

Special Town Council Meeting

December 4, 2018

6:00 PM

Town Council Chambers

Chair: Pete Muldoon

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. **PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

I. CALL TO ORDER AND ROLL CALL

II. DISCUSSION/ACTION ITEMS

A. Snow King Resort Master Plan Base Area Amendments

III. ADJOURN

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



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: NOVEMBER 27, 2018
MEETING DATE: DECEMBER 4, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

SUBJECT: **ITEM P18-208:** A REQUEST FOR AN AMENDMENT TO THE SNOW KING
PLANNED RESORT DISTRICT MASTER PLAN

APPLICANT: SNOW KING RESORT MASTER ASSOCIATION - SKRMA
RYAN STANLEY

This report is supplemental to the complete report for Item P18-208 issued for the Town Council meeting dated November 13, 2018.

REQUESTED ACTION

Snow King Resort Master Association (SKRMA) has applied to the Town of Jackson to amend its Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development of the Town Land Development Regulations. Specifically including the following actions:

- A. Amendment to a Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development
- B. Amendment to an associated Sketch Plan pursuant to Section 8.3.1 Sketch Plan.

BACKGROUND

Town Council reviewed this application at Special Town Council meetings on November 13, 14 and 15, 2018. At these meetings Council received a presentation on the application by staff and the applicant, asked questions of staff and the applicant, received public comment and completed a Chapter by Chapter review. As part of the review Council provided general direction to staff on desired amendments to the application prior to final consideration. Council continued the item until a Special Meeting on December 4, 2018. Please see the November 13, 2018 staff report for additional background information.

STAFF ANALYSIS

Since the November meetings staff has modified the proposed amendments to the Master Plan recommended by the Planning Commission and Staff (as conditions of approval) based upon Council direction. Staff has provided a clean version of the revised amendments below for Council review and consideration prior to the meeting.

The meeting will be broken into 3 parts, related to the outstanding topics for discussion. Each part is described in more detail below. The 3 parts are:

1. Affirm or modify Conditions 1-27 related to the content of Chapters 1-10 of the Master Plan.
2. Discuss and finalize Conditions 28-32 related to the requirements of SKRMA, Snow King Mountain (SKM), and the Town of Jackson and the phasing of those requirements relative to the entitlements in the Master Plan.
3. Provide comment/recommendation to the USFS on the NEPA review of additional improvements on USFS land.

1. Affirmation/Modification of Conditions 1-27

Conditions of approval 1-27, updated by staff to reflect Council direction are below. The exercise in the meeting will be for Council to consider affirmation or modification of the conditions. Staff proposes to only discuss those conditions for which a modification is needed. In other words conditions will be considered affirmed unless discussed.

1. **Chapter 1:** The applicant shall revise the proposed Master Plan to include all language proposed to be deleted and to include amendments to better align with the 2012 Comprehensive Plan vision for Snow King. The defined vision will be used to review future land use changes in the Plan specifically but not limited to Sub-area #2 until such time it is revised in the future.
2. **Chapter 2:** Applicant shall revise Chapter 2 to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
3. **Chapter 3:** Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.
4. **Chapter 4:** Applicant shall revise Sub-area #1 or #3 to include all of the proposed building currently split between two sub-areas into one.
5. **Chapter 4:** Applicant shall revise the Master Plan to include all properties within current Sub-Area #7 with their assigned square footage and APO's. In addition, the applicant shall revise the Chapter to indicate whether property owners in this area are required to be part of SKRMA or not.
6. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses. Specifically, a zip line landing area may to proposed as a Conditional Use Permit in Sub-area #4 only.
7. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a basic use permit for a temporary Outdoor Amusement/recreation and Commercial Amusement uses. Temporary shall be defined as a use occurring for a period of less than 180 days per year. Upon expiration of the temporary use the operation of and all associated improvements shall be completely removed from the property. There shall be a limit of two basic use permits allowed per use thereafter the use shall be considered a permanent use and require a Conditional Use Permit.
8. **Chapter 5:** Temporary Outdoor events shall be required to submit a basic use permit for review and approval of staff if there is amplified sound, and attendance by more than 200 participants. Event locations may be approved for multiple events and seasons through the approval of one basic use permit. For example, an outdoor event tent in a specific location may be approved with amplified music and attendance for 250 participants in the same location for an entire summer season.
9. **Chapter 5:** Applicant shall revise the Chapter to include Day care/Education as an allowed Basic use in all Building Envelopes.
10. **Chapter 5:** Applicant shall revise the Example Development chart (in all locations) to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future.
11. **Chapter 6:** Applicant shall revise the Chapter to include a requirement that all buildings be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

12. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
13. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc. In addition, the applicant shall include language to address bulk and scale concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.
14. **Chapter 7:** Applicant shall revise the plan to include a requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage, and other best practices at the time of development of Lots 53, 57 or 58 whichever comes first.
15. **Chapter 7:** Applicant shall revise Sub-area #4 to reduce the proposed building envelope, to remove discussion of parking and to require a thorough review and consideration of the proposed uses through a Conditional Use Permit both onsite and with the surrounding neighborhood. The applicant shall revise the proposed building envelope on Vine Street to allow for a sidewalk and Complete Street cross section connecting the facility to the resort. Applicant shall revise the allowed maximum building height to 39'.
16. **Chapter 7:** The applicant shall revise the use table to allow light industrial uses in Sub-area #4 and #5 as a Conditional Use Permit.
17. **Chapter 7:** Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR Hillside Development requirements in place at the time of Development Plan.
18. **Chapter 7:** The applicant shall revise Sub-area #5 to include an option for a 2nd sheet of ice to the west of the existing Snow King Ice Center under the proposed Mountain Sports Facility or on its own.
19. **Chapter 7:** The applicant shall revise the language in the plan to require a CUP process to determine a final design of Phil Baux Park. The revised plans would allow the landing of the gondola on Town property in a location that does not divide the park. In addition, site circulation for all modes of transportation should be addressed including the location of parking, pick up and drop off, locker areas, START bus stops, etc. Buildings and improvements should be clustered together near existing improvements to obtain as much open space as possible. The detailed plan should locate improvements generally at the street level to address accessibility and ease of access during all seasons. Consideration should be given to providing a waiting area for large numbers of gondola users so as to not impact the other users of the park.
20. **Chapter 8:** The applicant shall revise the Master Plan to state that all future development shall be subject to the Housing Requirements in the Town Land Development Regulations in place at the time of the application.
21. **Chapter 8:** Applicant shall revise the Chapter to remove language regarding banking/credits for housing units.
22. **Chapter 9:** Applicant shall revise the current TDM requirements to include the following additional measures:
 - o Provide free or reduced-level bus passes to all employees
 - o Provide free or reduced-level bus/bike passes to guests
 - o Require off-site parking for employees
 - o Provide START Bikes and promote alternative modes of travel for employee and guests
 - o Promote transit usage in marketing and website promotional materialThe applicant shall be required to implement a minimum of 5 TDM strategies at all times.
23. **Chapter 9:** Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made prior to final approval.

24. **Chapter 9:** Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all public and private patrons to the area. The applicant shall revise the Master Plan to state that all tour bus parking must occur on private property. Specifically, the proposed surface lots on Sub-Area #2 shall accommodate tour bus/oversized vehicle parking and appropriate signage to direct guests to the various amenities within the resort.
25. **Chapter 9:** Applicant shall revise the Plan to state that they agree to participate in the development of a TDM program for the entire Snow King Base area including all surrounding property owners and users in the future.
26. **Chapter 9:** Applicant shall revise the plan to require the provision of parking counts for all surface parking lots over 10 spaces as part of the required transportation monitoring requirement.
27. **Chapter 10:** Applicant shall address all conditions in the Town Engineer memorandum dated September 12, 2018 at time of the applicable Development Plan or as part of the revised Master Plan as determined by the Town Engineer. Specifically, the Resort contributions required at certain square footage thresholds shall be included in the Master Plan.

2. Finalization of Entity Requirements and Phasing (Conditions 28-32)

Conditions 28, 29 and 30 list the minimum requirements that SKRMA, Snow King Mountain (SKM) and the Town would be responsible for under the Master Plan. If SKRMA and/or SKM fail to meet their requirements, development under the Master Plan would be suspended until such time that the Town and SKRMA could come to agreement on how to move forward. Conditions 31 and 32 establish the phasing for the requirements – which requirements have to be met in order to “unlock” which entitlements.

Conditions 28-32 are stated below. Working through Conditions 28-32 has been helpful to inform the conversation about everyone’s responsibility. However, at this point staff recommends finalizing the conversation through an exercise that covers all of the content of conditions 28-32 through a clearer, tabular organization that will ultimately lead to one or two conditions to replace Conditions 28-32.

- A. Finalize the List of Requirements. The first step will be to finalize the list of requirements for each entity by adding/subtracting requirements from the table below and assigning a responsible party.
- B. Phase the Requirements. The second step will be to establish which requirements must be fulfilled prior to development of which entitlements. This will be achieved by filling in the third column of the table below with certain requirements. For example, the Phil Baux Park improvements have to be completed prior to development of Lots 53, 57 & 58.
- C. What Happens Upon Post-Development Failure? The phasing plan only governs what can happen next, there also needs to be a provision to cover what happens if the prerequisite for an entitlement fails after the entitlement is developed. For example, if the hours of operation of the mountain fall below the agreed upon level, all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.

A table representing the content of Conditions 28-32 organized in the above described form is below. Conditions 28-32 themselves follow.

Commitment	Responsible	Required Prior To	If Violated Post Development
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Commitment	Responsible	Required Prior To	If Violated Post Development
Definition of SKRMA membership in Master Plan including shares and what landowners, if any, are not required to participate	SKRMA	Master Plan approval	n/a
Define the minimum resources required to cover SKRMA commitments	SKRMA + Town	Master Plan approval	n/a
Maintain minimum resources required to cover SKRMA	SKRMA	Any development the following year Included in Annual Report	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
An Annual Report to include: 1) phasing plan compliance, 2) SKRMA financial information 3) SKRMA board composition, 4) status of organization, 5)etc.	SKRMA	Any development the following year	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
TDM Plan	SKRMA		All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Parking Plan	SKRMA		All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Define in the Master Plan responsibility for installation, maintenance, and operation of all private infrastructure including water, sewer, stormwater, and roads	SKRMA	Master Plan approval	n/a
Insert a table of commitments required to comply with Master Plan into Chapter 11, which shall include for each commitment the responsible party, the phasing of the commitment prior to entitlements in the Master Plan, and the recourse for violation of the commitment after the entitlements are developed	SKRMA	Master Plan approval	n/a

Commitment	Responsible	Required Prior To	If Violated Post Development
Hotel and SKM commitments listed in Chapters XI and XII	SKRMA	n/a	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Maintain current hours of lift operation (or negotiate alternative with Town)	SKM	Any development	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Private shuttle service downtown and to Teton Village or reasonable and measured contribution to START as determined by START Board and approved by Town	SKRMA	Dec. 31, 2019	If private service suspended contribution shall be provided within one year as determined by START Board and approved by Town. If contribution not provided, all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Define hours of lift operation in Master Plan	SKM	Master Plan approval	n/a
Enter procedural agreement with Town of Jackson regarding how/when to close for conditions (summit and ski hill)	SKM + Town	Dec. 31, 2019	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Maintain reasonable ski rates for locals as compared to other ski resorts in the area	SKM	Any development	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Define reasonable ski rates for locals in Master Plan	SKM	Master Plan approval	n/a
Maintain access for current user groups	SKM	To be defined prior to Master Plan approval	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Second sheet of ice	SKM + Town	N/A	

Commitment	Responsible	Required Prior To	If Violated Post Development
Mountain Sports Center	SKM	Prior to development of Sub-areas 1 and 2	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Gondola	SKM	Prior to development of Sub-areas 1 and 2	All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements
Phil Baux Park improvements as define by a CUP	SKM	Prior to development of Lots 53, 57 & 58	n/a
Enter shared parking agreement for Subarea 2 and adjacent Town properties that includes responsibility and timing for construction, maintenance and snow removal	SKRMA + Town	December 31, 2019	Agreement enforced per terms of agreement
Revise lease agreements and/or land transfers consistent with Master Plans	SKRMA + Town	as necessary to meet other commitments	Agreement enforced per terms of agreement
Revise lease agreements and/or land transfers consistent with Master Plans	SKM + Town	as necessary to meet other commitments	Agreement enforced per terms of agreement

28. Chapter 11: The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Resort Master Association (SKRMA):

- o Define the SKRMA “entity structure” as generally made up of three entities, Snow King Mountain, the Hotel (JMI) and the Condominium Associations with the associated voting structure to be clarified in detail by the applicant prior to final approval. Specifically, the Master Plan shall clearly articulate who all the members of SKRMA are and what the contributions are for each individual member. The Master Plan shall also clearly articulate what property owners if any inside the Resort Boundaries are not required to be a member of SKRMA.
- o SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. In addition, the report shall include the composition of the board and status of the organization.
- o SKRMA shall be responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. In addition, the Master Plan shall clarify maintenance expectations and financial responsibility for all private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure as well as snow removal and maintenance and replacement of private roads. Furthermore, the Master Plan shall clarify obligations and financial responsibility for all commitments by Chapter in the Master Plan.
- o SKRMA in concert with the Town shall determine the minimum resources (i.e. dues, fees or assessments) required to cover all the obligations of SKRMA described in the Master Plan prior to final approval.

- o Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
 - o SKRMA shall define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town.
 - o SKRMA shall ensure that all representations in the Master Plan regarding community benefits specifically but not limited to Chapters XI and XII associated with the Hotel/Resort operation are satisfied. This information shall be provided as part of the annual report to the Town.
 - o SKRMA shall provide an annual reasonable and measured contribution to START for the provision of public transit to the Resort if a private shuttle is not provided for transportation of resort guests to downtown and Teton Village. This fee shall be determined by the START Board and approved by Town Council prior to December 31, 2019.
29. **Chapter 11/12:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):
- o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
 - o Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
 - o Ensure reasonable ski rates for locals as compared to other Ski Resorts in the area
 - o Maintain access for current user groups, to be defined prior to finalization of the Master Plan
 - o Collaborate with the Town and other partners to build a second sheet of ice
 - o The provision of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - Mountain Sports Facility possibly including a second sheet of ice
 - Gondola
 - Phil Baux Park improvements as defined by a future CUP process
30. **Chapter 11/12:** The Town commits to the following upon approval of the proposed Master Plan amendment:
- o Collaborate with Snow King Mountain and other partners to build a second sheet of ice
 - o Negotiate a Shared Parking Agreement for parking located in Sub-area #2 and on the adjacent Town properties, including the responsibility for maintenance and snow removal, etc.
 - o Negotiate revised lease agreements and/or land transfers with Snow King Mountain or other owners within the Resort Boundary consistent with the approved Master Plan including but not limited to:
 - A gondola in Phil Baux Park
31. **Chapter 11/12:** Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
32. **Chapter 11/12:** Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.

[3. Review of Additional Improvements on USFS Land](#)

An additional key piece in this discussion is the timing of the requirements/improvements to ensure there is a balance between private development and public benefit is the proposed improvements on USFS land. The applicant has proposed certain aspects of the timing be based upon completion of USFS NEPA Review.

This proposal includes the request by the applicant that the Town provide comment/recommendation to the USFS on the NEPA review currently underway for additional improvements on USFS land subject to any further environmental and socio-economic information coming out after completion of the Town review. Council discussed but did not come to any resolution on whether it was appropriate to comment and provide recommendations on the USFS proposal now or whether all or certain parts of it should wait until the NEPA process is further completed. Staff has provided below the key items from the applicant's proposal to the USFS for consideration by Council. Staff recommends that Council discuss each item and determine whether they would like to provide a recommendation and/or comment to the USFS now or not. Staff has included as an additional action item directing staff to draft a letter to the USFS summarizing Council recommendations/comments as requested by the applicant should Council deem it appropriate. To assist in reviewing the items listed below staff would recommend that Council consider the work of the Snow King Stakeholders Advisory Group (see attached).

	Recommendation	Comments
Gondola - Landing on Town Property	Yes	Exact location subject to Town CUP approval and revised lease agreement(s)
Zipline - Landing on Town Property	No	
Zipline - Landing in Sub-area #4	Yes	Exact location subject to Town CUP approval
Boundary Expansion/Road		
Summit Multi-use Building / Observatory		
Summit beginner terrain		
Back Side of the Mountain Improvements		

Public Comment

Attached is all public comment that has been received since the November 13, 2018 staff report.

[LEGAL REVIEW](#)

Complete, as to procedure and initial review of the application, see Legal Department Review Comments. The Legal Department review is ongoing dependent on direction by Town Council.

[ATTACHMENTS](#)

Town Council Staff Report dated November 13, 2018
Public Comment

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The following recommendations and associated conditions of approval combine those of the Planning Director and Planning Commission.

Item A: The Planning Director and Planning Commission recommend **approval** of a Planned Unit Development to allow amendments to the Snow King Planned Resort District Master Plan subject to the department reviews and the following conditions of approval:

1. **Chapter 1:** The applicant shall revise the proposed Master Plan to include all language proposed to be deleted and to include amendments to better align with the 2012 Comprehensive Plan vision for Snow King. The defined vision will be used to review future land use changes in the Plan specifically but not limited to Sub-area #2 until such time it is revised in the future.
2. **Chapter 2:** Applicant shall revise Chapter 2 to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
3. **Chapter 3:** Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.
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concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.

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 - o SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. In addition, the report shall include the composition of the board and status of the organization.
 - o SKRMA shall be responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. In addition, the Master Plan shall clarify maintenance expectations and financial responsibility for all private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure as well as snow removal and maintenance and replacement of private roads. Furthermore, the Master Plan shall clarify obligations and financial responsibility for all commitments by Chapter in the Master Plan.
 - o SKRMA in concert with the Town shall determine the minimum resources (i.e. dues, fees or assessments) required to cover all the obligations of SKRMA described in the Master Plan prior to final approval.
 - o Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
 - o SKRMA shall define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town.
 - o SKRMA shall ensure that all representations in the Master Plan regarding community benefits specifically but not limited to Chapters XI and XII associated with the Hotel/Resort operation are satisfied. This information shall be provided as part of the annual report to the Town.
 - o SKRMA shall provide an annual reasonable and measured contribution to START for the provision of public transit to the Resort if a private shuttle is not provided for transportation of resort guests to downtown and Teton Village. This fee shall be determined by the START Board and approved by Town Council prior to December 31, 2019.
29. **Chapter 11/12:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):
- o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)

- o Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
 - o Ensure reasonable ski rates for locals as compared to other Ski Resorts in the area
 - o Maintain access for current user groups, to be defined prior to finalization of the Master Plan
 - o Collaborate with the Town and other partners to build a second sheet of ice
 - o The provisi of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - Mountain Sports Facility possibly including a second sheet of ice
 - Gondola
 - Phil Baux Park improvements as defined by a future CUP process
30. **Chapter 11/12:** The Town commits to the following upon approval of the proposed Master Plan amendment:
- o Collaborate with Snow King Mountain and other partners to build a second sheet of ice
 - o Negotiate a Shared Parking Agreement for parking located in Sub-area #2 and on the adjacent Town properties, including the responsibility for maintenance and snow removal, etc.
 - o Negotiate revised lease agreements and/or land transfers with Snow King Mountain or other owners within the Resort Boundary consistent with the approved Master Plan including but not limited to:
 - A gondola in Phil Baux Park
31. **Chapter 11/12:** Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
32. **Chapter 11/12:** Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.

Item B: The Planning Director and Planning Commission recommend **approval** of a Sketch Plan for the Snow King Planned Resort District Master Plan subject to the department reviews the applicable conditions from the PUD approval and the following condition:

1. Approval of the Sketch Plan does not become effective until third and final reading of the ordinances required for the PUD approval.

Item C: The Planning Director provides no recommendation on this item.

SUGGESTED MOTIONS

Item A: Based upon the findings for a Planned Unit Development as presented in the staff report and by the applicant for Item P18-208 I move to make findings 1-5 set forth in Section 8.7.3 related to 1) Enhances future desire character; 2) PUD Option findings in Article 4; 3) Amendment to PUD findings in Section 8.2.12.D; 4) LDR Text Amendment finding in Section 8.7.1.C; 5) Zoning Map Amendment findings in Section 8.7.2.C to **approve** a Planned Unit Development to allow amendments to the Snow King Planned Resort District Master Plan subject to the department reviews and the following conditions of approval:

1. **Chapter 1:** The applicant shall revise the proposed Master Plan to include all language proposed to be deleted and to include amendments to better align with the 2012 Comprehensive Plan vision for Snow King. The defined vision will be used to review future land use changes in the Plan specifically but not limited to Sub-area #2 until such time it is revised in the future.
2. **Chapter 2:** Applicant shall revise Chapter 2 to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.

