Opacity.jpg](#); [Screenshot 2025-05-11 at 10.17.20 AM.png](#)

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

May 11, 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 remains 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 remain 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 newly revised plans submitted by Bear Development have done little to address these issues. It is clear their revised plans refuse to reduce by any but the most negligible 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. Additionally, there is no accommodation for parking which will also create a negative impact for our unit.

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. 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. We would be surrounded by buildings that are much bigger and bulkier in scale than those currently in place.

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

April 13, 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 and communications to you as detailed by Rich Lurie and the Grand View Board.. The Bear Development's resubmissions are still in violation and do not in anyway comply effectively with the Snow King Master Plan in bulk, scale or character.

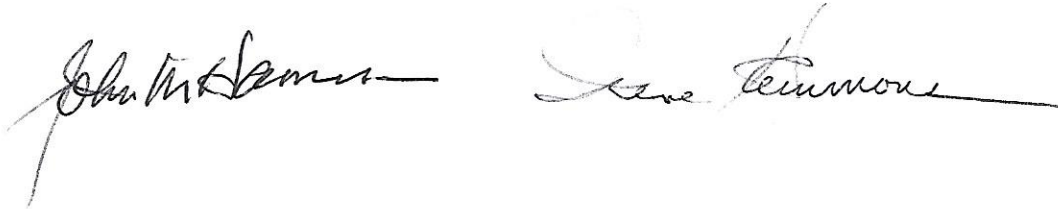
We purchased the property with the premise that the development would be in accordance with the Snow King Master Plan. Even details of this future development plan was personally communicated to us by the Owner/Developer at the time of purchase negotiations and had a bearing on our decision.

Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution.

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

The block contains two handwritten signatures in black ink. The signature on the left is for John Hammons, written in a cursive style. The signature on the right is for Irene Hammons, also in cursive. Both signatures are positioned below the typed name 'John & Irene Hammons'.

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

May 14, 2025

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

Dear Mr. Valentine:

I'm writing once again as a property owner in Grand View building 548, which is adjacent to Lot 57 of Bear Development's pending project.

I attended the April 16 meeting by Zoom and was pleased that the Commission was engaged and inquisitive, agreeing with Planning's good recommendation to condition development on changes "geared at reducing the bulk and scale and improving the character" of the south building consistent with the Master Plan. I understand that the revised plans will be subject to further review on May 21 and have these additional comments.

The revised plans barely respond to Commission and Planning concerns and do not solve fundamental design flaws under the Master Plan.

1. Canyon Effect / Excessive Verticality and Density

Planning has "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 and the buildings."

Several commissioners remarked on the large scale of Bear's two-building, 43,000 sq. ft. plan and the discrepancy with the 28,000 sq. ft. concept shown in the Master Plan and approved by the Town Council in 2006.

The canyon effect – effectively a result of the verticality noted by Chair Wilson and inadequate spacing or setbacks – remains a serious defect that has not been seriously addressed by Bear. **The footprint of Lot 57’s buildings is exactly the same as presented on April 16.** Roofline pullbacks four stories above do nothing to mitigate the closeness that will be felt at street level.

I recognize that the Commission needs to reconcile the Master Plan’s desire for design flexibility with the obligation to preserve bulk, scale and character consistency. But what’s technically *allowed* isn’t necessarily *character-consistent*. Planning’s April 16 report explains the canyon effect as an instance of this tension.

“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.” (emphasis added.)

As you noted, the dense layout proposed by Bear is an unfortunate function of Bear’s ability to mix-and-match allowable square feet among its three parcels and thus exceed the Master Plan concept by 15,000+ sq. ft. while building to the very edge of the northeast property line. The Commission cannot endorse a plan of this density, even if cross-allocation itself is allowed under the Master Plan, because it does not fit with the neighborhood bulk, scale or character. Would this massive development be permitted if Lot 57 were an independent project without the benefit of bonus footprint allocation?

The canyon effect is a function of vertical and horizontal volume. Condition 5 offered solutions for both factors. Bear removed just 2% of the overall square footage from a portion of the top floor, helping slightly with vertical bulk and scale, but did nothing to change horizontal density driven by the structural footprint. If you don’t have time to visit the site to see for yourself how little room there is for the proposed development (especially on the south arm, where the Master Plan anticipated no development), consider these measurements:

- Roof-to-roof clearance is still just **43 feet** between Grand View 548 and Lot 57 North, with Upper Snow King Loop running in between.
- Horizontal separation between Grand View 548 and the balconies of Lot 57 South is likely **45-50 feet**. Because the south structure will be built to the very lot lines, someone at street level or on the patio of a Grand View

condominium will perceive three layers of balconies rising steeply above the road. This naturally has light, sound and privacy implications on our neighborhood character.

- The roofline setbacks on the top edge of the south building are a nice concession but have limited practical impact on the canyon effect since Lot 57 South's roof line is **19 feet higher** than Grand View's and out of view at street level from most vantage points.

This depiction below illustrates how crowded this passage will feel from the street level.

Bear claims that these tight horizontal clearances are consistent with the separation between Grand View buildings. They ignore a critical difference: there is no road running between the Grand View buildings. The correct comparison is the separation between Grand View 548 and the Love Ridge building downhill, which is nearly **53 feet** and divided by Snow King Loop Road. This is 10 feet more separation than the revised plans would put between Grand View 548 and Lot 57 North.

2. Negative Parking and Walking Experience

Pedestrians and drivers will experience the canyon effect as an unwelcoming sense of constriction as they proceed uphill from Grand View Lodge and turn on Upper Snow King towards Lots 53 and 58. With inadequate parking, pedestrians will inevitably use Upper Snow King to walk uphill from the alley between the Lot 57's two building and Lots 53 and 58. There's no sidewalk because Lot 57 South is so close to the road and has no meaningful setback. This crowded arrangement violates at least two Master Plan principles: **“... do not overwhelm the pedestrian scale”** and **“require the structures to step back away from the street or plaza.”**

Planning has advised that the Master Plan does not dictate parking capacity, which is an important input to the pedestrian experience. This is fortunate since Bear has sacrificed parking and walkability for maximum square footage. As you heard on April 16, residents, guests, caretakers, maintenance staff and rideshare drivers without dedicated parking will fend for themselves and compete for parking in Grand View and Love Ridge. Then they will have to walk uphill alongside a four-story building and through a 43-foot wide canyon to their destinations, but not via the sidewalk that *should* take them along Lot 57 South's entire length. This is a far cry from the welcoming and cohesive pedestrian experience anticipated by the Master Plan.

The depictions below illustrate this experience. Note the verticality and density of both Lot 57 buildings and the shadows cast across Upper Snow King Loop.



The street-level perspective looking west between Lot 57 South and Grand View 548 is a striking illustration of the canyon effect . . . even without showing the Lot 57 North building that would loom to the right in the distance. Note that Bear removed the sidewalk in front of the south building so there is even less buffer between structures. See page 7 of Bear's revised submission for a view of this corridor based on the current building design.



3. Reliance on Master Plan Terms and Precedent / Expectation of Restraint

I purchased Grand View 548 in 2023. During pre-purchase diligence, I read the relevant Master Plan language. I also found Bear's Zoning Compliance Verification (ZCV) application, asking Planning to clarify development rights and opportunities on Lots 53, 57 and 58 in relation to the approved 2006 concept. Bear's ZCV referenced a 2021 ZCV response in which the Town 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." I appreciate Planning's thoughtful work to enforce these standards in this proceeding.

I relied on these public records and took comfort that the Master Plan would be enforced with any eventual development being generally consistent with the 2006 concept shown below in the upper right.



Instead, we are faced with the prospect of a behemoth surrounding and towering over two sides of our building with less than 50 feet separation.



This is not the outcome that we should have seen coming because we bought in a resort district. The Master Plan terms, the approved 2006 concepts, Planning's ZCV interpretations, responsible due diligence, and this Commission's sound judgment are the public checks on excessive development.

The Master Plan exists so that buyers and developers alike have predictability before investing in the Snow King community. The massive structures proposed by Bear were not predictable because they are clearly at odds with the 2006 concept that is a matter of Jackson's public record. To quote Planning's report, the south building is being placed "in a location that the Master Plan *did not anticipate*" and, even less predictably, would occupy virtually every available foot of the narrow property between the Cowboy Coaster and the road.

I fear that the Master Plan's goals and prior interpretations will be loosely applied to Lot 57 because the Master Plan is less prescriptive than Town standards. The Commission has the challenging responsibility to interpret Master Plan standards and precedent subjectively and then decide whether Bear's plans are not just technically allowable, but also aesthetically suitable based on the bulk, scale and character of the neighborhood. This is not the case for the revised Lot 57 plans.

Conclusion

The Master Plan must have force for those who purchased in Grand View or Love Ridge expecting restrained development and those who are considering buying or developing in Snow King in the future. The Master Plan gives certainly developers flexibility to build new properties, but not at the expense of neighborhood character, pedestrian experience and the other environmental factors set out in the Master Plan. **The Commission should reject the current plans and require Bear to reimagine Lot 57 with compliant structure(s) while development proceeds on Lots 53 and 58.**

Thank you for considering these comments in anticipation of the May 21 meeting.

Respectfully,

Kyle Levine

From: [Bills GMAIL](#)
To: [Tyler Valentine](#)
Cc: [Rich Lurie](#)
Subject: Beast Development Plans for Lot 57
Date: Thursday, May 15, 2025 5:35:35 PM



Dear Mr Valentine

As you now know, I am a property owner in Grand View building 548 which is directly across from Lot 57. We own unit 481 which is impacted by the Bear Development plans for Lot 57.

When we purchased our unit, we were aware of and relying on the Snow King Master Plan which we assumed would be enforced on future development of Lot 57. We assumed we could rely on the **Bulk, Scale and Character** language which was contained in the Master Plan.

We have objected to the Bear Development plans at each of the previous proposals. This latest proposal from Bear Development is in our opinion Not Responsive to the Concerns Raised by the Commission and Do Not Follow the Master Plan.

Unless and Until Bear Development revises its plans for Lot 57 to reduce the Bulk, Scale and Character of the Buildings (including adhering to the plans for a single building on Lot 57) we will continue to object.

Our objections to the new plans can be highlighted as follows:

The footprint of the Lot 57 buildings is unchanged from the previous proposals

The inclusion of the South Building is inconsistent with the Master Plan

The canyon effect that is created by Lot 57 development is caused by the height and scale (square footage) of the Lot 57 buildings.

Further issues arise as a result of the lack of sidewalk that will force pedestrians in to the roadway. Unlike the rest of Snow King development, this project is jammed in to too small of a space.

In conclusion, the Lot 57 development plans are too much building on too little property that is inconsistent with the Bulk, Scale and Character of the rest of Snow King.

The revised plans do nothing to address our previous objections. We encourage the Planning and Building Commission to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.

Thank you for considering our views.

William Hartmann and Deborah Hartmann
548 Snow King Loop Unit 481
Sent from my iPad