3. **Chapter 3:** Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.
4. **Chapter 4:** Applicant shall revise Sub-area #1 or #3 to include all of the proposed building currently split between two sub-areas into one.
5. **Chapter 4:** Applicant shall revise the Master Plan to include all properties within current Sub-Area #7 with their assigned square footage and APO's. In addition, the applicant shall revise the Chapter to indicate whether property owners in this area are required to be part of SKRMA or not.
6. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses. Specifically, a zip line landing area may to proposed as a Conditional Use Permit in Sub-area #4 only.
7. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a basic use permit for a temporary Outdoor Amusement/recreation and Commercial Amusement uses. Temporary shall be defined as a use occurring for a period of less than 180 days per year. Upon expiration of the temporary use the operation of and all associated improvements shall be completely removed from the property. There shall be a limit of two basic use permits allowed per use thereafter the use shall be considered a permanent use and require a Conditional Use Permit.
8. **Chapter 5:** Temporary Outdoor events shall be required to submit a basic use permit for review and approval of staff if there is amplified sound, and attendance by more than 200 participants. Event locations may be approved for multiple events and seasons through the approval of one basic use permit. For example, an outdoor event tent in a specific location may be approved with amplified music and attendance for 250 participants in the same location for an entire summer season.
9. **Chapter 5:** Applicant shall revise the Chapter to include Day care/Education as an allowed Basic use in all Building Envelopes.
10. **Chapter 5:** Applicant shall revise the Example Development chart (in all locations) to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future.
11. **Chapter 6:** Applicant shall revise the Chapter to include a requirement that all buildings be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.
12. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
13. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc. In addition, the applicant shall include language to address bulk and scale concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.
14. **Chapter 7:** Applicant shall revise the plan to include a requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage, and other best practices at the time of development of Lots 53, 57 or 58 whichever comes first.
15. **Chapter 7:** Applicant shall revise Sub-area #4 to reduce the proposed building envelope, to remove discussion of parking and to require a thorough review and consideration of the proposed uses through a Conditional Use Permit both onsite and with the surrounding neighborhood. The applicant shall revise the proposed building envelope on Vine Street to allow for a sidewalk and Complete Street cross section connecting the facility to the resort. Applicant shall revise the allowed maximum building height to 39'.
16. **Chapter 7:** The applicant shall revise the use table to allow light industrial uses in Sub-area #4 and #5 as a Conditional Use Permit.

17. **Chapter 7:** Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR Hillside Development requirements in place at the time of Development Plan.
18. **Chapter 7:** The applicant shall revise Sub-area #5 to include an option for a 2nd sheet of ice to the west of the existing Snow King Ice Center under the proposed Mountain Sports Facility or on its own.
19. **Chapter 7:** The applicant shall revise the language in the plan to require a CUP process to determine a final design of Phil Baux Park. The revised plans would allow the landing of the gondola on Town property in a location that does not divide the park. In addition, site circulation for all modes of transportation should be addressed including the location of parking, pick up and drop off, locker areas, START bus stops, etc. Buildings and improvements should be clustered together near existing improvements to obtain as much open space as possible. The detailed plan should locate improvements generally at the street level to address accessibility and ease of access during all seasons. Consideration should be given to providing a waiting area for large numbers of gondola users so as to not impact the other users of the park.
20. **Chapter 8:** The applicant shall revise the Master Plan to state that all future development shall be subject to the Housing Requirements in the Town Land Development Regulations in place at the time of the application.
21. **Chapter 8:** Applicant shall revise the Chapter to remove language regarding banking/credits for housing units.
22. **Chapter 9:** Applicant shall revise the current TDM requirements to include the following additional measures:
 - o Provide free or reduced-level bus passes to all employees
 - o Provide free or reduced-level bus/bike passes to guests
 - o Require off-site parking for employees
 - o Provide START Bikes and promote alternative modes of travel for employee and guests
 - o Promote transit usage in marketing and website promotional materialThe applicant shall be required to implement a minimum of 5 TDM strategies at all times.
23. **Chapter 9:** Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made prior to final approval.
24. **Chapter 9:** Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all public and private patrons to the area. The applicant shall revise the Master Plan to state that all tour bus parking must occur on private property. Specifically, the proposed surface lots on Sub-Area #2 shall accommodate tour bus/oversized vehicle parking and appropriate signage to direct guests to the various amenities within the resort.
25. **Chapter 9:** Applicant shall revise the Plan to state that they agree to participate in the development of a TDM program for the entire Snow King Base area including all surrounding property owners and users in the future.
26. **Chapter 9:** Applicant shall revise the plan to require the provision of parking counts for all surface parking lots over 10 spaces as part of the required transportation monitoring requirement.
27. **Chapter 10:** Applicant shall address all conditions in the Town Engineer memorandum dated September 12, 2018 at time of the applicable Development Plan or as part of the revised Master Plan as determined by the Town Engineer. Specifically, the Resort contributions required at certain square footage thresholds shall be included in the Master Plan.
28. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Resort Master Association (SKRMA):
 - o Define the SKRMA “entity structure” as generally made up of three entities, Snow King Mountain, the Hotel (JMI) and the Condominium Associations with the associated voting structure to be clarified in detail by the applicant prior to final approval. Specifically, the Master Plan shall clearly articulate who all the members of SKRMA are and what the contributions are

for each individual member. The Master Plan shall also clearly articulate what property owners if any inside the Resort Boundaries are not required to be a member of SKRMA.

- o SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. In addition, the report shall include the composition of the board and status of the organization.
- o SKRMA shall be responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. In addition, the Master Plan shall clarify maintenance expectations and financial responsibility for all private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure as well as snow removal and maintenance and replacement of private roads. Furthermore, the Master Plan shall clarify obligations and financial responsibility for all commitments by Chapter in the Master Plan.
- o SKRMA in concert with the Town shall determine the minimum resources (i.e. dues, fees or assessments) required to cover all the obligations of SKRMA described in the Master Plan prior to final approval.
- o Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
- o SKRMA shall define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town.
- o SKRMA shall ensure that all representations in the Master Plan regarding community benefits specifically but not limited to Chapters XI and XII associated with the Hotel/Resort operation are satisfied. This information shall be provided as part of the annual report to the Town.
- o SKRMA shall provide an annual reasonable and measured contribution to START for the provision of public transit to the Resort if a private shuttle is not provided for transportation of resort guests to downtown and Teton Village. This fee shall be determined by the START Board and approved by Town Council prior to December 31, 2019.

29. **Chapter 11/12:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):

- o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
- o Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
- o Ensure reasonable ski rates for locals as compared to other Ski Resorts in the area
- o Maintain access for current user groups, to be defined prior to finalization of the Master Plan
- o Collaborate with the Town and other partners to build a second sheet of ice
- o The provisi of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - Mountain Sports Facility possibly including a second sheet of ice
 - Gondola
 - Phil Baux Park improvements as defined by a future CUP process

30. **Chapter 11/12:** The Town commits to the following upon approval of the proposed Master Plan amendment:

- o Collaborate with Snow King Mountain and other partners to build a second sheet of ice
- o Negotiate a Shared Parking Agreement for parking located in Sub-area #2 and on the adjacent Town properties, including the responsibility for maintenance and snow removal, etc.

- o Negotiate revised lease agreements and/or land transfers with Snow King Mountain or other owners within the Resort Boundary consistent with the approved Master Plan including but not limited to:
 - A gondola in Phil Baux Park
- 31. **Chapter 11/12:** Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
- 32. **Chapter 11/12:** Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.

Staff notes that based upon this motion, staff will prepare the required ordinance readings and work with the applicant to complete the required revisions to the Master Plan and other associated documents for final consideration by Council at a future meeting.

Item B: Based upon the findings as presented in the staff report and by the applicant related to Item P18-208, I move to make findings in Section 8.3.1 Sketch Plan related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with LDRs & Town Ordinances; 5) Conformance with past permits & approvals of a Sketch Plan for the Snow King Planned Resort District Master Plan subject to the department reviews the applicable conditions from the PUD approval and the following condition:

1. *Approval of the Sketch Plan does not become effective until third and final reading of the ordinances required for the PUD approval.*

Item C: I move to direct staff to draft a letter to the United States Forest Service outlying comments on the Snow King Mountain Resort On-Mountain Improvements Project Proposal provided by Council at this meeting for consideration at the December 17, 2018 Town Council meeting.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: NOVEMBER 5, 2018
MEETING DATE: NOVEMBER 13, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

SUBJECT: **ITEM P18-208:** A REQUEST FOR AN AMENDMENT TO THE SNOW KING
PLANNED RESORT DISTRICT MASTER PLAN

APPLICANT: SNOW KING RESORT MASTER ASSOCIATION - SKRMA
RYAN STANLEY

REQUESTED ACTION

Snow King Resort Master Association has applied to the Town of Jackson to amend its Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development of the Town Land Development Regulations. Specifically including the following actions:

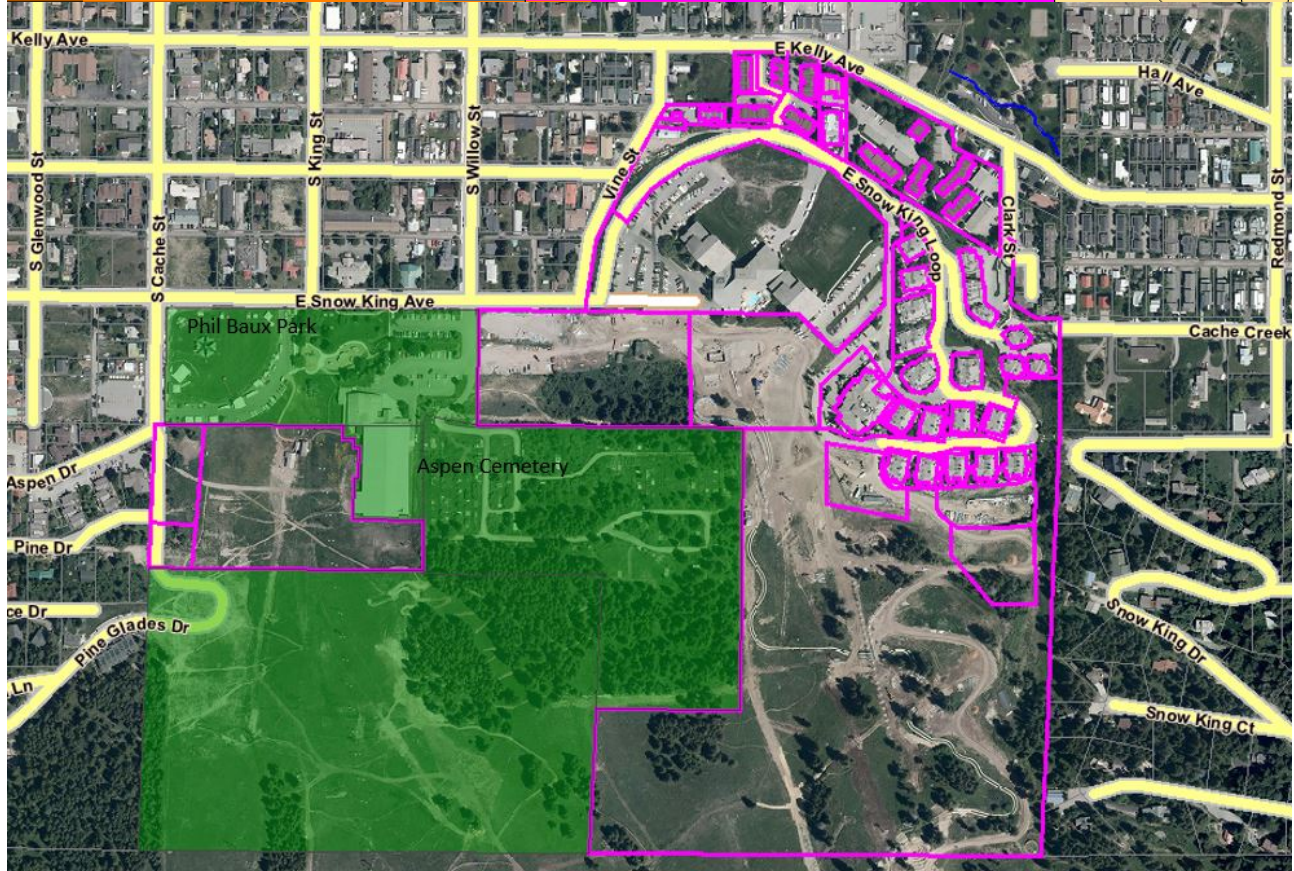
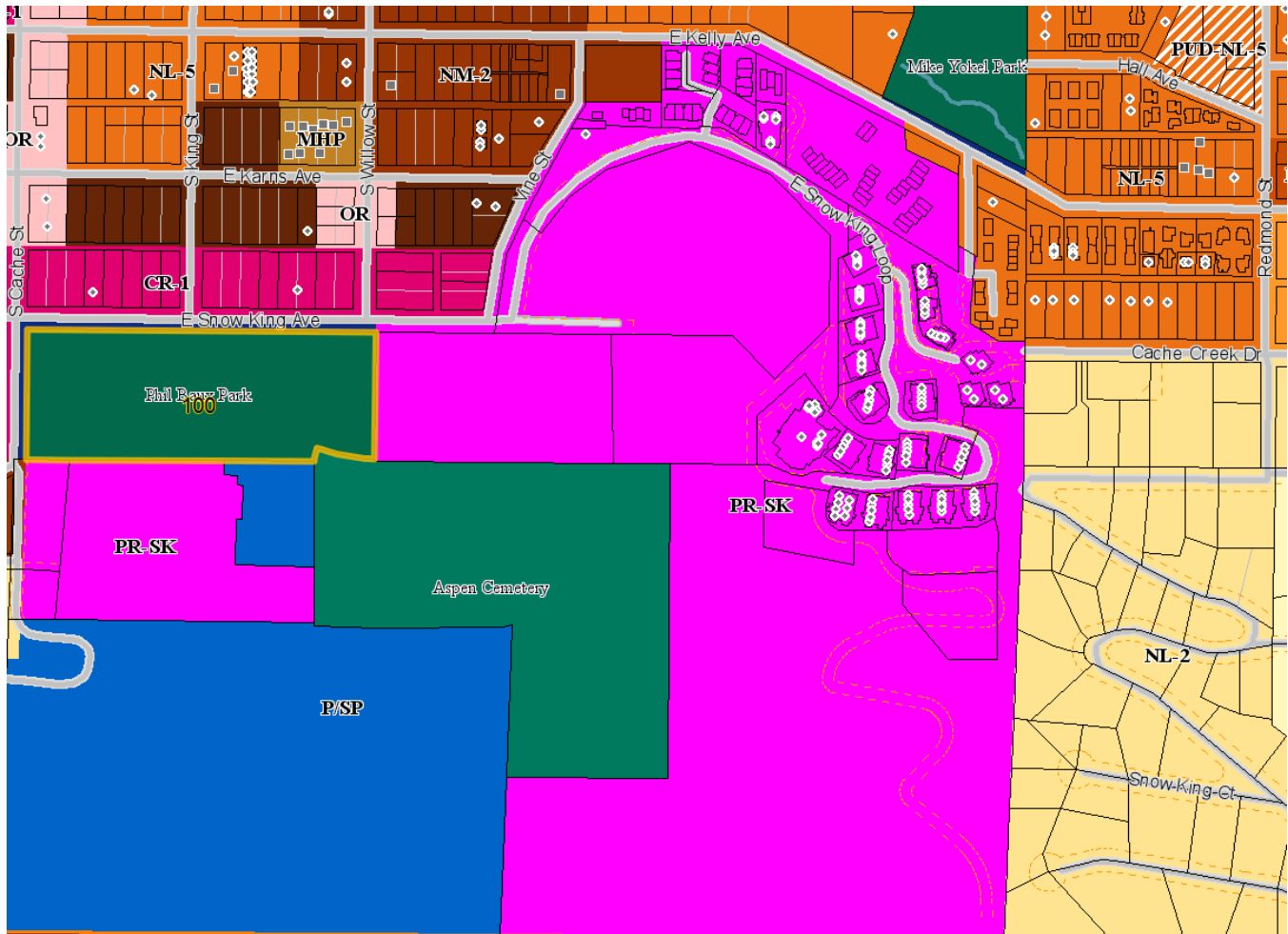
- A. Amendment to a Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development
- B. Amendment to an associated Sketch Plan pursuant to Section 8.7.3 Planned Unit Development and Section 8.3.1 Sketch Plan.

APPLICABLE REGULATIONS

Section 8.7.3 Planned Unit Development
Section 4.3.1 All Planned Resort Zones
Section 4.3.2 Snow King
Section 8.7.1 LDR Text Amendment
Section 8.7.2 Zoning Map Amendment

LOCATION

Character District: 2: Town Commercial Core
Subarea: 2.1 - Snow King Resort
Zone: Planned Resort - Snow King (PR-SK) pink on below map
Overlay: N/A



BACKGROUND

The original Snow King Planned Resort District Master Plan was approved by the Town in December of 2000. During the months leading up to adoption the Town Planning Commission and Town Council had approximately 15 meetings to review and make changes to the plan prior to adoption. Subsequently the Town has approved two amendments to the Master Plan. The first included the removal of a ski lift that was to be located in the Clarke Knoll area, a decrease in the building setback along the eastern boundary from 100 to 70 feet and the relocation of some of the Love Ridge condominium buildings. The second amendment focused on changes to the Housing Chapter allowing individual projects to satisfy their housing requirements instead of housing being the overall responsibility of SKRMA. In addition, there have been numerous Development Plans approved at all levels (minor, intermediate and major) to allow development of the buildings and recreational improvements allowed under the plan including but not limited to:

- the Grandview and Love Ridge Condominiums (short term rentals),
- the Grandview Lodge (conference space, condominiums, office and unfinished second floor),
- One Town Hill Condominium project,
- the Rafferty Center Complex (two resort support buildings including ticketing, restaurant, and associated space)
- Mini golf course
- Mountain Coaster
- etc.

The original Master Plan allowed for a total of 915,000 square foot of total development and 2,208 guests measured by APO (average person occupancy) for lodging uses. In total approximately 351,662 square feet has been constructed to date and 1,113 guest APOs. Following is a more detailed breakdown:

Building Floor Areas (Above Ground) and APO's					
Used, Allocated and Available for Future Development					
		Building Floor Area		Lodging Capacity (APO)	
Existing Hotel		136,000	sf	408	Guests
Love Ridge Buildings 27 thru 36		81,354	sf	160	Guests
Grand View Buildings 48 thru 52		41,131	sf	80	Guests
Grand View Lodge and Spa (lot 55)		32,097	sf	32	Guests
One Town Hill - 680 S. Cache Street		61,080	sf	433	Guests
Total Used		351,662	sf	1113	Guests
Total allowed in the Snow King Resort Development		915,000	sf	2,208	Guests
Total Remaining		563,338	sf	1,095	Guests

Pursuant to the Master Plan and Land Development Regulations all projects within the Master Plan must first be reviewed and approved by the Snow King Resort Master Association prior to being submitted for review by the Town.

PROJECT DESCRIPTION

The following is a summary of the primary proposed amendments to the Snow King Planned Resort District Master Plan:

- Maps and associated text have been updated to reflect development that has occurred since the original Master Plan was created in 2000.
- Additional employee housing complex, mountain sports training facility, and maintenance shop proposed.
- Platted condominium/housing indicated for lots 53, 57, and 58.
- A second sheet of ice within the new/expanded ice rink.
- Expansion of the existing Lodge Room included for visual presentation only, recognizing that they fall outside the area governed by the Master Plan.
- A gondola, zip-line landing, and changes to parking proposed in the Phil Baux Park area. While, increased green space, a concert pavilion, public art, and landscaping improvements are also shown, these proposals fall outside the area governed by the Master Plan.
- Sub-Areas 6 & 7 are removed from Master Plan maps. Sub-areas were updated to be consistent with use within the sub area i.e. condo, hotel, recreation. Sub area 7 was removed from maps due to the limited part it plays in the Master Plan but remains referenced in text.
- Limited text updates were made to reflect general community developments and changes since 2000.
- References to a Mid-Mountain Lodge which was approved in the Master Plan have been deleted. This 25,000 square foot Lodge is proposed to be removed in exchange for support of a gondola and zip-line landing in the leased parking lot area of Phil Baux Park.

In addition, changes by Chapter are summarized below:

- I. Statement of Purpose and Existing Conditions
 - o Updated references to importance of conference business.
 - o Updated reference to Pine Lodge (now One Town Hill Condominiums).
 - o Updated references to Sub-Area 7.
 - o Updated maps to include satellite imagery of existing conditions and ownership changes since 2000.
 - o Updated ski area map and added map of accepted USFS Master Plan for the ski area.
- IV. Master Site Plans
 - o Updated Proposed Master Plan Map & Sub-Area Maps.
- V. Land Use Plan
 - o Updated references to a large daycare operation.
 - o Updated uses permitted within the recreation land use zone.
 - o Added a paragraph on uses not governed by this Master Plan.
- VI. Design Guidelines
 - o Changes to section on roof materials and design.
 - o Changes to reflect removal of sub-area 6 & 7 from maps.
- VII. Dimensional Limitations
 - o Added specific considerations for sub-areas 3, 4, and 5 with respect to dimensional limitations.
 - o Clarified FAR definition to reflect usage within the Master Plan.

- o Updated Sub-Area Maps.

VIII. Housing Element

- o Updated housing mitigation plan to change from a static mitigation rate to one that mirrors current Land Development Regulations.
- o Added reference to proposed employee housing complex on Vine St.
- o Updated housing requirements to be in-line with other ski resort housing requirements in Teton County.

IX. Transportation Elements

- o Updated section on street improvements to include reference to proposed improvements in the area of Phil Baux Park.
- o Added requirement for parking analysis associated with transportation demand monitoring requirement.

XI. Phasing and the Snow King Resort Master Association

- o Updated SKRMA requirements and role within the Resort District.

XII. Community Services Element

- o Added proposals for mountain sports training complex, support for a second sheet of ice, and Lodge Room enhancements.
- o Updated references to the community service elements that Snow King currently provides that were not noted on the prior Master Plan.
- o Added information on winter/summer uphill travel policies.
- o Updated trail system access support references.
- o Updated references to how Snow King directly supports and caters to community non-profits.

Staff notes that the applicant has also submitted amendments to their United States Forest Service Master Plan permit. Although those amendments are not directly part of this application they are interrelated. In addition, it should be noted that in order to implement portions of both the Town and Forest Service Master Plans, revised lease agreements with the Town for Town-owned property may be required (i.e. proposed plans for Phil Baux Park). Staff raises this issue of interrelated amendments only to inform the Council of the concurrent review/approval processes going on related to Snow King Mountain. Staff recommends that Council focus their comments primarily to the Town Master Plan amendment but not to be overly concerned about comments related to the Forest Service Master Plan or lease agreements. Staff will assist Council if it finds it important to consider improvements or commitments made outside the Town Master Plan that impact the amendments proposed.

STAFF ANALYSIS

Overview of New PUD Process

Pursuant the Section 4.3.1.C Legislative Act of the LDRs Planned Resorts shall be reviewed as follows:

Each Planned Resort Zone is subject to the legislative authority of the Town Council and to the findings and procedural standards outlined in Sec. 8.7.3. An approved Planned Resort Master Plan shall establish the development standards for that Planned Resort Zone.

While the Master Plan was previously reviewed as a development option approved as part of or “on top of” the property’s existing zoning, a PUD under the new LDRs is processed as a zone change (both map and text)

which is approved by ordinance, thus three (3) ordinance readings are required to officially adopt. It also has a requirement for a Master Plan that summarizes the primary development standards and uses required or allowed in the PUD for that particular property, creating individual development standards for each subarea. Under the LDRs a Sketch Plan review is also incorporated at this time. The Sketch Plan is a written and graphic representation of a development concept. The purpose of the Sketch Plan is to represent a proposed development at a preliminary, conceptual level of detail. Furthermore, it is the purpose of the Sketch Plan, through its preparation by the applicant and subsequent review by the Town, to identify development-related issues, which must be addressed in greater detail prior to or concurrently with the Development Plan to be submitted at a later date.

This site is located in a transitional area of Town slated for significant redevelopment by the Comprehensive Plan. As a Master Plan, many of the dimensional standards are project-specific and only can be determined by reference to the approved Master Plan. Future review of Development Plans is thus based primarily on determining consistency with the requirements of the approved Master Plan (not the LDRs, as is typical), which provides conceptual approval and direction for all future development of the site.

The applicant has submitted a track-change version, clean version and summary of changes to the Master Plan to show all proposed amendments to the Master Plan. Below staff will provide a summary of the changes and corresponding staff analysis by Chapter. In addition, certain issues identified by the Snow King Stakeholders Group that relate and/or affect the proposed amendment are also included.

Chapter 1: Statement of Purpose and Existing Conditions

Staff finds that the most significant change to the statement of purpose section relates to changes to the language regarding the convention center. The application proposes to remove the following statements:

The heart of our lodging business is meetings and conferences, and as such the proposed new Conference Center, is located in the center of our complex.

Jackson has long wanted a full service, year round convention center to complete its array of visitor services. This proposed Master Plan provides just such a convention center in a manner that will benefit the entire downtown area.

The deleted language would remove some of the current emphasis of the convention center as a key component to the overall purpose and vision of the Master Plan and role it was to play in the community. Staff notes that there is no proposed change to the location of the large convention facility located in Sub-area #2 at this time. However, the removal of this language may influence future discussion and direction as to the location and prominence of the convention center function in the Master Plan in the future. Staff has not proposed any specific changes to this section at this time but finds the Council should discuss the proposed changes and determine what level of importance the convention center should play in the Master Plan going forward. Discussion and clarification of this important theme of the Master Plan at this time will assist in any future changes to Sub-area #2 and the overall phasing plan.

In addition, staff finds that the proposed updates to the existing conditions, information, and maps are a significant benefit to the revised plan allowing the community to better understand what development has occurred and how it fits into future development. The revised maps also assist in considering amendments to building envelopes proposed in this amendment and in the future. The Existing Conditions Plus Approved Plan map on page 18, helps to illustrate the current location of proposed buildings primarily on the eastern edge of the Master Plan that are proposed to be amended in later Chapters. In addition, staff notes that the inclusion of the proposed 2014 Forest Service Master Development Plan - Upgrade Plan is appropriate for context and to

help consider its impacts on the private land at the base, however inclusion of the Plan should in no way imply approval of said plan by the Town. Comments on the Forest Service Master Plan will be provided by the Town separately, but review and discussion may occur during this review as the two are interrelated.

Chapter 2: Consistent with the Comprehensive Plan

The applicant has not proposed any changes to this Chapter. Staff notes that review of the Comprehensive Plan incorporated in the Chapter is against the 1994 Comprehensive Plan not the 2012 Plan. Although staff finds this acceptable as the Master Plan was based upon and remains rooted in the 1994 Comprehensive Plan, staff will be reviewing the proposed amendments for consistency with the 1994 and 2012 Comprehensive Plans in determining whether the required findings of approval can be made.

To provide context to the direction and vision for the Master Plan staff has added the following sections for Council consideration as you consider the proposed amendments.

The Snow King Resort is indicated on the Community Issues Map as having a unique role serving both the residents of the community and the visitor-based economy of the valley. The Resort is intended to be a "Community Resort" with unique access to residents. This access is exemplified by the public-private pathway and trail system, which is the integral fabric of the Resort.

Three important community character goals specially relate to Snow King: maintaining social and economic diversity, maintaining a balance between visitation and the community and to enhance this economic center through redevelopment. The proposed plan will maintain and enhance the social and economic diversity by offering a variety of potential uses internally within the resort. New commercial, office and retail space in facilities such as rooms, condominiums and conference areas will provide a balance of services for both guests and residents.

Chapter 3: Compliance with the Land Development Regulations

The applicant has proposed no changes to this Chapter. Staff notes that the Master Plan and associated LDRs set the maximum amount of development at 915,000 square feet and the maximum lodging capacity of 2,460 guests. This Chapter also outlines the required findings of approval required of the original Master Plan. One item that staff has identified to address not only in this Chapter but throughout the Master Plan is updating referenced LDR sections to the applicable current LDRs when appropriate and retaining the previous LDRs and associated standards when appropriate. Staff does not find that this will have any effect on the content of the Master Plan or on the appropriate review standards and findings.

Chapter 4: Master Site Plans

The applicant has revised the master site plans to reflect buildings and improvements that have been completed to date, new Sub-area locations and amenities and the relocation of some buildings within proposed Sub-area #3. The applicant has proposed to reduce the total number of Sub-areas from 7 to 5. Specifically, the applicant has removed previous Sub-area #7 which contained development that had occurred prior to the adoption of this Master Plan and consolidated two other Sub-areas into a new Sub-area #3 which includes similar condominium style of development. Staff is recommending one change that Sub-area #1 be amended to include all of the Grandview Lodge building. The included trails and sidewalk plans have remained unchanged.

Chapter 5: Land Use Plan

The purpose of the Land Use Plan Chapter is to primarily establish the allowed uses within the Master Plan. The Chapter divides this topic into two specific areas: 1) Uses Permitted within Building Envelopes and 2) Uses Permitted within the Recreation Land Use Zone. Within the Building Envelope areas staff notes the only significant change is the removal of discussion regarding a planned Day Care facility. The applicant has proposed changes/clarification to the allowed uses in the Recreation Land Use zone primarily to incorporate uses such as ziplines, yurts, splash pads and water features, mountain coasters, mazes, ropes courses, outdoor food and beverage facilities, and pathways not specifically called out before (see page 46). In addition, the applicant has proposed these uses by right, which is a change from the Limited Use status they currently hold in the Master Plan. Staff is recommending that all Outdoor Amusement/recreation and Commercial Amusement uses be allowed only through application for a Conditional Use Permit. Staff finds that the level of interest from the public on these types of amenities in the past has been significant and the ability of the public and Town to review specific proposals for neighborhood compatibility will be important moving forward. Staff also notes that the Council may want to consider if any of the proposed amenities should not be allowed to be proposed. The final page of this Chapter provides an Example Development chart. Although the purpose of this chart was not to bind the applicant to the square footages and uses indicated in it, it was helpful to illustrate a possible development example of how the total amount of square footage could generally be allocated throughout the Master Plan. Staff is recommending that the applicant revise the Example Development chart to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future. Staff notes that square footage allotments are not prescribed in the Master Plan by Sub-area or building envelopes although private transactions serving this purpose may have taken place. The actual amount of square footage and allowed uses are only determined at time of Development Plan approval. This Chapter refers to improvements on Town property and Forest Service Property, discussion of this topic is provided below.

Chapter 6: Design Guidelines

The only significant change to this Chapter is related to the type of roof materials that may be used. Staff has no concerns with the proposal. Staff is recommending that all buildings be reviewed by the Town Design Review Committee (DRC). The DRC review would be limited to review against the Master Plan Design Guidelines only. Staff is recommending this amendment to better assist staff and the community to ensure the design vision and guidelines outlined in the Master Plan are upheld by trained professionals. Staff notes at the time of adoption of the original Master Plan the Town did not have a DRC to assist in this type of review.

Chapter 7: Dimensional Limitations Plan

The Master Plan amendments proposed call for amendments to the Building Envelopes and allowed uses within Sub-areas 3, 4 and 5.

Sub-Area 3

Sub-area #3 proposes revised or new building envelopes related to 3 platted lots created in this area after adoption of the Master Plan in 2000. The 3 lots do not neatly correspond to any of the existing building envelopes in the current Master Plan. The proposed amendments would relocate and/or create new building envelopes associated with the existing platted lots. See below an illustration of the current building envelopes in this area and the proposed revised locations.



Current



Proposed

The proposed amendments including the two building envelopes (Lots 53 & 58) on the eastern edge of the Sub-area continue the style, and bulk and scale of the existing Love Ridge and Grandview developments further up the hillside. The third building envelope (Lot 57) located to the west of the previous two is located in an area where development was not previously contemplated. All proposed building envelopes would allow three (3) story structures in a single or multiple building. Currently structures in this area are allowed to be two (2) stories in height and are broken into multiple smaller buildings. Staff is generally comfortable with the proposal for Lots 53 and 58 with the exception that additional language should be added to ensure compatibility with the neighborhood to the east including but not limited to stepping down the building height, additional landscape screening, etc. Staff does have some concern over the possible location and size of the proposed building on Lot 57 specifically its impact on the adjacent ski area. Staff is recommending language be added to the plan to specifically address this issue at time of Development Plan review, including but not limited to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc.

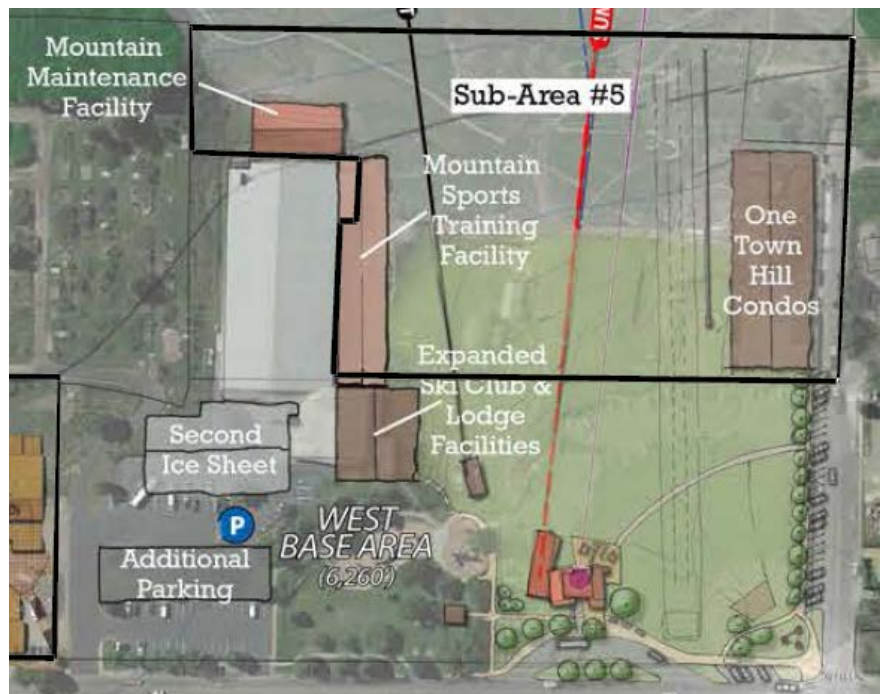
Sub-area #4

The most significant changes in Sub-area #4 are the removal of the Mid-Mountain Lodge and replacement of the maintenance facility along Vine Street with a mountain maintenance storage and employee housing building.

Staff has some concern over the compatibility of the mix of uses proposed on the Vine Street site. Combining employee housing with primarily a light industrial use may be difficult to ensure the safety and enjoyment for all. Staff is recommending further detail be provided on the storage proposed and the possible removal of this use from the location. As an alternative the applicant may consider separating the two proposed uses into multiple building on the site. Staff also has some concern regarding the bulk and scale of the proposed building due to the size of the proposed building envelope, and proposed height of 42-46 feet. In considering height the applicant shall provide information regarding the elevation to the rear of the property and consider the height of the surrounding zoning districts. Staff is also not supportive of approving at this time no parking on site, especially for the employee housing. Staff has recommended an amendment to reduce the proposed building envelope, reduce the proposed height, to remove the discussion of parking from the Master Plan, and thorough review and consideration of the proposed uses through a Conditional Use Permit.

Sub-area #5

The applicant has proposed to add two additional building envelopes in this Sub-area, one for a maintenance facility and one for a mountain sports training facility. Staff is generally supportive of the location, bulk and scale and uses proposed being compatible with those existing. Additional facilities included in this area on Town-owned property will be discussed below. Staff has added an amendment to ensure that all development in this area but especially the proposed mountain maintenance facility meet all LDR hillside development requirements in place at the time of Development Plan.



Chapter 8: Housing Element

Staff is very supportive of the applicant's proposal to amend the Master Plan to require all future development to meet the requirements of the then-current Town Land Development Regulations. This change places development within the resort at the same mitigation rate of all other property owners in Town. In addition, staff is very supportive of the inclusion of the proposed seasonal employee housing along Vine Street. Staff notes that these units under the new regulations would not be able to be utilized to meet future housing requirements as housing for seasonal employees no longer qualifies as mitigation and so housing seasonal workers is now the responsibility of each property owner. By taking the proactive approach to provide needed seasonal housing, (even though it is not required), while still meeting the need for housing full time year around employees generated by future development, the amendments are perfectly in line with the recent amendments to the Town's housing requirements. Staff has suggested an amendment to remove the proposed language regarding banking of credits as this is taken care of in the new housing regulations and is not needed in the Master Plan.

Chapter 9: Transportation Element

The Transportation Chapter of the Master Plan is divided primarily into two sections: 1) Transportation Demand Management and 2) Shared Parking. The most significant comment related to this Chapter from staff, including Planning, Pathways, START and Engineering, is the need to update it to incorporate the most current data and transportation improvements that have been made. All Town departments listed above have provided substantial comment on this application that should be reviewed and considered by the Council (see attached). Below staff has provided more general comments and proposed amendments based upon Planning review and review of comments by other Departments. All of the proposed departmental conditions are attached. The Council may want to recommend additional amendments to this Chapter.

Transportation Demand Management

Based upon required traffic monitoring every three years since adoption of the Master Plan, the applicant has largely been successful in meeting the transportation and mode shift goals outlined in the Master Plan. With

that being said staff finds that much more focused consideration related to the Transportation Demand Management (TDM) plan could be incorporated into the plan at this time to ensure the identified goals continue to be met into the future. Specifically, START has recommended that the applicant be required to better integrate and utilize the START system as an alternative means of accessing the resort by employees, guests and visitors. Specifically, START would have the following be requirements of the TDM program moving forward:

- o Provide free or reduced-level bus passes to all employees
- o Provide free or reduced-level bus/bike passes to guests
- o Require off-site parking for employees
- o Provide START Bikes and promote alternative modes of travel for employee and guests
- o Promote transit usage in marketing and website promotional material

Parking

Much time and energy was put into the overall shared parking approach incorporated into the existing Master Plan. With a few exceptions (special events, holiday weekends) staff finds that the shared parking approach adopted in the plan has largely been successful in balancing the need to provide new surface parking concurrent with new development and the ability to share largely existing and some new parking with new amenities without a significant increase in parking. Staff also notes that parking in this area certainly must be viewed not only from the demand created by the resort but also from the public uses surrounding it including: Ice Rink, Phil Baux Park, etc. Staff also finds that both on-street and off-street parking must be considered when discussing parking in the area. Staff notes that the specific pick up and drop areas and parking shown on Town right of way and property are not being considered or approved as part of this plan. Staff finds that this specific area will need to be cooperatively addressed moving forward to develop the best approach to accommodating the diversity of needs in the area. The pathway coordinator also notes that over parking in the area will be counterproductive to meeting the alternative transportation goals of the plan. The proposed amendments to the Forest Service Master Plan including significant increases in skier days and overall recreational amenities of the resort will need to be considered. At this time staff is recommending that the applicant be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area to address the current demand and future demand of the resort within the Forest Service Master Plan and surrounding land uses. As specific uses and developments are added to the area the resort and surrounding land owners will need to work cooperatively to address future parking and TDM needs going forward.

Chapter 10: Capital Improvement Plan

The Town Engineering Department have provided substantial comments based upon review of the Capital Improvement Plan (see attached). The primary comments and conditions are that the applicant revise the infrastructure information provided in the current plan to include improvements that have been done since that time and include new proposed amenities and buildings in the analysis. In addition, Engineering has asked that the applicant verify that previous conditions of approval have been satisfied and if so to delete those conditions from the Master Plan.

Chapter 11: Phasing and the Snow King Resort Master Association

The applicant has proposed amendments to this Chapter to clarify to role and responsibilities of the Snow King Resort Master Association (SKRMA) going forward. The proposed amendments do not include significant updates to the limited phasing plan in the current Master Plan. Staff finds that significant additional detail must be provided regarding the SKRMA responsibilities going forward and to identify the related action that will be

taken if the defined responsibilities are not met. Specially, the Chapter could include areas identified during the Snow King Stakeholder engagement process which are as follows:

- Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ.
- Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance.
- Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues
- Develop an agreement on commitments that functions in perpetuity that is transferable to any/all new owners
- Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments
- Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected.
- Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement.
- Ensure adequate parking; develop transportation demand management (TDM) plan
- Clarify maintenance expectations and requirements, including snow removal
- Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.)
- Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.)

In addition, it is important to clearly define the role of SKRMA separate from the role and responsibilities of Snow King Mountain. Specially, the Chapter should include areas identified during the Snow King Stakeholder engagement process which are as follows:

- Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
- Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
- Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.)
- Maintain access for current user groups

In addition, staff finds that significant additional detail must be provided on a proposed phasing plan. Staff finds that specific information related to public benefit and improvements as required by the Master Plan need to be clearly laid out and understood. Staff finds that much of the confusion and frustration with the current Master Plan shared by the public, applicant and staff is that items such as SKRMA and Snow King Mountain responsibilities and a detailed phasing plan establishing when and how the public portions of this plan are integrated into the private development aspects are not clear.

Chapter 12: Community Services Element

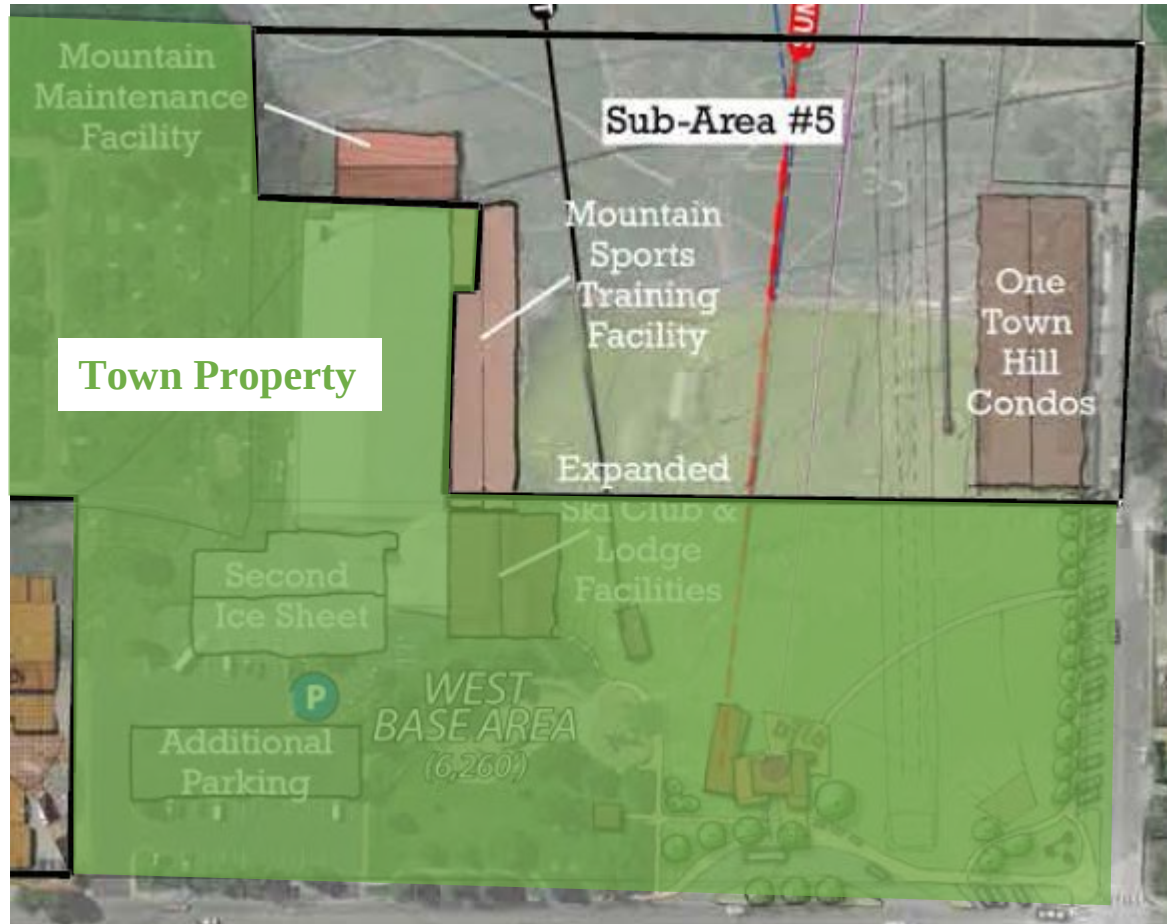
The applicant has provided amendments and updated this Chapter to better reflect the Community Services/Benefit that has been provided to the community since the adoption of the Master Plan and ideas and proposals on how this will work moving forward. Most significantly the applicant mentions inclusion of a Mountain Sports Center, support for the Ski and Snowboard Club with an expansion and improvements to their

existing facilities, many on mountain improvements, including a new gondola, summit facility and observatory, and other community benefits.

Staff's comment similar to the last Chapter is that significantly more detail and an associated phasing plan/timeline must be developed to support the many good ideas and benefits described herein. Again as stated above much of the confusion and frustration with the current plan is the lack of clarity around what is to be expected from SKRMA as it relates to this Chapter and what happens if it is not provided. Staff acknowledges that the specifics of this Chapter are in some ways directly related to proposals by the applicant on adjacent Town property and to the United States Forest Service related to activities on the mountain. Staff would have the Town Council consider what specific details and timelines should be associated with the Master Plan and other developments on adjacent property in order to approve this amendment.

Town Property

Staff finds it appropriate to provide the Town Council comment on the proposed gondola and zip line proposed on Town Property as it is interrelated to the Master Plan being considered. Staff will not provide additional comment at this time regarding the remainder of the applicant's proposal to the United States Forest Service, but has provided a summary of this proposal as an attachment to this report.



Staff is generally supportive of the proposed gondola on Town property if it is able to be located in such a way to maximize its continued use as a multi-use outdoor area, allow continued connectivity for all modes between all portions of Phil Baux Park and not interfere with the historic and ongoing public use of this area for special events, recreation and unorganized play. Staff does not support the location of a proposed zip line in this area. Staff finds that a key component of the Master Plan is to concentrate private/commercial use of the mountain

to the eastern portion of the resort (east portal) currently the location of the alpine slide, mountain coaster, mini-golf, ropes course and maze. Staff finds that if a zip line is incorporated into the Master Plan this would be a preferred location. Staff finds that by grouping all these similar amenities in one location that the associated parking, restrooms, food and beverage, ticketing, etc., can be provided in one convenient spot. As a result the western portion of the resort (west portal) can be the more public/noncommercial side focused on outdoor pursuits including the park, biking and hiking in the summer and skiing/tubing in the winter. Please see detailed comments from the Parks and Recreation Director attached, along with minutes and a letter from the Parks and Recreation Board on this topic.

PLANNING COMMISSION SUMMARY AND RECOMMENDED AMENDMENTS

On September 19 and 20, 2018 the Town Planning Commission heard Item P18-208 an amendment to a Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development and an amendment to an associated Sketch Plan pursuant to Section 8.3.1 Sketch Plan. The Commission received a presentation from staff and the applicant regarding the application, engaged in a question and answer session with the applicant and staff and received public comment. Upon the conclusion of the item on September 20, the Commission continued the item to the Regular Planning Commission meeting on October 3, 2018. The Commission directed staff to provide a summary of the discussion held by the Commission to date and revised amendments based upon the Commission's chapter by chapter review. At the October 3 meeting the Commission recommended approval of the application to Town Council with 27 suggested amendments. Below staff has summarized the Commission discussion and analysis of the application and provided their recommended amendments. Staff recommended amendments are the same as those of the Planning Commission at this time.

Chapter 1: Statement of Purpose and Existing Conditions

The Commission discussion focused on whether the proposed deletion of wording related to a convention center was appropriate at this time. The Commission discussed that it may be appropriate to remove this language if the desire of the community and intent of the applicant was to no longer provide this amenity as a key focus of the plan. In addition, the Commission discussed whether the community still desired such a focus with the associated job generation and shoulder season promotion as was approved in 2000. The Commission discussed that it would benefit the community to have the applicant identify what the new focus of the plan would be if no longer a convention center. The Commission wondered if the new vision should be more focused on the "Town Hill" recreational amenities and associated lodging with clarification that the existing conference space would meet future needs. The benefits of this would be to allow future Commissions and the community to have a clear understanding of the future vision for the Master Plan replacing the convention center focus. The Commission discussed that if the applicant was not prepared to do that at this time that the purpose statement could be revised to include language related to consistency with the vision in the Comprehensive Plan for this area. Specifically, the Commission stated that clarifying the future intent would assist in reviewing future amendments to Sub-area #2 if a convention center may no longer be desired as currently in the Plan. The Commission discussed but did not conclude whether they preferred to review revised language related to this topic or whether the final review and consideration could be by Town Council based upon the Commission discussion and direction.

At the October 3 meeting, the Commission discussed that the applicant's letter submitted since the previous meeting further addressed the issue and the Commission was comfortable with the recommended amendment to this chapter.

Planning Commission Recommended Amendments:

1. **Chapter 1:** The applicant shall revise the Master Plan to clearly define a modern vision for the Master Plan moving forward including what the role, function and location of the convention center will play

or not. If this is not possible the Plan should be amended to include a vision moving forward to better align with the 2012 Comprehensive Plan and community's goals today. The defined new vision would be used to review future land use changes in the Plan specifically but not limited to Sub-area #2.

Chapter 2: Consistent with the Comprehensive Plan

The Commission had a brief discussion regarding the applicability of both the 1994 and 2012 Comprehensive Plans and discussed that both Plans should be utilized in making the required findings for the application.

Planning Commission Recommended Amendments:

2. **Chapter 2:** Applicant shall revise Chapter II to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.

Chapter 3: Compliance with the Land Development Regulations

Staff clarified for the Commission that there were no content amendments proposed and that it was staff's intent with the recommended amendment to update the 2000 Master Plan to include 2018 LDR references only.

Planning Commission Recommended Amendments:

3. **Chapter 3:** Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.

Chapter 4: Master Site Plans

The Commission discussed that the building currently located in two sub-areas should be placed in which ever sub-area (1 or 3) that best matched the desired future character. In addition, it was clarified for the Commission that this item did not affect the total amount of floor area allowed in the Master Plan as that was capped at 915,000 square feet. The Commission recommended that the applicant may want to revise the sub-area map to provide better contrast between existing and proposed buildings prior to Town Council.

Planning Commission Recommended Amendments:

4. **Chapter 4:** Applicant shall revise Sub-area #1 or #3 to include all of the proposed building currently split between two sub-areas into one.

Chapter 5: Land Use Plan

The Commission discussed that adding new recreational uses was appropriate based upon new types of uses including splash pads and zip lines that were not known in 2000 when the Plan was originally approved. The Commission discussed at length whether a CUP should be required for all Outdoor Amusement/recreation and Commercial Amusement uses or whether there should be a threshold that would allow for staff level review. The Commission discussed that a CUP process provided transparency to the public and an opportunity for public comment on these types of uses in order to determine such characteristics as hours of operation, lighting, smell, noise, etc., on a case by case basis. The Commission had discussion on whether temporary uses should be allowed without a CUP and directed staff to come back with some ideas for the Commission to consider related to thresholds for temporary uses and how temporary uses would be defined.

At the October 3, 2017 meeting there was additional discussion regarding temporary uses. The Commission revised the amendment to address concerns about multiple temporary uses occurring over many years operating like a permanent use. In addition, the Commission added language to ensure that all improvements associated with the temporary use would have to be permanently removed upon expiration of the temporary use. The

Commission discussed examples, such as a horse riding stable or construction staging area, which should not be allowed for approval as temporary uses year after year as only a basic use permit.

Planning Commission Recommended Amendments:

5. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses.
6. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a basic use permit for a temporary Outdoor Amusement/recreation and Commercial Amusement uses. Temporary shall be defined as a use occurring for a period of less than 180 days per year. Upon expiration of the temporary use the operation of and all associated improvements shall be completely removed from the property. There shall be a limit of two basic use permits allowed per use thereafter the use shall be considered a permanent use and require a Conditional Use Permit.
7. **Chapter 5:** Applicant shall revise the Example Development chart (in all locations) to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future.

Chapter 6: Design Guidelines

The Commission discussed the example of the One Town Hill not being required to present to the Town Design Review Committee and should it have? The Commission was supportive of staff's recommended amendment to require Design Review Committee review of Master Plan buildings going forward.

Planning Commission Recommended Amendments:

8. **Chapter 6:** Applicant shall revise the Chapter to include a requirement that all buildings be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

Chapter 7: Dimensional Limitations Plan

Sub-Area 3

The Commission discussed that the use on these Lots (53, 57 & 58) was likely to be condominiums similar to what has been built already in the area and that the Commission was comfortable with that. The Commission discussed that at one time Lot 57 was intended to house the ski school and other mountain facilities. The Commission asked who owned the Lots and it was stated that there is a common owner for Lots 53 and 58 and a separate owner for lot 57. The Commission asked what the setback was on the eastern property boundary, staff responded that it was 70' and that the land included in the 70' setback is owned by a separate owner than the owner for Lots 53 and 58. The Commission discussed the bulk and scale of the buildings and how that would be controlled. Specifically, the Commission had concern with the height and associated bulk and scale of Lot 57 might be too large in comparison to that of Lots 53 and 58, especially if Lot 57 is developed with one large building instead of multiple buildings, and recommended additional language be included in the proposed amendment to address this concern. Staff clarified that the required employee housing would be included in the 3 story height limit. Staff reviewed for the Commission that there was previously a building approved and issued a building permit on Lot 53 although never built. The proposed building was outside the allowed building envelope.

Sub-area #4

The Commission was comfortable with the removal of the mid-mountain lodge and development of a similar facility at the summit. The Commission noted that the Town was proposing a very similar mixed-used building as proposed on Vine Street at the Parks and Recreation facility on Snow King Drive. The Commission discussed

what the proposed uses for the first floor of the proposed mixed use building were. The Commission discussed the worst case scenario of having light industrial uses like welding and automotive repair on the first floor with residential units above and across the street. A Commissioner noted that currently there is a lack of storage on the site with noise and uses not compatible with the adjacent neighborhood including ATVs and trash hauling. The applicant stated they were intending to use the facility primarily for storage to address neighborhood concerns. The current use of the facility for on mountain machines and repair would be relocated to behind the ice rink. The Commission was not comfortable addressing the parking now and found that should be addressed at time of Development Plan. The Commission found the CUP would allow the neighbors to weigh in on the specifics of the application at a later date. The Commission discussed the size of the existing building envelope and staff concerns with its size, and lack of setbacks. The Commission discussed the need for and lack of a sidewalk on Vine Street and noted that it was a START bus route. The Commission discussed the proposed height of the structure being 3 stories and 42-46 feet and whether it should be limited to 39'. Upon discussion of the need for employee housing and height of the hill behind the Commission was comfortable with the height as proposed. The Commission discussed not allowing light industrial uses in this Sub-area but concluded that it could be allowed through a CUP.

Sub-area #5 and Town Property

The Commission stated that they preferred to discuss Sub-area #5 and the adjacent Town owned property and proposed uses at one time. The Commission asked what the current lease arrangement of the Snow King Center was. The applicant stated that the ice rink is leased to Center Management Inc. and the Lodge Room, Ski Club Office, kitchen, etc., are leased to Snow King Mountain. The Commission discussed the location of the zip line and the impact of the noise associated with it. The Commission noted there was concern from the public regarding a zip line in general, and whether one should be allowed at all in the Master Plan. Commissioners spoke in favor of locating the zip line as proposed adjacent to the gondola on the west side of the resort and/or as recommended by staff on the eastern side of the resort. In conclusion the Commission was open to locating a zip line in the Master Plan, with some preference to locating it on the west opposed to the east side as proposed by the applicant.

A Commissioner asked, "what was the benefit to the Town to a private gondola being located on Town owned property". In response Commissioners stated that the proposed improvements to Phil Baux Park, opening up of the base area to reduce congestion and more contiguous and functional green/white space in the area were benefits to the community. The Commission discussed it was a fine line between using private funds to improve the area with maintaining or improving the public use of the area but agreed that Snow King should provide money to improve Phil Baux Park if public land was being used for private purposes. It was discussed that if the gondola was located on Town property it should be located as far south as possible but generally at the same elevation as the street for accessibility. The location of the gondola should be visible from the street to attract people to it. In addition, it was stated that the investment of private funds now might allow for private operation of the Mountain into the future without public funds being required. The Commission noted that much more detail and discussion would be needed to ensure circulation for vehicles and pedestrians was successfully incorporated into a redesign. Staff clarified that the Town is not recommending a specific location of the gondola now, just the parameters to which the Commission would consider a redesigned Phil Baux Park at a later date.

The Commission discussed that the current shared parking approach was working and that the Commission did not generally support the building of more parking, but areas could be reserved for parking if needed in the future (South Cache). Discussion was had between the different parking needs in the summer versus winter. The Commission also discussed the vision of the Comprehensive Plan to utilize alternative modes of transportation, balanced with the practical need for parking. The Commission discussed that pick up and drop off in the winter was more important than in the summer as guests have more gear. The Commission discussed

that parking needs in the area should be looked at as a whole (shared parking) between public and private uses (park and mountain) and locating parking on the periphery of the area was preferred compared to locating it within the site so as to not divide the proposed open space and allow circulation without interruption by surface parking Lots.

At the October 3 meeting there has additional discussion regarding the location of the proposed gondola in Phil Baux Park. The Commission clarified that their desire was not to have the gondola located next to the Snow King Avenue curb, but to the south clustered near the existing lift and other improvements. The Commission reiterated that it was their intent to accommodate as much open space as possible and not bifurcate the park. The Commission discussed that there may be other alternatives to accessing the proposed gondola then from the street for example from the parking lot adjacent to the ice rink. In addition, the Commission stated that the CUP will be the opportunity to determine the exact location of the gondola and that the proposed amendments were intended to provide the applicant direction prior to review of the CUP.

Planning Commission Recommended Amendments:

9. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
10. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc. In addition, the applicant shall include language to address bulk and scale concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.
11. **Chapter 7:** Applicant shall revise the plan to include a requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage, and other best practices.
12. **Chapter 7:** Applicant shall revise Sub-area #4 to reduce the proposed building envelope, to remove discussion of parking and to require a thorough review and consideration of the proposed uses through a Conditional Use Permit both onsite and with the surrounding neighborhood. The applicant shall revise the proposed building envelope on Vine Street to allow for a sidewalk and Complete Street cross section connecting the facility to the resort.
13. **Chapter 7:** The applicant shall revise the use table to allow light industrial uses in Sub-area #4 and #5.
14. **Chapter 7:** Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR hillside development requirements in place at the time of Development Plan.
15. **Chapter 7:** The applicant shall revise the language in the plan to require a CUP process to determine a final design of Phil Baux Park. The revised plans would allow the landing of the gondola on Town property in a location that does not divide the park. In addition, site circulation for all modes of transportation should be addressed including the location of parking, pick up and drop off, locker areas, START bus stops, etc. Buildings and improvements should be clustered together near existing improvements to obtain as much open space as possible. The detailed plan should locate improvements generally at the street level to address accessibility and ease of access during all seasons.

Chapter 8: Housing Element

The Commission asked about where the location of the required housing would be. Staff responded that the new Town regulations would require the applicant to provide the housing on site first and that it is anticipated that more than the currently required 30% on site would be provided.

Planning Commission Recommended Amendments:

16. **Chapter 8:** Applicant shall revise the Chapter to remove language regarding banking/credits for units.

Chapter 9: Transportation Element

The Commission asked questions regarding the current Transportation Demand Management plan. The Commission found that the current TDM covered this topic well and that additional changes in addition to those provided by staff were not required. There was discussion of when additional parking would be needed. The Commission agreed that the applicant should be required to include parking counts as part of its transportation monitoring requirement and that these counts would help determine when additional parking would be needed in the future. The Commission also found that the timing of paving the parking areas required in Sub-area #2 could be addressed in the applicant's phasing plan.

Planning Commission Recommended Amendments:

17. **Chapter 9:** Applicant shall revise the current TDM requirements to include the following additional measures:
- o Provide free or reduced-level bus passes to all employees
 - o Provide free or reduced-level bus/bike passes to guests
 - o Require off-site parking for employees
 - o Provide START Bikes and promote alternative modes of travel for employee and guests
 - o Promote transit usage in marketing and website promotional material
18. **Chapter 9:** Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made.
19. **Chapter 9:** Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area.
20. **Chapter 9:** Applicant agrees to participate in a TDM program development for the entire Snow King Base area with other surrounding property owners and users.
21. **Chapter 9:** Applicant shall provide parking counts for all surface parking lots over 10 spaces as part of the required transportation monitoring requirement.

Chapter 10: Capital Improvement Plan

The Commission concurred with the recommended amendments by staff. Staff confirmed that the Town was not committing to what the Snow King streetscape would be with this plan.

Planning Commission Recommended Amendments:

22. **Chapter 10:** Applicant shall address all conditions in the Town Engineer memorandum dated September 12, 2018.

Chapter 11: Phasing and the Snow King Resort Master Association

Staff reviewed the minimum commitments under the proposed Master Plan for the Snow King Resort Master Association (SKRMA), and Snow King Mountain that were provided by the applicant. The Commission asked questions regarding the makeup and funding ability of SKRMA. The applicant responded that SKRMA is essentially made up of three entities, Snow King Mountain, the Hotel (JMI) and the Condominium Associations. Essentially each of the three entities has one vote on items related to the Master Association. As this relates to funding of SKRMA expenses are split evenly 1/3 each for each entity, and that individual entities were then responsible for further dividing expenses however they would like within their individual entity. The applicant gave an example that the condominiums spread their expense responsibilities equally amongst the individual owners through annual fees or special assessments. The Commission discussed the ability of

SKRMA to use special assessments in addition to annual dues to meet the obligations under the Master Plan. The Commission discussed that the money-making portions of the Master Plan should be responsible at some level to ensure that the recreational amenities, primarily the Town Hill, be maintained. The Commission discussed that a minimum level of recreational amenity should be defined recognizing that it is hard to define what will be the right level of amenity and use in the future. The Commission discussed whether there should/could be some type of special service district required to tax the members of SKRMA to provide funding for recreational amenities. The Commission discussed that the benefit of having a viable recreational amenity is of greater benefit to the owners in the resort than the general public thus they should have a greater responsibility to maintain them. The Commission discussed free and open uphill access to the Mountain. There was acknowledgement of the expense and liability associated with uphill winter and summer access. Comparison was made to Jackson Hole Mountain Resort and controlled access to the public land in that area. The Commission made a decision not to include any requirements for uphill access in the Master Plan.

At the October 3, meeting the applicant provided clarification and comment on the proposed conditions related to SKRMA and Snow King Mountain commitments. The applicant discussed and gave examples of how the compliance measures currently proposed would not work for SKRMA. The applicant made it clear that they are committed to providing a phasing plan as part of this application, but not the timing of specific community improvements (gondola, mountain sports facility, Phil Baux Park improvements). They stated that SKRMA may be ok with setting such things as the order of improvements but not the specific timing and the issue of being out of compliance is critical to the SKRMA members and must be worked out. The applicant stated that it would be acceptable to come up with a list of requirements that all SKRMA members are responsible for and what requirements only individual members would be responsible for and what would happen should compliance not be maintained.

The applicant did not find it appropriate to have all members responsible for the responsibilities of individual members as it relates to required improvements/phasing and compliance. The applicant stated that this was not realistic for members to have no control of compliance of the Master Plan which could directly affect their development rights or ability to complete projects. The applicant also clarified that they have approval of SKRMA for what has been proposed but they would need to go back and discuss addition requirements placed on SKRMA as a result of this amendment process.

The applicant also discussed the Snow King Mountain commitments and found that closing procedures could be problematic with emergency situations and the need to be able to operate the mountain successfully. The applicant also stated that affordable ticket prices and hours of operation would be hard to define as this may vary dependent on future economic conditions and the ski industry in general.

Staff explained that where it gets difficult is that SKRMA started as essentially one entity and now is made up of multiple entities. What we are trying to determine is who is responsible for what in the phasing plan and what happens if the phasing plan does not proceed as planned.

The Commission reviewed what the applicant included in their application for SKRMA and Snow King Mountain commitments as a starting ground.

The applicant further addressed the SKRMA entity structure and what each entity was responsible for paying for and what they were not. The applicant stated that all SKRMA members are responsible for common area maintenance and infrastructure but that SKRMA dues do not go towards things such as recreation.

A commissioner asked if the Town Attorney had reviewed the Town's ability to impose financial commitments on SKRMA, Snow King Mountain and/or all property owners within the District. Staff responded that "no," that question has not been addressed up until now and that both parties have been

working in good faith over the past two years to work out the commitments of all parties moving forward. A commissioner discussed that lenders/banks may have a problem with entities being held responsible for items they have no control of.

The applicant confirmed that all the community services facilities would be the responsibility of Snow King Mountain and not SKRMA. The Commission discussed that there was no obligation of the owners other than Snow King Mountain to complete the community services. The Commission agreed that no financial obligation should be required of SKRMA for the commitments of Snow King Mountain, but that overall compliance of the Master Plan would tie all entities together and that should any portion of the Master Plan become noncompliant that the Master Plan would be suspended and SKRMA and the Town would need to decide how to proceed. The Commission recognized that the phasing plan was key to moving forward knowing when the community services elements would happen in relation to the development portions of the plan. The Commission acknowledged that the phasing plan would be centered around sequencing/order of entitlements rather than an actual timeline. The applicant stated that was consistent with their application in that they are most interested in defining how to move forward with development of lots 53, 57 and 58 and mountain improvements and that the Sub-areas 1 and 2 were not identified for development at this time.

Planning Commission Recommended Amendments:

23. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Resort Master Association (SKRMA):

- o Define the SKRMA “entity structure” as generally made up of three entities, Snow King Mountain, the Hotel (JMI) and the Condominium Associations with the associated voting structure to be clarified by the applicant prior to final approval.
- o SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. SKRMA will include in the annual report the composition of the board and status of the organization.
- o Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
- o SKRMA agrees that all future development shall meet current housing requirements.
- o Ensure SKRMA is responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. Clarify maintenance expectations and requirements, including snow removal for private roads, private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure.
- o Define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all ~~future-further~~ development that has not received a building permit under the Master Plan shall be suspended until ~~consideration-resolution~~ by the applicant and the Town.

24. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):

- o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
- o Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
- o Ensure / negotiate affordable rates for locals with Town of Jackson
- o Maintain access for current user groups, to be defined prior to finalization of the Master Plan

- o The provision of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - Mountain Sports Facility
 - Gondola
 - Phil Baux Park improvements as defined by a future CUP process
25. **Chapter 11:** Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.

Chapter 12: Community Services Element

The Commission and staff discussed the need to clearly define what is required to meet the minimum requirements of this Chapter. Those items recommended as requirements moving forward are provided in the recommended amendment below. The following items were discussed but not included as a requirement of this Chapter because they are on public land:

- Ski and Snowboard Club expansion
- Summit improvements
- Second Sheet of Ice

Staff and the Commission confirmed that based upon the discussion and recommended changes the community services element would be the financial obligation of Snow King Mountain and not SKRMA or any other entity within the Master Plan. However, should Snow King Mountain become noncompliant with the community service element phasing plan that all development within the Master Plan would be suspended until such time that the Town and applicant determined how best to proceed. In addition, it was acknowledged that commitments in Chapters 11 and 12 will be combined into one phasing plan and that compliance with the phasing plan shall be required otherwise the Master Plan shall be suspended and the Town and applicant will determine how best to proceed. The Commission was comfortable that the detailed phasing plan would need to be provided prior to Council consideration of the item.

Planning Commission Recommended Amendments:

26. **Chapter 12:** Applicant shall revise this Chapter to ensure that the following improvements be provided consistent with the approved phasing plan:
- o Mountain Sports Facility
 - o Gondola
 - o Phil Baux Park improvements as defined by a future CUP process
 - o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
27. **Chapter 12:** Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.

Applicant Response to Planning Commission Recommendation

The applicant has provided a letter dated November 8, 2018, responding to the amendments of the Town Planning Commission for consideration by Council (see attached).

Public Comment

There has been extensive public comment related to the future of Snow King over the past many years. Staff has attached all public comment received since the submission of this application. In addition, staff has provided the summary documents developed as part of the Snow King Stakeholders public engagement process. Furthermore, staff has provided a link to where all documents and comment received during the Snow King Stakeholders public engagement process can be found.

Teton County Review

The Teton County Planning Commissioners discussed this item at their September 10, 2018 meeting. Commissioner Esnard questioned the applicant on the long-term strategy for the resort. The applicant responded that it was to have a self-sustaining business that includes zip line, gondola, etc. and that the resort hopes to capture people who are already here for a day or more at Snow King. In addition, Commissioner Esnard questioned what elements will drive the greatest revenue. The applicant responded that additional ski runs, food and beverage, zip lines and mountain bike trails will, and that diversification is key to sustaining the business.

Commissioner Gill thanked the applicant for investing in keeping the hill alive and for listening to the public. Commissioner Fodor question why is there a need for another road up the mountain. The applicant responded to serve beginner terrain on top of mountain in the sun. In addition, Commissioner Fodor, questioned whether the gondola landing area was defined yet. The applicant responded that they had listened to public, and town officials and they had shifted the gondola closer to Cougar lift in the park.

Public comment was provided by Jeff Golightly with Snow King Mountain who stated that they understand Snow King is not going to be a big draw for tourism that they are striving to be a better option for teaching kids, for locals, and to provide better terrain for racing. Shane Rothman, a neighbor and town resident, stated he agrees with preserving green space, and disagrees with the proposed zip line.

During Commission discussion Commissioner Gill stated that it was important to keep Phil Baux Park accessible to the community and that the zip line is not her favorite part of plan but that she can be somewhat supportive if it makes Snow King financially viable. She was supportive of the second sheet of ice and the hockey program. Commissioner Esnard stated that it was important to keep the park and parking available for the community in the proposed gondola design. Commissioner Fodor stated in summary, that the Commission agreed that keeping the park and parking accessible to the community was important.

The Teton Board of County Commissioners reviewed this item on two occasions and submitted a letter dated October 29, 2018 providing their input (see attached). In summary the Board provided the following comments related to the application:

- The Board is generally supportive of the comments made by the Town Planning Commission regarding the recommendation to outline minimum requirements of the Snow King Resort Master Association (SKRMA) such as defining the entity structure and ensuring adequate funding.
- The Board encourages participation in a Transportation Demand Management (TDM) program.
- The Board would like to see the gondola base located so it does not impact existing improvements in Phil Baux Park.
- The Board concurs with the Town Planning Commission that proposed development should meet the Hillside Development Standards.
- The Board concurs with the Town Planning Commission's recommendations pertaining to phasing.

Jackson/Teton County Parks and Recreation Review

The Jackson/Teton County Parks and Recreation Board reviewed this item submitted a letter dated October 18, 2018 providing their input (see attached). In summary the Board provided the following comments related to the application:

Teton County Park & Recreation Board has concluded that the following points should be taken into consideration regarding the Snow King Master Plan as it relates to Town park property at the base of Snow King:

- As Phil Baux Park forms the end point of the Snow King – Maple Way connector (Comprehensive Plan) having a community focused node at this location is vital. Any development should be to encourage its use as a front country gateway to the National Forest. Public use and access should take precedence over redevelopment by a private entity.
- The continued use of this large flexible space that can accommodate community events such as concerts, farmers markets, and youth sports practice areas should be preserved.
- The park should not be divided. There should be good East-West flow.
- Any new lifts, including a gondola, should be located on the footprint of the current lifts and must allow safe, clear and accessible pedestrian and biking movement North to South and East to West from Snow King Ave to the National Forest trails
- The park needs to maintain its public identity and character and commercialization should be kept to a minimum.
- The Board does not support locating a zipline within the park.

LEGAL REVIEW

Complete, as to procedure and initial review of the application, see Legal Department Review Comments. The Legal Department review is ongoing dependent on direction by Town Council.

STAFF FINDINGS

Item A: Pursuant to Section 8.7.3.D Planned Unit Development (PUD) of the Land Development Regulations, the following findings shall be made for the approval of a Planned Unit Development:

1. ***The proposed PUD enhances the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning.***

Complies. Staff finds that the proposed PUD is able to achieve the desired future character for this area as well as, if not better than, the base zoning. The desired future character envisions a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The PUD tool allows for flexibility in development such as setbacks and allowed stories, in addition to allowing a higher Floor Area Ratio compared to the base zoning. A development of this type can only be achieved through the use of the PUD tool due to the interrelatedness and mixed use nature of the Master Plan.

The proposed Master Plan is located within District 2 Town Commercial Core and within Subarea 2.3 Downtown of the 2012 Comprehensive Plan. Policy objectives for Subarea 2.1 Snow King Resort follow:

This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the "Town Hill", providing a host of winter and summer recreational amenities. In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience. Consistent with the Master Plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base to attract residents and visitors to the many amenities and recreational opportunities found there.

Complies. Staff finds that the proposed amendments comply with the 2012 Teton/Jackson Comprehensive Plan.

2. The findings for a PUD option found in Article 4 must be made.

Section 4.3.1. D. Findings for Approval

All Planned Resort Zones shall be approved only if all of the following findings are made.

1. Consistency with Comprehensive Plan.

The Planned Resort Master Plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.

Complies. See PUD finding #1.

2. Consistency with Purpose and Intent.

The Planned Resort Master Plan is substantially consistent with the purpose and intent of this Section, as set forth in 4.3.1.A.

Complies as conditioned.

3. Affordable Workforce Housing.

The Planned Resort Master Plan ensures a supply of affordable workforce housing that is in accordance with the requirements for housing created by development within the Planned Resort.

Complies as conditioned.

4. Design Guidelines.

The Planned Resort Master Plan contains design guidelines that

- a. establish standards for buildings, spaces, signs, and lighting within the Planned Resort;*
- b. promote the design concepts set forth in F.7.; and*

c. establish a method for consistent implementation of the guidelines.

Complies as conditioned.

5. Transportation Element.

The Planned Resort Master Plan contains a traffic impact analysis and transportation demand management plan that:

- a. promote multimodal forms of transportation that are consistent with the transportation goals of the Jackson/Teton County Comprehensive Plan;*
- b. manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety, and welfare; and*
- c. identify an equitable cost sharing plan for transportation facilities and services.*

Complies as conditioned.

6. Capital Improvements Plan.

The Planned Resort Master Plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.

Complies as conditioned.

7. Land Use Element.

The Planned Resort Master Plan promotes land uses that support and maintain the character of the resort as specified in Sec. 4.3.2.

Complies as conditioned.

8. Phasing Plan.

The Planned Resort Master Plan contains a phasing plan that ensures:

- a. development of the resort, its amenities, and public facilities necessary to serve the resort, occur in logical sequence, and*
- b. an adequate monitoring program is established for determining accomplishment of proposed remedies and mitigation measures for projected impacts on the community.*

Complies as conditioned.

9. Character Element.

The Planned Resort Master Plan ensures the resort's development will be in keeping with the community's character and the planned character for the vicinity of the resort.

Complies as conditioned.

3. *The findings for the amendment of an existing PUD or other special project found in Section 8.2.13.D must be made.*

Complies as conditioned.

4. *The findings for Section 8.7.1.C LDR Text Amendment must be made.*

Pursuant to Section 8.7.3.D Planned Unit Development (PUD) of the Land Development Regulations, the findings for a LDR Text Amendment found in Section 8.7.1.C must be made:

1. *The proposed project is consistent with the purposes and organization of the LDRs.*

Complies, as conditioned, staff finds the proposed project to be consistent with the purpose and intent of the LDRs.

2. *The proposed project improves the consistency of the LDRs with other provisions of the LDRs.*

Complies, as conditioned, staff finds the proposed project improves consistency with the LDRs as it meets all applicable provisions laid out in the LDRs for a Planned Unit Development.

3. *The proposed project provides flexibility for landowners within standards that clearly define desired character.*

Complies. Staff finds that the proposed project provides flexibility that does not undermine the defined future character of this area.

4. *The proposed project is necessary to address changing conditions, public necessity, and/or state or federal legislation.*

Complies. Staff finds that the proposed project is necessary to address changing conditions since adoption of the original Master Plan in 2000.

5. *The proposed project improves implementation of the Comprehensive Plan.*

Complies. Staff finds the proposed project improves implementation of the Comprehensive Plan by providing a development that is consistent with the purpose and intent for Subarea 2.1.Snow King Resort. See the above PUD, finding #1.

6. *The proposed project is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed project is consistent with all other Town Ordinances.

5. *The findings for Section 8.7.2.C Zoning Map Amendment must be made.*

Pursuant to Section 8.7.3.D Planned Unit Development (PUD) of the Land Development Regulations, the findings for a Zoning Map Amendment found in Section 8.7.2.C must be made:

1. *The proposed project is consistent with the purposes and organization of the LDRs.*

Complies as conditioned, staff finds the proposed project to be consistent with the purpose and intent of the LDRs.

2. *The proposed project improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

Complies, as conditioned, staff finds the proposed project improves consistency with the LDRs as it meets all applicable provisions laid out in the LDRs for a Planned Unit Development.

3. *The proposed project is necessary to address changing conditions or a public necessity.*

Complies. Staff finds that the proposed project is necessary to address changing conditions since adoption of the original Master Plan in 2000.

4. *The proposed project is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed project is consistent with all other Town Ordinances.

Item B: Sketch Plan. All Sketch 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.*

The proposed Master Plan is located within District 2 Town Commercial Core and within Subarea 2.3 Downtown of the 2012 Comprehensive Plan. Policy objectives for Subarea 2.1 Snow King Resort follow:

This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the "Town Hill", providing a host of winter and summer recreational amenities. In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience. Consistent with the Master Plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base to attract residents and visitors to the many amenities and recreational opportunities found there.

Complies. Staff finds that the proposed amendments comply with the 2012 Teton/Jackson Comprehensive Plan.

Common Value 1: Ecosystem Stewardship

N/A

Common Value 2: Growth Management

4.1.b: *Emphasize a variety of housing types, including deed-restricted housing.* The Master Plan allows a variety of housing types including deed restricted housing.

4.1.d: Maintain Jackson as the economic center of the region. One of the key goals of the Master Plan is to compliment Downtown and play a significant role of maintaining Jackson as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas. The Master Plan is centered on creating a walkable mixed use resort district.

4.2.d: Create a Downtown Retail Shopping District. Not applicable.

4.2.f: Maintain lodging as a key component in the downtown. The Master Plan's primary use is lodging in a variety of forms.

4.4.b: Enhance Jackson gateways. Not applicable.

4.4.d: Enhance natural features in the built environment. The Master Plan's goal is to create balance between the built environment and the natural surrounding landscape.

Common Value 3: Quality of Life

5.2.d: Encourage deed-restricted rental units. The Master Plan will allow and encourage restricted housing through flexible dimensional limitations.

6.2.b: Support businesses located in the community because of our lifestyle. The Master Plan will provide the uses and amenities to support this goal.

6.2.c: Encourage local entrepreneurial opportunities. The Master Plan will provide the uses and amenities to support this goal.

6.3.a: Ensure year-round economic viability. The Master Plan will provide the uses and amenities to support this goal. One basis of the Plan is to provide an economic engine for our shoulder seasons.

7.1.c: Increase the capacity for use of alternative transportation modes. The Master Plan's Transportation Chapter outlines the strategies and requirements for an integrated Transportation Demand Management program developed to meet the mode shift goals of the Plan.

In conclusion, Staff finds that the proposed Master Plan amendment is consistent with the 2012 Comprehensive Plan and continues to be consistent with the 1994 Comprehensive Plan, subject to Staff's recommended conditions of approval provided below.

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

N/A

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 proposed project will not have significant impacts on public facilities and infrastructure.

4. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.*

Complies. Staff finds that the application meets the base standards of the PUD section as well as all required standards of the LDRs.

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

Complies. Staff finds that the application is in conformance with all standards and conditions subject to the recommended conditions of approval.

ATTACHMENTS

Applicant response to Town Planning Commission conditions, November 8, 2018

Departmental Reviews

Teton County Commissioners letter dated October 29, 2018

Jackson/Teton County Parks and Recreation Board letter dated October 18, 2018

United States Forest Service, letter dated August 3, 2018

Snow King Mountain Stakeholder Group, Staff and Consultant Summary of Outcomes and the Process, May 17, 2018

Snow King Vision Stakeholder Group Final Vision Scenarios - May 17, 2018

Public Comment

Applicant Submittal (separate attachment)

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The following recommendations and associated amendments combine those of the Planning Director and Planning Commission. Staff notes that one change shown in tracked changes has been made since formal recommendation by the Planning Commission for clarity.

Item A: The Planning Director and Planning Commission recommend **approval** of a Planned Unit Development to allow amendments to the Snow King Planned Resort District Master Plan subject to the department reviews with the following amendments being made to the Master Plan:

1. **Chapter 1:** The applicant shall revise the Master Plan to clearly define a modern vision for the Master Plan moving forward including what the role, function and location of the convention center will play or not. If this is not possible the Plan should be amended to include a vision moving forward to better align with the 2012 Comprehensive Plan and community's goals today. The defined new vision would be used to review future land use changes in the Plan specifically but not limited to Sub-area #2.
2. **Chapter 2:** Applicant shall revise Chapter II to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
3. **Chapter 3:** Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.
4. **Chapter 4:** Applicant shall revise Sub-area #1 or #3 to include all of the proposed building currently split between two sub-areas into one.
5. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses.

6. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a basic use permit for a temporary Outdoor Amusement/recreation and Commercial Amusement uses. Temporary shall be defined as a use occurring for a period of less than 180 days per year. Upon expiration of the temporary use the operation of and all associated improvements shall be completely removed from the property. There shall be a limit of two basic use permits allowed per use thereafter the use shall be considered a permanent use and require a Conditional Use Permit.
7. **Chapter 5:** Applicant shall revise the Example Development chart (in all locations) to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future.
8. **Chapter 6:** Applicant shall revise the Chapter to include a requirement that all buildings be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.
9. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
10. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc. In addition, the applicant shall include language to address bulk and scale concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.
11. **Chapter 7:** Applicant shall revise the plan to include a requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage, and other best practices.
12. **Chapter 7:** Applicant shall revise Sub-area #4 to reduce the proposed building envelope, to remove discussion of parking and to require a thorough review and consideration of the proposed uses through a Conditional Use Permit both onsite and with the surrounding neighborhood. The applicant shall revise the proposed building envelope on Vine Street to allow for a sidewalk and Complete Street cross section connecting the facility to the resort.
13. **Chapter 7:** The applicant shall revise the use table to allow light industrial uses in Sub-area #4 and #5.
14. **Chapter 7:** Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR hillside development requirements in place at the time of Development Plan.
15. **Chapter 7:** The applicant shall revise the language in the plan to require a CUP process to determine a final design of Phil Baux Park. The revised plans would allow the landing of the gondola on Town property in a location that does not divide the park. In addition, site circulation for all modes of transportation should be addressed including the location of parking, pick up and drop off, locker areas, START bus stops, etc. Buildings and improvements should be clustered together near existing improvements to obtain as much open space as possible. The detailed plan should locate improvements generally at the street level to address accessibility and ease of access during all seasons.
16. **Chapter 8:** Applicant shall revise the Chapter to remove language regarding banking/credits for units.
17. **Chapter 9:** Applicant shall revise the current TDM requirements to include the following additional measures:
 - o Provide free or reduced-level bus passes to all employees
 - o Provide free or reduced-level bus/bike passes to guests
 - o Require off-site parking for employees
 - o Provide START Bikes and promote alternative modes of travel for employee and guests
 - o Promote transit usage in marketing and website promotional material
18. **Chapter 9:** Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made.

19. **Chapter 9:** Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area.
20. **Chapter 9:** Applicant agrees to participate in a TDM program development for the entire Snow King Base area with other surrounding property owners and users.
21. **Chapter 9:** Applicant shall provide parking counts for all surface parking lots over 10 spaces as part of the required transportation monitoring requirement.
22. **Chapter 10:** Applicant shall address all conditions in the Town Engineer memorandum dated September 12, 2018.
23. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Resort Master Association (SKRMA):
 - o Define the SKRMA “entity structure” as generally made up of three entities, Snow King Mountain, the Hotel (JMI) and the Condominium Associations with the associated voting structure to be clarified by the applicant prior to final approval.
 - o SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. SKRMA will include in the annual report the composition of the board and status of the organization.
 - o Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
 - o SKRMA agrees that all future development shall meet current housing requirements.
 - o Ensure SKRMA is responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. Clarify maintenance expectations and requirements, including snow removal for private roads, private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure.
 - o Define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all ~~future-further~~ development that has not received a building permit under the Master Plan shall be suspended until ~~consideration-resolution~~ by the applicant and the Town.
24. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):
 - o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
 - o Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
 - o Ensure / negotiate affordable rates for locals with Town of Jackson
 - o Maintain access for current user groups, to be defined prior to finalization of the Master Plan
 - o The provision of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - Mountain Sports Facility
 - Gondola
 - Phil Baux Park improvements as defined by a future CUP process
25. **Chapter 11:** Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
26. **Chapter 12:** Applicant shall revise this Chapter to ensure that the following improvements be provided consistent with the approved phasing plan:

- o Mountain Sports Facility
 - o Gondola
 - o Phil Baux Park improvements as defined by a future CUP process
 - o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
27. **Chapter 12:** Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.
28. The applicant shall work with staff to make all the approved amendments and other necessary edits to the satisfaction of the Planning Director and Town Attorney prior to final approval by Town Council.

Item B: The Planning Director and Planning Commission recommend **approval** of a Sketch Plan for the Snow King Planned Resort District Master Plan subject to the department reviews and any conditions deemed necessary by staff to conform with the language approved in the Planned Unit Development amendment in Item A.

SUGGESTED MOTIONS

Item A: Based upon the findings for a Planned Unit Development as presented in the staff report and by the applicant for Item P18-208 I move to make findings 1-5 set forth in Section 8.7.3 related to 1) Enhances future desire character; 2) PUD Option findings in Article 4; 3) Amendment to PUD findings in Section 8.2.12.D; 4) LDR Text Amendment finding in Section 8.7.1.C; 5) Zoning Map Amendment findings in Section 8.7.2.C to **approve** a Planned Unit Development to allow amendments to the Snow King Planned Resort District Master Plan subject to the department reviews with the following amendments:

1. **Chapter 1:** The applicant shall revise the Master Plan to clearly define a modern vision for the Master Plan moving forward including what the role, function and location of the convention center will play or not. If this is not possible the Plan should be amended to include a vision moving forward to better align with the 2012 Comprehensive Plan and community's goals today. The defined new vision would be used to review future land use changes in the Plan specifically but not limited to Sub-area #2.
2. **Chapter 2:** Applicant shall revise Chapter II to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
3. **Chapter 3:** Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.
4. **Chapter 4:** Applicant shall revise Sub-area #1 or #3 to include all of the proposed building currently split between two sub-areas into one.
5. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses.
6. **Chapter 5:** Applicant shall revise the proposed land use schedule to require a basic use permit for a temporary Outdoor Amusement/recreation and Commercial Amusement uses. Temporary shall be defined as a use occurring for a period of less than 180 days per year. Upon expiration of the temporary use the operation of and all associated improvements shall be completely removed from the property. There shall be a limit of two basic use permits allowed per use thereafter the use shall be considered a permanent use and require a Conditional Use Permit.
7. **Chapter 5:** Applicant shall revise the Example Development chart (in all locations) to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future.
8. **Chapter 6:** Applicant shall revise the Chapter to include a requirement that all buildings be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

9. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
10. **Chapter 7:** Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc. In addition, the applicant shall include language to address bulk and scale concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.
11. **Chapter 7:** Applicant shall revise the plan to include a requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage, and other best practices.
12. **Chapter 7:** Applicant shall revise Sub-area #4 to reduce the proposed building envelope, to remove discussion of parking and to require a thorough review and consideration of the proposed uses through a Conditional Use Permit both onsite and with the surrounding neighborhood. The applicant shall revise the proposed building envelope on Vine Street to allow for a sidewalk and Complete Street cross section connecting the facility to the resort.
13. **Chapter 7:** The applicant shall revise the use table to allow light industrial uses in Sub-area #4 and #5.
14. **Chapter 7:** Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR hillside development requirements in place at the time of Development Plan.
15. **Chapter 7:** The applicant shall revise the language in the plan to require a CUP process to determine a final design of Phil Baux Park. The revised plans would allow the landing of the gondola on Town property in a location that does not divide the park. In addition, site circulation for all modes of transportation should be addressed including the location of parking, pick up and drop off, locker areas, START bus stops, etc. Buildings and improvements should be clustered together near existing improvements to obtain as much open space as possible. The detailed plan should locate improvements generally at the street level to address accessibility and ease of access during all seasons.
16. **Chapter 8:** Applicant shall revise the Chapter to remove language regarding banking/credits for units.
17. **Chapter 9:** Applicant shall revise the current TDM requirements to include the following additional measures:
 - o Provide free or reduced-level bus passes to all employees
 - o Provide free or reduced-level bus/bike passes to guests
 - o Require off-site parking for employees
 - o Provide START Bikes and promote alternative modes of travel for employee and guests
 - o Promote transit usage in marketing and website promotional material
18. **Chapter 9:** Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made.
19. **Chapter 9:** Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area.
20. **Chapter 9:** Applicant agrees to participate in a TDM program development for the entire Snow King Base area with other surrounding property owners and users.
21. **Chapter 9:** Applicant shall provide parking counts for all surface parking lots over 10 spaces as part of the required transportation monitoring requirement.
22. **Chapter 10:** Applicant shall address all conditions in the Town Engineer memorandum dated September 12, 2018.
23. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Resort Master Association (SKRMA):

- o Define the SKRMA “entity structure” as generally made up of three entities, Snow King Mountain, the Hotel (JMI) and the Condominium Associations with the associated voting structure to be clarified by the applicant prior to final approval.
 - o SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. SKRMA will include in the annual report the composition of the board and status of the organization.
 - o Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
 - o SKRMA agrees that all future development shall meet current housing requirements.
 - o Ensure SKRMA is responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. Clarify maintenance expectations and requirements, including snow removal for private roads, private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure.
 - o Define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all ~~future-further~~ development that has not received a building permit under the Master Plan shall be suspended until ~~consideration-resolution~~ by the applicant and the Town.
24. **Chapter 11:** The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):
- o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
 - o Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)
 - o Ensure / negotiate affordable rates for locals with Town of Jackson
 - o Maintain access for current user groups, to be defined prior to finalization of the Master Plan
 - o The provision of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - Mountain Sports Facility
 - Gondola
 - Phil Baux Park improvements as defined by a future CUP process
25. **Chapter 11:** Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
26. **Chapter 12:** Applicant shall revise this Chapter to ensure that the following improvements be provided consistent with the approved phasing plan:
- o Mountain Sports Facility
 - o Gondola
 - o Phil Baux Park improvements as defined by a future CUP process
 - o Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)
27. **Chapter 12:** Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.
28. The applicant shall work with staff to make all the approved amendments and other necessary edits to the satisfaction of the Planning Director and Town Attorney prior to final approval by Town Council.

Item B: Based upon the findings as presented in the staff report and by the applicant related to Item P18-208, I move to make findings in Section 8.3.1 Sketch Plan related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with LDRs & Town Ordinances; 5) Conformance with past permits & approvals of a Sketch Plan for the Snow King Planned Resort District Master Plan subject to the department reviews and any conditions deemed necessary by staff to conform with the language approved in the Planned Unit Development amendment in Item A.



November 8, 2018

Ryan Stanley
Vice President & General Manager
Snow King Mountain Resort

Tyler Sinclair
Town of Jackson Planning Director
PO Box 1687
Jackson, WY 83001

Dear Tyler,

In anticipation of the forthcoming Town Council meetings regarding the Snow King Resort Master Plan Amendment we would like to provide some additional information as requested by Town staff and the Town Planning Commission. The primary topics we would like to address are requested changes by the Planning Commission, the proposed locations of a gondola and zip-line, and the connection between the United States Forest Service Plan and the proposed Master Plan.

The proposed Town of Jackson Resort District master plan amendment and the associated USFS proposals have now been subject to nearly four years of public review, commentary, and multiple rounds of substantial changes. During this period, we have amended the proposed USFS master plan twice in response to public input, and are discussing below substantial revisions to the Resort District Master Plan based upon planning staff and commission review. Ultimately, we must consider these changes in context of both the short and long-term viability of the resort district and its members interests. Therefore, any and all substantial changes to the proposed amendment must be looked at holistically and in conjunction with proposed projects on USFS lands. If certain concessions are made below and ultimately others are requested it may be necessary to evaluate the changes that have been accepted to date.

Planning Commission Recommendations

Many of the planning commission recommendations are entirely acceptable and we could be willing to incorporate them into the master plan amendment as it is currently proposed. The changes we could be willing to directly incorporate into the amendment are listed below by chapter. In the case of suggested changes to discuss further, our comments follow the suggested change in bold italics.

1. Chapter 1

The applicant shall revise the Master Plan to clearly define a modern vision for the Master Plan moving forward including what the role, function and location of the convention center will play or not. If this is not possible the Plan should be amended to include a vision moving forward to better align with the 2012 Comprehensive Plan and

community's goals today. The defined new vision would be used to review future land use changes in the Plan specifically but not limited to Sub-area #2.

The applicant engaged in a memorandum of understanding with the Town of Jackson to not make changes to sub areas #1 & #2 as part of this proposed master plan amendment. As such, we believe that changing this section is outside the scope of this amendment as it has yet to be determined if a focus on conference space is still desired by Snow King and the community or not. However, if the desire of the Council is to change this vision we would be willing to change this section to align the vision with that of the Teton County Comprehensive Plan, which calls for targeting commercial development in district 2, if it was desired, in conjunction with an increased focus on recreation.

2. Chapter 2

Applicant shall revise Chapter II to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.

Snow King will adopt this recommendation.

3. Chapter 3

Applicant shall work with staff to update references to the Land Development Regulations to incorporate the current Land Development Regulations as required.

Snow King will adopt this recommendation.

4. Chapter 4

Applicant shall revise Sub-area #1 or #3 to include all of the proposed building currently split between two sub-areas into one.

Snow King will adopt this recommendation.

5. Chapter 5

Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses.

Snow King would be willing to accept this change under the current holistic proposal for any permanent structures apart from those outdoor activities which are part of the current USFS proposal.

6. Chapter 5

Applicant shall revise the proposed land use schedule to require a basic use permit for a temporary Outdoor Amusement/recreation and Commercial Amusement uses. Temporary shall be defined as a use occurring for a period of less than 180 days per year. Upon expiration of the temporary use the operation of and all associated improvements shall be completely removed from the property. There shall be a limit of two basic use

permits allowed per use thereafter the use shall be considered a permanent use and require a Conditional Use Permit.

For seamless operation of a ski resort, hotel and conference center, the ability to host a variety of events within the district is an important function. Many of these events may necessitate a variety of tents, structures, or other temporary constructions. As such, the applicant would like to propose that for temporary uses that occur for less than 6 months and have a size of under 2000 square feet is approved within the resort district. Anything over this size or remaining for longer than 6 months will require a conditional use permit.

7. Chapter 5

Applicant shall revise the Example Development chart (in all locations) to reflect the new proposed Sub-areas and associated uses and square footages to reflect what has been built to date and what is anticipated in the future.

Snow King is willing to make this update.

8. Chapter 6

Applicant shall revise the Chapter to include a requirement that all buildings be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

Snow King would be willing to accept this change under the current holistic proposal.

9. Chapter 7

Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.

Snow King Mountain wants to clarify that additional landscape screening for lots 53 and 58 can occur within the buffer zone between neighbors to the east of proposed developments on lot 59 and that any development on the lot could be configured in one or multiple buildings based on the best design for the location.

10. Chapter 7

Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc. In addition, the applicant shall include language to address bulk and scale concerns with the proposed structure including stepping down the building height, reducing the building height to 2 stories, etc.

Snow King Mountain would like to clarify that any development on the lot will not impact the recreational area to the west.

11. Chapter 7

Applicant shall revise the plan to include a requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage, and other best practices.

Snow King would propose that this improvement is conditioned upon the development of any future projects on lots 53, 57, or 58 and is willing to accept the change under the current holistic proposal.

12. Chapter 7

Applicant shall revise Sub-area #4 to reduce the proposed building envelope, to remove discussion of parking and to require a thorough review and consideration of the proposed uses through a Conditional Use Permit both onsite and with the surrounding neighborhood. The applicant shall revise the proposed building envelope on Vine Street to allow for a sidewalk and Complete Street cross section connecting the facility to the resort.

The applicant would like to propose a maximum height of 42 feet for the building proposed in Sub-area 4 to better blend in with zoning across the street, where part of the zoning is 46 feet maximum height and the other zoning is 39 feet. Snow King will revise the building envelope to incorporate a sidewalk and complete street cross section connecting the facility to the resort.

13. Chapter 7

The applicant shall revise the use table to allow light industrial uses in Sub-area #4 and #5.

Snow King is willing to accept this change.

14. Chapter 7

Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR hillside development requirements in place at the time of Development Plan.

Snow King is willing to accept this change.

15. Chapter 7

The applicant shall revise the language in the plan to require a CUP process to determine a final design of Phil Baux Park. The revised plans would allow the landing of the gondola on Town property in a location that does not divide the park. In addition, site circulation for all modes of transportation should be addressed including the location of parking, pick up and drop off, locker areas, START bus stops, etc. Buildings and improvements should be clustered together near existing improvements to obtain as much open space as possible. The detailed plan should locate improvements generally at the street level to address accessibility and ease of access during all seasons.

Snow King is willing to accept this change, see below for discussion of Phil Baux Park.

16. Chapter 8

Applicant shall revise the Chapter to remove language regarding banking/credits for units.

The applicant believes maintaining the proposed language within the amendment provides clarity regardless of the fact that it is duplicative language within the existing LDRs.

17. Chapter 9

Applicant shall revise the current TDM requirements to include the following additional measures:

- a. Provide free or reduced-level bus passes to all employees
- b. Provide free or reduced-level bus/bike passes to guests
- c. Require off-site parking for employees
- d. Provide START Bikes and promote alternative modes of travel for employee and guests
- e. Promote transit usage in marketing and website promotional material

Applicant is willing to add all additional measures listed above to the existing list of transportation demand management strategies within the master plan and increase the number of strategies required to be implemented from 2 to 5.

18. Chapter 9

Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made.

Snow King is willing to make this update.

19. Chapter 9

Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area.

Snow King Mountain could be willing to pave surface parking lots in sub-area 2 as a temporary use of the sub-area prior to additional development and would request that the Town contribute to snow plowing of these lots as they are heavily used by patrons of the Snow King ice rink in winter. Snow King would request that the ice rink lessee contribute to this paving effort as their users are the direct beneficiaries.

20. Chapter 9

Applicant agrees to participate in a TDM program development for the entire Snow King Base area with other surrounding property owners and users.

Snow King would be willing to accept this change under the current holistic proposal.

21. Chapter 9

Applicant shall provide parking counts for all surface parking lots over 10 spaces as part of the required transportation monitoring requirement.

Snow King would be willing to accept this change under the current holistic proposal.

22. Chapter 10

Applicant shall address all conditions in the Town Engineer memorandum dated September 12, 2018.

Snow King Mountain will address any conditions in the Town Engineer memorandum related to on mountain development prior to any further development within the district.

23. Chapter 11

The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Resort Master Association (SKRMA):

- a. Define the SKRMA “entity structure” as generally made up of three entities, Snow King Mountain, the Hotel and the Condominium Associations with the associated voting structure to be clarified by the applicant prior to final approval.
- b. Prior to final approval of the Master Plan the Town and SKRMA shall develop an agreement including all the requirements and obligations under the Master Plan that functions in perpetuity that is transferable to any/all new owners.
- c. SKRMA agrees that all future development shall meet current housing requirements.
- d. Ensure SKRMA is responsible for all requirements of the agreed upon parking and transportation demand management (TDM) plan. Clarify maintenance expectations and requirements, including snow removal for private roads, private infrastructure including but not limited to private sewer, water, storm sewer and all other infrastructure.
- e. Define in the Master Plan that should compliance with any of the Master Plan commitments (including the approved phasing plan) cease, all future development under the Master Plan shall be suspended until consideration by the applicant and the Town.
- f. SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. SKRMA will include in the annual report the composition of the board and status of the organization.

SKRMA shall provide upon request to the Town of Jackson proof of compliance with all obligations of the resort district, no more than every two years, along with the TDM report, or prior to any development approvals within the district.

24. Chapter 11

The applicant shall revise language in the Master Plan to outline the following minimum requirements of Snow King Mountain (SKMR):

- a. Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)

Snow King Mountain would guarantee a minimum of 49 hours of operation per week (equal to JHMR currently) if amendment is accepted as proposed with full support for USFS proposals. Changes to proposal will necessitate a business re-evaluation of the minimum hours of operation.

- b. Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill)

Snow King Mountain is willing to abide by the minimum number of hours of operation per week above in winter with the exception of closures for safety concerns or repairs and maintenance.

- c. Ensure / negotiate affordable rates for locals with Town of Jackson

Snow King mountain will endeavor to be the most affordable ski area in the region and market forces will generally ensure this is the case.

- d. Maintain access for current user groups, to be defined prior to finalization of the Master Plan

Snow King will guaranty access for current user groups under the current holistic proposal.

- e. The provision of the following improvements pursuant to the phasing plan for the entire Master Plan:
 - i) Mountain Sports Facility
 - ii) Gondola
 - iii) Phil Baux Park improvements as defined by a future CUP process

See proposed Phasing Plan below.

25. Chapter 11

Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.

The applicant is willing to accept the provision requested above that should compliance with any of the Master Plan commitments cease, all future development under the Master Plan shall be suspended until consideration by the applicant and the Town. See below for Phasing Plan.

26. Chapter 12

1. Applicant shall revise this Chapter to ensure that the following improvements be provided consistent with the approved phasing plan:
 - a. Mountain Sports Facility
 - b. Gondola
 - c. Phil Baux Park improvements as defined by a future CUP process
 - d. Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future)

See above for discussion of minimum hours of operation and below for phasing plan.

27. Chapter 12

Applicant shall provide a specific phasing plan associated with providing the community services element of this Plan prior to final approval. The phasing plan shall articulate when and how the public benefit and private development portions of the plan shall be sequenced.

Phasing Plan

In order to provide a clear understanding of the sequence of proposed improvements associated with the master plan amendment, and their relation to the USFS proposed projects, the following phasing plan is proposed for consideration. This phasing plan will allow for the provision of community benefits associated with proposed projects in conjunction with development within the resort district.

Upon Final Approval of 2018 Master Plan Amendment:

- ***Snow King adopts current employee housing mitigation standards***
- ***Snow King Mountain guarantees minimum of 49 hours of operation per week (equal to JHMR) if amendment is accepted as proposed with full support for USFS proposals. Changes to proposal will necessitate a business re-evaluation of the minimum hours of operation.***
- ***Snow King will clarify and provide requested information on SKRMA board***
- ***Lots 53, 57, and 58 are clearly defined***

- *Town of Jackson provides letter of support for all USFS proposals contingent upon environmental review*
- *Town of Jackson agrees to new lease terms contingent upon USFS NEPA review and location of gondola and zip-line*

Upon completion of USFS NEPA Review:

- *Snow King Mountain adopts new lease terms for use of Town land*
- *Snow King makes required capital contribution or provides letter of credit for redesign of Phil Baux Park*
- *Snow King is approved for construction of Gondola in Park & zip-line construction*
- *Snow King begins with approved projects on USFS lands including lodge at summit, observatory, planetarium and other improvements.*
- *Prior to the construction of a new development within the district all engineering requirements for the specific development will be met.*

Gondola and Zip-line Discussion

The proposed amendment to the master plan contains a map showing a gondola terminating in Phil Baux park adjacent to Snow King Avenue with a small ticket sales building and zip-line terminating on top of the building. Based upon feedback from the Parks and Recreation staff and board, as well as Planning staff and commission, we believe that the best location for this complex is around the area of the Cougar lift. This location will allow for better circulation in Phil Baux park, eliminate any impacts on the baseball field area, and potentially leave the existing parking lot area undisturbed. By locating the gondola in this location, it will help to open up the base of the ski area for summer/winter uphill and downhill circulation and better encourage the parks use as a front country gateway to the national forest. In addition, the location will allow for easy ADA access to the gondola from street level.

We believe locating a new gondola in the vicinity of the Cougar lift will be the best long-term location for a new aerial tramway that can serve Snow King Mountain and the community for decades to come. In exchange for locating the gondola in this location we would be willing to contribute financially to the redevelopment of Phil Baux park should the Town seek to do so. However, should the Town conclude this location is undesirable, or if the cost for ongoing rent under new leases associated with locating the gondola on Town land is unsustainable for the business, we are comfortable replacing the lift further South on private property. This location on private property will make the construction of an additional building on the West side of the ice rink for the conceptualized mountain sports training facility less desirable due to the increased constriction at the base of the mountain. In addition, by changing the proposal to this location, some of the other concessions that have been generally agreed to above must be reconsidered.

The zip-line proposed adjacent to the gondola in the master plan amendment map submitted is an integral piece of the business plan associated with the construction of a new gondola and other improvements on the mountain. Town staff, the Snow King stakeholder group, the general public, and the Town Planning Commission have all had a variety of opinions on this



component of the proposal. Town staff has recommended terminating the proposed zip-line at the East Portal adjacent to the Coaster, the stakeholder group and general public had mixed opinions, and the Town Planning commission was more supportive of terminating it on the West Portal adjacent to the gondola. From the business and operational perspective, we sincerely believe that locating a zip-line adjacent to the gondola will be by far the most successful in the long-term creating additional cash flow that can ultimately sustain the ski area operations long into the future and justify more substantial investment into mountain improvements, particularly things such as a mountain sports center or other community-oriented benefits. For these reasons we proposed the zip-line terminating at the West Portal in the master plan amendment submittal. While we do believe that it is feasible to terminate a zip-line experience on the East Portal, it may necessitate the need to modify other components of the amendment as proposed if we make this change to our plans.

United States Forest Service Proposed Projects

The Town of Jackson has encouraged a comprehensive review of development on USFS land as well as within the Snow King Resort District as part of the public review and stakeholder process for evaluating proposed improvements. As such, we believe the review and approval of the resort district master plan amendment must be tied to proposed projects on USFS land, contingent upon environmental review. This can be achieved as part of the resort district master plan review at the conclusion through a letter of support for proposed projects as they have been presented on USFS land and through continued support as a cooperating agency as part of the review process. This is a critical piece of the review process due to the interconnected nature of the proposed improvements to the mountain.

We greatly appreciate your support and efforts helping to build a successful, sustainable, Snow King Mountain and thriving Snow King Resort that can continue to serve the community for decades to come.

Sincerely,

Ryan Stanley

Town of Jackson Project Reviews

Project Number	P18-208	Applied	6/29/2018	STOL
Project Name	Master Plan Amend. - SKRMA	Approved		
Type	MASTER PLAN	Closed		
Subtype	AMENDMENT	Expired		
Status	STAFF REVIEW	Status		
Applicant		Owner	SNOW KING MOUNTIAN RESORT, LLC	
Site Address		City	State	Zip
10 E SNOW KING AVENUE	JACKSON	WY	83001	
Subdivision	Parcel No			
	22411634300003			

Type of Review	Dates				Page 1 of 10
Notes	Status	Sent	Due	Received	Remarks

Legal	APPROVED W/COND	6/29/2018	7/20/2018	8/8/2018	see notes
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(8/8/2018 6:00 PM AC)

The current Snow King Planned Resort District Master Plan was approved under the commonly referred to 1994 Land Development Regulations (LDRs), specifically Division 2500 Planned Resort (PR) District. Section 2540.B Amendment of Master Plan which states as follows:

B. Amendment of master plan. Any amendment to the Planned Resort master plan shall be reviewed and acted upon pursuant to the procedures set forth in this Division for review and action on the original master plan. The amendment shall be subject to all applicable standards of this Division and these Land Development Regulations that are in effect at the time of review of the amendment. Notwithstanding, minor deviations from a Planned Resort master plan may be approved by the Planning Director, pursuant to Section 51200.J, Minor deviations.

Based upon the above, the current Master Plan amendment shall be reviewed pursuant to the Land Development Regulations that are in effect at the time of review of the amendment, or the current LDRs now in effect.

Pursuant the Section 4.3.1.C Legislative Act of the current LDRs Planned Resorts shall be reviewed as follows:

Each Planned Resort Zone is subject to the legislative authority of the Town Council and to the findings and procedural standards outlined in Sec. 8.7.3. An approved Planned Resort master plan shall establish the development standards for that Planned Resort Zone.

In addition pursuant to Section 4.3.1.E Procedure:

A Planned Resort master plan shall be reviewed pursuant to the standard procedures set forth for review of a PUD in Sec. 8.7.3.

Furthermore, Section 4.3.1.8.a Amendment of Master Plan states:

Any landowner within a Planned Resort District may apply for amendment to the Planned Resort master plan. The amendment shall be reviewed and acted upon pursuant to the procedures set forth in Sec. 8.2.13. Minor deviations from a Planned Resort master plan may be approved by the Planning Director, pursuant to Sec. 8.2.13.

Based upon the above requirements, the proposed amendment shall be reviewed and approved pursuant to Section 8.7.3 Planned Unit Development. Specifically Section 8.7.3.D Findings for Approval shall be considered. As the findings include a LDR Text Amendment and Zoning Map Amendment, the approval shall require three (3) ordinance readings and publishing in a newspaper of general circulation before taking effect.

Parks and Rec	APPROVED W/COND	6/29/2018	7/20/2018	7/26/2018	
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(7/26/2018 4:37 PM STOL)

Snowking Master Plan Amendment Review

July 24, 2018

Consistency with Strategic Plan:

Special Event/Community Gathering Parks-

Special Consideration for Community Events Infrastructure

The Department currently offers multiple special events throughout the system ranging from racing series to farmer's markets, and as well, supports numerous community events hosted by organizations such as the Chamber of Commerce. As part of creating a community hub within the Town, many special events and festivals happen at Town Square Park, creating large maintenance impacts and traffic congestion in town.

These opportunities are a growing trend because festivals and other special events are popular activities that provide family-oriented entertainment, generate economic activity, and serve to celebrate community identity. They are also viewed as a means of introducing people to the community's public parks and recreation system. When developing opportunities for community gathering spaces (new events space, home for farmers market, amphitheater, etc.) the Department should consider:

Flexible use spaces, such as open unprogrammed turf areas, can accommodate community events and be used for other activities such as youth sports practice space at other times.

These areas should be within town limits, but smaller events that cater to communities of Wilson and even Teton Village could be held at the community parks in these areas.

Walkability is important, and parking for larger events should be considered. Passive parks and gateway parks are not typically ideal for these events, because they either do not have the space to accommodate them, or they already have heavy use/traffic from visitors.

Some events such as the farmers market are better situated on paved or gravel surfaces and could benefit from covered pavilions/shelters.

Gateway Parks-

Gateway Parks should strengthen the sense of arrival into the community. Enhancing Jackson Gateways (Policy 4.4.b) is a focus in the Comprehensive Plan and parkland can play a role in this.

North Park is an obvious gateway, as it sits at the northern extent of town adjacent to the Visitor Center. Though in the center of Jackson, Town Square functions as a gateway of sorts, as it is often one of the first outdoor places in town that tourists will visit. The future park in Teton Village will play the role of Gateway Park. Phil Baux Park is a gateway in a different sense, as it is the gateway from town to the mountains and forest.

Phil Baux Park Re-development-

Because of its geographic location and Snow King resort improvement plans, Phil Baux Park figures prominently in the discussion of parkland's role in the community. There are several policies in the Comprehensive Plan that highlight the importance of this site. Phil Baux Park is the end point of the Snow King – Maple Way connector and as such is a key piece of a Complete Neighborhood (Policy 2.2.a). The site can continue to serve as an access point to Bridger-Teton NF enhancing natural features in the built environment (Policy 3.2.f) and also serve as a different type of gateway (Policy 4.4.b), a front country gateway to the mountains.

The park is a valuable community gathering site and contains a grass area that can be used for a sports practice field. These roles may not necessarily be incompatible with Snow King's future plans for the site, but the community must a) understand the importance of this site and b) if not undergo a full redesign of the western portion of the site then at least establish some requirements and compensation criteria for any resort-related development on the property.

Additionally, a re-development at Phil Baux Park should include consideration of the need for, and the design for, special events within the community, an activity identified by multiple users and one of the most requested activities on a national level. Currently, most of the special events provided or hosted by the Department occur within the Town center, but there is concern of over use and traffic in the park.

Developing a space at Phil Baux Park provides the Department with a supplemental site for events, while retaining the "Town core" concept from the Comprehensive Plan. It should be noted that events do currently occur in Phil Baux Park, but it is not specifically designed to support this type of activity.

Options for re-developing Phil Baux Park

Page 3 of 10

Type of Review Notes	Status	Dates			Remarks
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? Phil Baux Park should be developed to encourage its use as a front country gateway to the National Forest. Public use and access should take precedence over redevelopment by a private entity . ? As Phil Baux Park forms the end point of the Snow King – Maple Way connector (Comprehensive Plan) having a community focused node at this location is vital. ? A large flexible space can accommodate community events such as concerts, farmers markets, and youth sports practice areas. ? Building off themes of “front country” exploration and the bouldering wall in this park may also be a good location for a natural play area and interpretive signage related to forest ecology, wildlife, etc. ? Consideration could be given to an X game or extreme sports theme, and/or could include a skatepark.					

Recommendations for re-developing Phil Baux Park- Medium priority (2-5 years)-

? Creating connections to the National Forest trail system.

? Developing a special event space to accommodate outdoor concerts/amphitheater, community gatherings and festivals.

? Incorporating outdoor alternative sports/opportunities:

- o Climbing
- o Skateboarding
- o Broomball
- o Inline skating
- o Nature play areas.

Staff Comments: (Phil Baux Park)

Upon review of the proposed west portal master plan, staff believes that the intent of the applicant is in general concert with the strategic plan. The master plan supports outdoor mountain and alternative sports, provides a gateway to the National Forest, and accommodates openspace for special events.

Staff’s comments are primarily based upon April to November use. The park as generally served the winter resort operations in the winter, and the general park public in the summer. The success and public compatibility of the plan rests in maintaining safe, free and accessible use of the public’s property for the entire community for non-ski season. This includes both residents and guests. To meet the criteria of a gateway park to the National Forest, the public would need to maintain free uphill hiking and biking access to the greater Snowking trail system. Additionally, the park needs to maintain its public identity and character, and commercialization should be kept at a minimum. The location of a gondola/summit lift on the Town property supports the gateway element by providing a public/private alternative means to reach the National Forest. Siting of this amenity should meet the following conditions:

- ? Place the gondola no further north than the south half of the existing playground;
- ? Allow for safe and unencumbered user access from the east park facilities to the west park facilities;
- ? Allow minimum commercialization, advertising and vendor activity to maintain public park feel;
- ? Place gondola so to allow safe, clear and accessible biking and pedestrian movement north to south from Snow King Ave. to the National Forest trail access points;
- ? Provide consideration to the public for use of public land through partnership and use of the resort property for extended turf uphill (south). The turf access further emphasizes the gateway connection and helps draw the public up the mountain. Staff is less supportive of locating a zipline within the park. The amenity has commercial character by use, noise, and visual effect. Staff’s believes that this amenity greatly alters the public park character, and recommends that such a feature be located on privately owned property or adjacent to like features such as the coaster.

As indicated in the strategic plan, Phil Baux Park plays a key role in public alternative and mountain sports. Shared use of the property needs to support other sport/recreation opportunities. A key amenity that has been identified as ideal for Phil Baux Park is a new skatepark facility. As the X-games continues to grow, along with the introduction of skateboarding as an Olympic sport, the activity continues to increase in demand. The most successful skatepark facilities are prominatly located in parks, with good visual and amenity access. This further supports the identity and character of the park and resort, and further places an emphasis on serving our community’s youth.

The other critical element of the park as identified by the strategic plan is special events and concerts. The park continues to grow in

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	

popularity for such activities, and site design will be critical to ensure successful use in the future. The master plan amendment supports this use by recommending large open multi-use turf. Again, for this to be successful, it is critical to maintain an open and clear east to west public connection through the entirety of the park. The plan amendment illustrates an amphitheater for further supporting concerts, theater events, etc. Staff agrees that this is an ideal amenity for the park, and a strong anchor to the Cache Street corridor. Location of the amphitheater needs to maintain the following site conditions:

? Centrally locate in the middle of the park from east to west to maximize the uphill topography for ideal viewing;

? Locate from the middle to the south of the park to allow clear, safe and unrestricted movement in the park from east to west.

The plan amendment has identified on-street parking on south Cache, and drop off access from Snow King Ave. Staff does not support either of these elements. Although the stakeholders recommended minimal parking on site, most of this conversation was based around the commercial use of the site, and the commercial operator providing alternative transportation to the park. In order for the park to maintain its public character, accessibility and functionality, reasonable parking on site is required. Staff recommends that parking be placed on-site within the park but on the north and west perimeters. Parking should be sufficient in scale to not negatively impact neighbors, accommodate standard park and recreation standards, and also serve as a programmable hardscape for community events, festivals and markets. Staff does not support large loading/offloading at the front of the park. This considerably changes the character of the park from public recreation to commercial operations. Tour buses, taxis, and shuttles should be directed to the resort district and hotel. Additionally, a current Start bus shelter and pull-out is located on the east edge of the park. Staff recommends providing increased bicycle parking, bicycle maintenance amenities, and increase Start bike opportunities.

Staff Comments- (Community Recreation outside Phil Baux Park)

The strategic plan has identified an on-going community recreation need for indoor climbing. Colocating this amenity with the Snow King Center can greatly fill this need. The facility is currently under a private/public partnership, and continuing this model could be ideal for the community. During staff's earlier discussions with a like partnership at the Recreation Center, we concluded that clear expectations of community access, affordability and transparency of the operator is imperative. In order to utilize public land and facilities for commercial operations, the public must be provided with long-term use and assurances of asset maintenance and management.

Over the past twelve years the department has conducted three community surveys to better understand the public's recreational needs and how those needs are being met. Access to our immediate public lands through walking, running and biking trails consistently remains a high priority. Opportunities to expand and improve this access would be supported by the department's community outreach. On the flip side, data does not support the expansion of additional ice facilities for public need. In 2015 33% of the community had a need for indoor ice, of which 82% of the community need was primarily met. In contrast, 38% of the community had a need for indoor climbing, of which only 14% of the community need was being met.

*** In addition to staff comments... Please see below the recommendations from the Teton County/Jackson Parks and Recreation Department Advisory Board

Teton County/Jackson Parks and Recreation Department
Advisory Board Minutes

Thursday, August 9, 2018

5:00 PM – Town Council Chambers

Board Members Present: Dave Ellerstein, Shawn Meisl, Missy Falcey, Linore Wallace, Jim Clouse, Stephanie Thomas and Frank Lane

Staff in Attendance: Steve Ashworth, Andy Erskine, Phil Moya and Christina Ramos

1. Call to Order: Meeting was called to order at 5:00pm.
 - a. Additions/Deletions to the agenda - none
2. Approval of the July 12, 2018 meeting minutes: Frank motioned to approve the July minutes, seconded by Shawn. All in favor.
3. New Staff Introductions- None

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
4. Public Correspondence- None					
5. Upcoming Volunteer and Participation Opportunities - Andy Fleck/Phil Moya: None at this time.					
6. Citizen Input to the Board for items not on the agenda: None at this time.					
7. Action Items					
a. George Washington Memorial Park, War Memorial Replacement- Don Perkins (30 Minutes)					
The Mayor and Vice-Mayor requested the Parks & Rec Advisory Board to review the proposal and provide recommendations prior to being presented to Town Council. There is currently not a policy regarding memorials, monuments and public art on public land/space. Steve recommends asking Town Council that the Parks & Rec Advisory Board partner with the Public Art Task Force to develop a policy for public spaces. Site illustrations were provide by Carla from Nelson Engineering.					
Cliff Poindexter and Greg McCoy presented. Cliff shared that the masonry on current monument is deteriorating so they are looking at a new material. There are currently 544 names on the monument. The proposal is to remove the masonry and plaques then build a steel frame. On the frame put polished granite that would be laser etched with pictures and names. The planters would be removable and the benches are solar which would provide the lighting at the bottom and top of the monument. The 100th anniversary of the Jackson Hole Legion is 2019; would like to unveil on Memorial Day. Greg added that there will be space, at the bottom of the monument, for the Town to add representation.					
Stephanie motioned that the Advisory Board recommends moving forward with the project's size and scope implications on the Parks Department with the recommendation that the design be reviewed by the appropriate design review committee. Frank seconded. All in favor.					
Shawn motioned that the Parks & Rec Advisory Board partners with the Public Arts Task Force to develop a memorial/monument policy for public areas. Linore seconded. All in favor.					
b. Snow King Resort Master Plan Amendment- Ryan Stanley/Jeff Golightly (45 Minutes)					
Steve referenced the staff report which included staff comments and recommendations. The Advisory Board would be providing a recommendation to the Town Council, on this project, as it affects Parks & Recreation.					
Jeff provided background on the project and recent changes of the landing location of the gondola; moving it further south, near the Cougar Lift. Jeff and Ryan answered questions from the board. Public comment was received from 13 individuals of the community. Linore motioned that the TCPR Advisory Board make a recommendation to the Town of Jackson Council not to support the amendment to the Snow King Master Plan that includes the landing of the proposed gondola and zip line on the Town of Jackson property known as Phil Baux Park and Ball Field as illustrated on the map included in the amended plan. (Map A) Missy seconded. All in favor.					
8. Information/Discussion Items – none at this time					
9. Directors Report – Steve added that the first public engagement meeting for BLM Parcel 9 & 10 is on Tuesday, Aug. 15th, at 5:00pm – 7:00pm at the Old Wilson School. The purpose of the meeting is to ask the public what they would like to see done on this land.					
Question was asked about the improvements at the Wilson Boat Ramp. Steve answered; 14 truckloads of gravel were extracted yesterday which improved conditions. A week from Monday, Aug. 27th, at 3:30pm; Steve will be in a workshop with Board of County Commissioners on visioning the goals for long term maintenance and operation level of service.					
10. Comments/Matter from the Board					
a. Board Goals					
i. Marketing and Communications (Andrew Fleck & Phil Moya)					
ii. Community Dog Off-Leash Facility (Andrew Erskine)					
iii. Future Specific Purpose Excise Tax [SPET] (Steve Ashworth)					
b. Community Communication – The Board has received public comments on our agenda and minutes not up to date on the Parks & Rec website.					
Pathways	APPROVED	6/29/2018	7/20/2018	8/30/2018	

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
(9/3/2018 8:05 AM STOL)					
P18-208 –Snow King Master Association Resort Master Plan Amendment					
Comments from Teton County/TOJ Pathways Department					
Status: approved					
- Comments at this phase are quite general in nature. As the applicant develops more detailed plans, comments will also be more detailed. Some of the comments below may encompass a broader reach than is specifically covered in the specific Master Plan Amendment, but the comments are nonetheless relevant to the role that Snow King plays in the Town of Jackson and reflect the fact that Snow King’s reach and impact extend well beyond the immediate boundaries of the resort itself. - An overarching goal reflected in all comments is that access to and from the resort by transit, biking, or walking should be exceptionally convenient, comfortable, and desirable—more so even than arriving by car. If this is achieved, then concerns over traffic impacts will be substantially mitigated. - Connectivity - Connectivity for bicyclists, pedestrians, and other non-motorized forms of mobility should take a high priority for a resort property. This is applicable to both internal connectivity with the resort area itself as well as external connectivity to surrounding streets, public parks, transit access, trailheads, and downtown. - Specifically, the street design on Snow King Ave. should prioritize safe and comfortable bicycle and pedestrian facilities connecting to the Town Square and further west along Snow King. Snow King provides bicycle rental services for out of town guests that often have limited riding experience and are unfamiliar with the area. Similarly, Snow King is also a frequent destination for families and children of all ages going to destinations such as the Ski Club, hockey rink, Phil Baux Park, and Snow King trail system via bicycle. Given these conditions, and the fact that Snow King is also the primary east-west corridor for bicycle traffic in town, the Town and the applicant should explore protectedbike lanes along Snow King Ave. - Pedestrian access along Snow King Ave. should be enhanced. The connection from the hotel to Cache St. (at least) should be a high-quality pedestrian experience that will entice visitors to walk from the hotel to downtown. The corridor should provide comfortable access for people with mobility issues to the event center, Phil Baux Park, and other destinations. The potential to redesign the Snow King Ave. streetscape represents an opportunity to provide an outstanding pedestrian experience and seamless connection to the resort facilities and the natural resources available on Snow King Mountain. - Provide public access to Cache Creek via the route shown in the Town of Jackson 2012 Bicycle Improvement Plan (Map 3 – Recommended Bicycle Improvement Corridors). - Continue to provide access to the Forest Service trails. - Transportation Demand Management - Snow King should explore TDM strategies to reduce car trips for the full range of visitors to the resort area. These include guests staying at the resort, visitors to Jackson who are not staying at the resort but are using services at the resort, and locals accessing services or other features at the resort. - The Town of Jackson and Teton County should assist Snow King in developing TDM strategies and goals. - Generally, transit, bicycle, and pedestrian access should be integrated so that all three modes can be used seamlessly. - Parking - Overall parking demand and the provision of on-street and off-street parking for the resort should be carefully considered. If future development is over-parked (i.e. if too much space is allocated to parking), this will undermine TDM efforts to reduce car trips to and from the resort, and people will in essence be encouraged to drive personal vehicles to the resort. Snow King and the Town of Jackson should work closely together to reduce the need for parking to the maximum extent possible. - When it comes time to design the details for vehicular access to destinations such as the base area, Phil Baux Park, gondola access, the events center, etc., extra care must be used to ensure that these areas are not degraded by making them essentially into vehicle dropoff zones where a continuous stream of idling cars makes the whole area inhospitable for all other users. These spaces should be prioritized for the people actually using them, not for the convenience of the car drivers trying to access them. (A good example of how not to do this is the existing entrance to the event center/hockey arena—it’s a junk show that forces anyone trying to enter the arena on foot to have to walk through a gauntlet of idling vehicles). - Ample bicycle parking should be provided throughout the resort area at all destinations. Additionally, simple amenities for bicyclists (fix-it stands, benches, etc.) should be incorporated. - Additional Elements - Resort features and enhancements for bicyclists, such as a pump track-style bike park available to riders of all ages and abilities, would be broadly supported. - Thank you for the opportunity to comment on the plan amendment. I would be happy to coordinate with the applicant on any of the comments provided, and I look forward to any opportunity to assist the applicant in incorporating improvements for bicyclists and pedestrians into future plans.					
Public Works	APPROVED W/COND	6/29/2018	7/20/2018	9/21/2018	

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
(9/21/2018 4:14 PM BTL) Master Plan Amendment – Approved with Conditions					
P18-208 Snow King Resort Master Association; c/o Ryan Stanley, Snow King Mountain Resort 10 E Snow King Ave					
September 12, 2018 Brian Lenz, 307 733-3079					
We have reviewed the proposed amendment to the Snow King Planned Resort District Master Plan (the “Plan”) with cover letters dated June 28, 2018.					
PRIOR TO FINAL CONSIDERATION BY THE TOWN COUNCIL THE APPLICANT SHALL ADDRESS THE FOLLOWING OUTSTANDING ITEMS FOR REVIEW BY THE TOWN ENGINEER:					
GENERAL					
1. It appears that the Transportation Elements (VIII) and Capital Improvements (IX) sections of the Plan have not been updated to reflect the current state of development.					
a. Applicant shall update these sections to reflect changes to this information that have been submitted with amendments to the Plan and developments developed under the plan.					
b. Applicant shall update the maps of the existing and proposed infrastructure to reflect the current conditions and proposed improvements on and off site.					
c. Please provide maps that are legible in digital PDF format.					
2. Additional information requested includes but are not limited to:					
a. The proposed summit restaurant and activity center. While outside the District, the demands and waste volumes from this facility will be served by the development.					
b. The proposed gondola base station and activity center. While outside the District, the demands and waste volumes from this facility will be served by the development.					
c. Existing and Expanded snow making demands and water sources.					
d. New development including condos, hotels, conference centers, employee housing, etc.					
3. Capital Improvements (IX.F) contains Additional Conditions (shown below in italics) of approval for the original Plan. Please provide documentation on how the additional conditions have been satisfied throughout the years.					
At the time of approval of this Master Plan, the following conditions were included as part of the approval:					
Prior to the submittal of the first Snow King Resort Final Development Plan, additional analysis and information shall be submitted for the storm water collection and discharge systems to be installed at the resort. The additional storm water analysis shall include but not be limited to: the preliminary design layout of all onsite collection and discharge systems, a preliminary grading plan, a capacity analysis of the existing Kelly Avenue storm drainage system, a review of the impacts which may be created to adjacent offsite areas and a plan layout which indicates the sub-basin areas and the impervious surfaces to be installed in each. This additional analysis shall be completed to comply with all existing Town standards.					
The applicant shall be responsible to complete offsite storm drainage improvements necessary to convey storm water flows from the site to the Kelly Avenue drainage system and, if warranted based on the provided engineering analysis, complete improvements to the Kelly Avenue drainage system that are a consequence of the development within the Snow King Master Plan.					
To facilitate the conveyance of storm water flows between the Kelly Avenue storm drainage system and Snow King Estates, the applicant shall provide the Town with a storm drainage easement in the easterly area of the site. The easement location and language shall be mutually agreed to by the Town and the applicant.					
An additional water system analysis and information shall be provided and approved by the Town Engineer. The additional information shall be provided with and without the Town's system supplying snow making water and shall include but not be limited to a comprehensive Town water system hydraulic model which indicates the adequacy of the existing Town system at the estimated build out date of the development, a review of available fire flow capacities in the area of the resort at build out, a review of the water velocities produced in transmission pipes which are 8 inches in diameter and less, an analysis of the existing Town storage capacity, a summary of the installation of the proposed high pressure zone, calculations indicating the size of the proposed storage tank					

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
preliminary pump sizing calculations and an implementation plan for onsite systems.					
The applicant shall be responsible to ensure that under, the additional water demands created from the developments build out, the Town's system shall remain in compliance with DEQ water system regulations and Town ordinances.					
The applicant shall insure that the Town's right to inspect onsite water systems is maintained.					
Prior to occupancy of the first Final Development Plan building, the applicant shall be required to complete the installation of an 8" inch (minimum) watermain from the development to Kelly Avenue. The new watermain shall be completed per Town standards and shall be installed in the Cache Creek Drive and Redmond Street Right-of-ways.					
A sanitary sewer system report shall be provided to and approved by the Town. The sanitary sewer plan shall include a preliminary onsite sanitary system design.					
Sanitary sewer systems completed shall be constructed, tested and maintained in accordance with DEQ and Town standards.					
The applicant shall insure that the Town's right to inspect onsite sewer systems is maintained					
The applicant shall be required to provide the Town with financial mitigation fees for the completion of the Cache and Willow Street corridors (from Snow King Avenue to Broadway Avenue) and the intersection of Snow King/Willow.					
The amount collected shall be based on the calculated increased levels of traffic and pedestrian impacts created from the development together with the estimated project completion costs for roadway, curb, pedestrian and landscaping improvements. The improvements required shall be based on the preliminary design as completed in the year 2000 charette process. The mitigation feeto be provided to the Town shall be based on the estimated project costs required to complete the corridor work at the time the fee is due. Any improvements to the Willow Street corridor that are completed by others prior to reaching the levels of new development described below are not to be included in the calculations of mitigation fees. The mitigation fees shall be provided to the Town in cash at the time the levels of development are reached and prior to issuance of building perm its.					
The total new square footage allowed under the proposed resort master plan is estimated to be approximately 700,000 SF. This new square footage does not include the existing hotel building or the Love Ridge development. As such the mitigation fees shall be forwarded to the Town as follows:					
At 200,000 SF of new development: The applicant shall be required to provide 100% of the project costs associated with the completion of improvements to the Snow King/Willow Street intersection. Improvements shall be completed to satisfy the Town standard Level of Service (LOS) requirements for the traffic anticipated at the build out of the development.					
The applicant shall also provide a mitigation fee in the amount of 15 % of the total estimated project cost required to complete the Willow and Cache Street corridors.					
At 400,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow and Cache Street corridors.					
At 600,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow and Cache Street corridors.					
4. Provide details of and a summary of any mitigation fees paid to date.					
5. Provide a documentation of the number of square feet of development to date by subarea. Specifically identify the area of development that make up the existing hotel and Love Ridge developments.					
6. Any offsite water, sewer, stormwater, grading, and pedestrian improvements required as a result of the proposed employee housing on Vine Street shall be the responsibility of the applicant. The housing shall connect to Snow King Ave. and Kelly Ave. with sidewalks and other facilities to accommodate pedestrian and bike users.					
7. The Applicant shall provide digital plans in formats acceptable to the Town Engineer for updating GIS and records resources.					

WATER

1. Clarify which subareas and structures correspond with the proposed facilities used in the demand estimates. For example, a plan identifying the subareas and structures identified by names or codes that are reflected in the estimate calculations.

Type of Review Notes		Dates			Remarks
		Sent	Due	Received	
2. Conduct a study of estimated demands to metered use for existing facilities to confirm values used for estimates.					
3. The plan reference plans for snow making from 2000 with upgrades supplied from Flat Creek. The master plan does not provide the existing and proposed water demands for snow making. The plan calls for a significant increase in the snow making area.					
4. Confirm with the Fire Marshall that the references to the Uniform Fire Code are still compliant with the adopted International Fire Code and Wildland-Urban Interface Code.					
5. Provide the size of the water storage tank facilities that have been constructed.					

SEWER

- Clarify which subareas and structures correspond with the proposed facilities used in the wastewater volume estimates. For example, a plan identifying the subareas and structures identified by names or codes that are reflected in the estimate calculations.
- Conduct a study to measure wastewater volumes from the existing facilities to confirm the values used for estimates that can be integrated into the Town's sewer system model.
- At the least, the west portion, at the connection to Cache St., of the sewer main that serves the ice arena and ski lodge is old clay pipe in need of being reconstructed.
- Currently Phil Baux park and the proposed base of gondola facility are not served by a sewer main. Any future development shall consider and provide these areas with sewer connections. Considering that the existing parking lot may be converted into a park, a new sewer main that is routed within Snow King Avenue is likely the preferred Town option, if elevations allow.

STORMWATER

- Provide a map showing the six stormwater basins modeled and their respective pervious and impervious areas.
- Provide maps that show areas modeled outside of the District when determining the capacity of stormwater infrastructure.
- Conduct a study to measure stormwater volumes from the existing facilities to confirm the values used for estimates.
- It is not clear how stormwater from Sub-Area #2 will be handled. Provide information on this runoff and information on which stormwater system is best suited to convey it, e.g. extension of the storm line at the intersection of Cache St and Snow King Ave. within Snow King Ave. to the base of the development.

TRANSPORTATION

- The Plan should be amended to identify the traffic and parking studies that have been completed to date and their pertinent data.
- Figure C-9 shows a detail "bubble" that calls out, "See Figure C-12 for proposed sidewalks." However, there is no figure C-12. If Figure C-12 exists please provide this detail. Please provide information on how the proposed improvements correlate or complement the existing Complete Streets Plan.
- Provide any information regarding the winter season traffic and parking considerations or differences from the summer season.

PRIOR TO FUTURE DEVELOPMENT PLAN APPROVALS, THE FOLLOWING ITEMS SHALL BE ADDRESSED:

GENERAL

- Prior to any additional permits being issued for the District, detailed information concerning the site grading, utility installations and sizing, stormwater system design, roadway construction and construction phasing shall be provided to the Town Public Works Department for review and approval.

WATER

- The water system capacity analysis shall be updated to reflect the existing developments.
- Plans and models shall be updated to reflect the existing conditions at the time of application.

SEWER

- The sewer analysis shall be updated to reflect the existing developments.
- Plans and models shall be updated to reflect the existing conditions at the time of application.

STORMWATER

- The stormwater analysis shall be updated to reflect the existing developments.
- Plans and models shall be updated to reflect the existing conditions at the time of application.

TRANSPORTATION

- Update the square foot of development tabulation relative to the allowed 700,000 square feet. Provide any mitigation fees if triggered by condition.

ADDITIONAL COMMENTS:

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
Providing a date on the cover and pages of the documents to help distinguish versions of the Plan would be helpful for future submittals.					
Providing larger format maps and scans that are legible in PDF format simplifies the review.					
START	APPROVED W/COND	6/29/2018	7/20/2018	9/12/2018	see attachment
(9/12/2018 9:20 AM STOL)					
On behalf of the START Board of Directors and staff, I offer the following comments (in no particular order) to the proposed revisions to the Snow King Resort Master Plan – Transportation Elements:					
1. Should Snow King Resort pay for traffic mitigation similar to the requirements Jackson Hole Mountain Resort and Teton Village Association are bound by in their Master Plan (Area 1 and 2) with Teton County?					
2. Traffic Volume/related figures need updated					
3. Pg. 300-01: START Schedules and passenger counts need updated from 1999					
4. Pg. 306: START would suggest the following items, some as listed under the strategies for Transportation Demand, be requirements:					
A. Provide free or reduced-level bus passes to all employees					
B. Provide free or reduced-level bus/bike passes to guests					
C. Require off-site parking for employees					
D. Provide START Bikes and promote alternative modes of travel for employee and guests					
E. Promote Transit Usage in Marketing and website promotional material					
With regards to TDM strategies, Snow King will need to work with START to suggest how employees get to/from Snow King (i.e., location of park and ride lots)					
5. Pg. 306: The strategy to provide parking at the resort to be used for downtown employee parking needs to be reconsidered					
6. Transit Station: A highly visible and concentrated bus stop/transit center should be considered at/near the base mountain.					
As the local transit system, START believes it should be an integral component of any future growth management and traffic mitigation for the Snow King Resort area. Reducing traffic congestion in the resort area should be a priority. We thank you for the opportunity to voice our recommendations.					
Darren R. Brugmann					
START Director					

TC Housing Authority	APPROVED W/COND	6/29/2018	7/20/2018	8/3/2018
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(8/3/2018 1:55 PM SAS)

The Housing Department agrees with using the LDRs in existence at the time of any development to calculate the housing mitigation requirement.

Chapter 8 of the Master Plan Amendment, second paragraph says twenty percent (30%) of employee housing will be required to be built within the resort. Later it states 30%. It should be clarified which percentage it is. The Housing Department would recommend 30% to reduce traffic to and from the resort.

The Housing Department will expect SKRMA to keep records of occupants of Employee Housing for two years. The Housing Department will expect to receive annual reports and documentation on the occupants of the units. Rental units may not be owner occupied.

The restrictions recorded on the Employee Housing units shall be the Housing Department's standard Employee Housing Restriction. They will also be regulated by the Housing Department Rules and Regulations.

Employee Housing units shall be built in accordance with the Housing Department's Livability Standards, which are Chapter 2 of the Housing Rules and Regulations.

The employee housing complex that will house between 50-100 seasonal employees in dorm style units that share common kitchen and living areas shall be in compliance with the Housing Department Livability Standards.

BOARD OF COMMISSIONERS



www.tetonwyo.org

October 29, 2018

Mayor Muldoon and the Jackson Town Council

Mark Newcomb, Chair
Natalia Macker, Vice-Chair
Greg Epstein
Smokey Rhea
Paul Vogelheim

Hand Delivered

RE: Proposed Amendments to the Snow King Resort District Master Plan
(PUD2018-0003)

PO Box 3594
200 South Willow Street
Jackson, Wyoming 83001

Dear Mayor and Town Council,

ph: 307.733.8094
fax: 307.733.4451

On September 28, 2018 and again on October 22, 2018, the Board had an opportunity to review the 2018 Snow King Master Plan Amendment proposal pursuant to Section 4.3.1.E.4 of the Town LDRs where each jurisdiction shall receive and consider recommendations from the other jurisdiction when a Planned Resort application is submitted for review or amendment. The purpose of the County's review of any Planned Resort in the Town's jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.

The Teton County Board of County Commissioners offer the following comments regarding the proposed Snow King Resort District Master Plan Amendments:

- The Board is generally supportive of the comments made by the Town Planning Commission regarding the recommendation to outline minimum requirements of the Snow King Resort Master Association (SKRMA) such as defining the entity structure and ensuring adequate funding.
- The Board encourages participation in a Transportation Demand Management (TDM) program.
- The Board would like to see the gondola base located so it does not impact the existing ball field, boulder park, or playground in Phil Baux Park.
- The Board concurs with the Town Planning Commission that proposed development should meet the Hillside Development Standards.
- The Board concurs with the Town Planning Commission's recommendations pertaining to phasing.

BOARD OF COMMISSIONERS



www.tetonwyo.org

Thank you for the opportunity to provide input and for considering our comments as you move forward with this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Newcomb", written over a horizontal line.

Mark Newcomb, Chair

A handwritten signature in blue ink, appearing to read "Smokey Rhea", written over a horizontal line.

Smokey Rhea

A handwritten signature in blue ink, appearing to read "Natalia D. Macker", written over a horizontal line.

Natalia D. Macker, Vice Chair

A handwritten signature in blue ink, appearing to read "Paul Vogelheim", written over a horizontal line.

Paul Vogelheim

A handwritten signature in blue ink, appearing to read "Greg Epstein", written over a horizontal line.

Greg Epstein

cc: Tyler Sinclair, Town of Jackson Planning Director

October 18, 2018

To: Jackson Town Council and Teton County Board Of Commissioners
From: Jackson/Teton County Parks and Recreation Advisory Board
Re: Snow King Redevelopment impacts on Phil Baux Park

Over the past twelve years the Teton County Parks & Recreation Department has conducted three community surveys to better understand the public's recreational needs and how those needs are being met. Access to our immediate public lands through walking, running and biking trails consistently remains a high priority. Because of its geographic location and Snow King resort improvement plans, Phil Baux Park figures prominently in the discussion of parkland's role in the community. Phil Baux Park is the end point of the Snow King – Maple Way connector and as such is a key piece of a Complete Neighborhood (Policy 2.2.a).

The park is a valuable community gathering site and contains a grassy area that is used for special events and as a sports practice field. Any re-development at Phil Baux Park should include consideration of the need for, and the design for, special events within the community, an activity identified by multiple users and one of the most requested activities on a national level. The park has generally served the winter resort operations in the winter, and the general park public in the summer. The success and public compatibility of any development plan rests in maintaining safe, free and accessible use of the public's property for the entire community for the non-ski season. This includes both residents and guests.

The Teton County Park & Recreation Board has concluded that the following points should be taken into consideration regarding the Snow King Master Plan as it relates to Town park property at the base of Snow King:

- As Phil Baux Park forms the end point of the Snow King – Maple Way connector (Comprehensive Plan) having a community focused node at this location is vital. Any development should be to encourage its use as a front country gateway to the National Forest. Public use and access should take precedence over redevelopment by a private entity.
- The continued use of this large flexible space that can accommodate community events such as concerts, farmers markets, and youth sports practice areas should be preserved.
- The park should not be divided. There should be good East-West flow.
- Any new lifts, including a gondola, should be located on the footprint of the current lifts and must allow safe, clear and accessible pedestrian and biking movement North to South and East to West from Snow King Ave to the National Forest trails
- The park needs to maintain its public identity and character and commercialization should be kept to a minimum.
- The Board does not support locating a zipline within the park.
- Insure ample parking for park users.

Sincerely,

Parks and Recreation Advisory Board
David J. Ellerstein, Chairman



File Code: 2720; 1950
Date: August 3, 2018

Re: Snow King Mountain Resort On-mountain Improvements Project Proposal

Dear Interested Party:

On June 5, 2018, Snow King Mountain Resort (Snow King) submitted a proposal to the Bridger-Teton National Forest (Bridger-Teton) to initiate the environmental review process for improvements proposed in Snow King's master development plan on National Forest System lands. The Bridger-Teton accepted the proposal and is initiating a review in accordance with the National Environmental Policy Act (NEPA). We anticipate preparing an environmental impact statement (EIS) using a third party consultant.

The proposal was finalized by Snow King after a multi-year public input process that culminated in a facilitated community stakeholder group organized by the Town of Jackson. This group developed four scenarios of different combinations of improvements, and ultimately Snow King selected a combination of elements that the ski area believed best fit the needs of the resort and the community's desires.

The purpose of this letter is to invite public comment on the scope of the EIS – that is, on the issues and alternatives it will address. We invite you to inform us of any concerns you may have about potential environmental impacts of this project and any design features that might reduce those impacts. This scoping letter states the purpose and need of the proposed project, describes Snow King's proposed action in detail, and provides instructions for submitting comments.

The Forest Service's predecisional objection process (36 CFR 218) provides the opportunity for you to object to the draft decision that will be released following completion of the EIS. Only those who submit timely and specific written comments regarding the proposed project during a public comment period established by the responsible official are eligible to file an objection (see *How to Submit Comments* below). This scoping period will be your first opportunity to comment. To establish eligibility to object, comments must be submitted during the 30-day period beginning when the Notice of Intent to prepare an EIS is published in the *Federal Register* or during a subsequent designated opportunity to comment.

Our acceptance of Snow King's master development plan does not pre-dispose the agency to final approval of this project. I will decide whether to authorize any or all of the proposed elements, and with what conditions, based on analysis of the environmental effects and consistency with the 1990 Bridger-Teton National Forest Land and Resource Management Plan (Forest Plan) and other relevant laws, policy, and regulations. My decision will be documented in a Record of Decision. If my decision is to authorize Snow King's proposed project, in whole or in part, I would modify their existing special use permit.



As part of the Forest Service's predecisional objection process (36 CFR 218), I will issue a draft EIS for public comment, then a final EIS with a draft of the Record of Decision prior to signing my decision. This will allow us to work to resolve any objections before my decision is finalized. I anticipate release of the draft EIS in winter of 2019, a final EIS and draft decision in late summer of 2019, and a signed decision in fall of 2019.

PURPOSE AND NEED FOR ACTION:

In addition to the foundational direction provided in the Forest Plan, two emerging developments in the mountain resort industry underlie the purpose and need for the proposed action. First, extensive customer surveys conducted by the ski industry indicate that visitors are increasingly seeking a more diverse range of recreational activities, particularly for families, that includes year-round opportunities and activities that are more adventurous. The Forest Service response to this trend includes our 2012 introduction of the *Framework for Sustainable Recreation*, which sets goals for providing a diverse array of recreational opportunities aimed at connecting people with the outdoors and promoting healthy lifestyles, in partnership with other public and private recreation providers.

Second, passage of the *Ski Area Recreational Opportunity Enhancement Act of 2011* provides direction on the types of summer activities the Forest Service should consider authorizing to round out the range of opportunities provided to the public at permitted mountain resorts.

Specific to the Bridger Teton National Forest, the Forest Plan provides direction for the Forest to contribute to community prosperity and provide high-quality developed recreation facilities to serve Forest visitors (Goal 1.1 and Goal 2.2 pp. 112–114). Forest Plan Objective 1.1(f) is to "Provide areas for alpine skiing and commercial ski and snowmobile operations." Objective 2.2(a) is to "Retain, improve and add developed sites" and Objective 2.2(b) is to "Design facilities for people of all ages and abilities."

Reflecting these considerations, the purposes of the proposed Snow King Mountain Resort On-mountain Improvements Project are to:

- Maintain and improve the winter sport infrastructure on National Forest System lands at Snow King,
- Provide new and innovative forms of year-round outdoor recreation for residents and visitors to Jackson Hole, using the existing resort infrastructure as the hub, and
- Capitalize on the partnership between the Bridger-Teton and Snow King to connect visitors with the natural environment and support the quality of life and the economy of the local community.

The needs for action include:

- Improve and increase beginner and intermediate ski terrain, lifts, and facilities to serve as the primary ski resort in Jackson Hole to introduce and recruit new skiers to the sport.
- Expand snowmaking on the mountain to enable an early November opening for ski race training, provide coverage to the upper mountain, and aid in fire prevention.
- Introduce high-quality guest service facilities to attract and retain local and destination skiers, serve as an event venue, and provide an outdoor education center for Jackson residents and visitors.

- Provide access to a wide range of year-round activities catering to a variety of visitors passing through the Town of Jackson.

PROPOSED ACTION:

Snow King's proposed action includes the following elements to address the purpose and need. Each element and its rationale are described in more detail below and shown on the attached maps. A description of the proposed action is also available at <http://www.fs.usda.gov/project/?project=54201>.

- A new ski school/teaching center on the ridgeline west of the Snow King summit.
- Development of skiing in the natural bowl on the back side, south of the Snow King summit. This southernmost portion of the current special use permit area is suitable for development of low-intermediate and intermediate level ski terrain, complementing the summit teaching center.
- A 67-acre permit boundary adjustment on the front side, east of the existing permit area, to accommodate part of a summit access road/novice skiway, intermediate-level terrain lower on the slope (including groomed runs and tree and glade skiing), and a novice route down from Rafferty lift (via the access road/novice skiway).
- An 89-acre permit boundary adjustment on the front side west of the existing permit area to accommodate a summit teaching center, another part of the summit access road/novice skiway, and expert-level tree and glade skiing.
- New ski terrain totaling about 97.5 acres (groomed runs and teaching terrain).
- Upgrading the existing Summit lift to a gondola, and installation of one new chair lift, two teaching area conveyors, and one surface lift.
- On-mountain facilities (the summit restaurant/guest services building and ski patrol facility, a temporary ski patrol building at the top of Cougar, an observatory and planetarium at the summit, a wedding venue west of the summit building, and a year-round yurt camp at the southern point of the permit area).
- 147.1 acres of added snowmaking (with few exceptions, all existing and proposed runs).
- Improved and expanded lighting for night skiing.
- Front-side mountain bike trails and a back-side mountain bike zone.
- Hiking trails between the summit and the west base, west of Exhibition run.
- A zip line from the summit to the west base area, paralleling the Summit lift.

BOUNDARY ADJUSTMENTS

Snow King proposes adjustments to both their operating boundary and their special use permit boundary. The existing boundary includes 142.5 acres south of the Snow King ridgeline. The proposed action would expand winter and summer operations, including lifts, ski runs, and a mountain bike park (see details below), into to this currently permitted area.

The permit boundary adjustments would resolve the current lack of terrain for beginner, novice, and low intermediate skiers. Snow King currently offers 17.1 acres in these three categories, and as detailed below this proposal would add 37.7 acres. Attracting, accommodating, and advancing beginning skiers is critical not only to Snow King but also to the community. Local ski school programs, the Jackson Ski and Snowboard Club, and the Doug Coombs Foundation's effort to involve underprivileged children in mountain recreation would not be feasible without Snow

King, but they remain severely limited by this lack of low-ability-level terrain. To meet Snow King's desire in sustaining these programs and the desire to meet public recreational needs, a quality teaching center and appropriate terrain to support efficient, step-wise skier progression are essential.

From a planning standpoint, topography and past development preclude development of these terrain types within the existing operational boundary. Based on thorough analysis, development of terrain along the ridgeline west of the Snow King summit and on the back side is the only feasible option. The base area is already fully developed, and other than the ridgeline and back side, appropriate, low-angle terrain does not exist within or adjacent to the current permit boundary.

Development of the summit and back-side terrain would require, at a minimum, a beginner-friendly and downloadable lift accessing the summit, a skier-service and ski patrol building on the summit, an access road to build and maintain summit facilities, and a safe, "easy way down" to the base area in the event of lift failure.

As discussed in more detail below, the proposed teaching area and associated infrastructure would require new special use permit terrain both east and west of their existing front-side operations. Those additions, in turn, set the stage for other improvements not directly associated with the teaching center that are included in the proposed action and discussed below.

The eastern permit boundary adjustment would add approximately 67 acres. In addition to accommodating a segment of the required summit access road/novice skiway, this area would provide three new short intermediate runs, intermediate-level glade skiing between these runs, and a novice route down from the top of Rafferty lift via the summit access road/skiway.

The western boundary adjustment would add approximately 89 acres to Snow King's permit area, for a total adjustment of 156 acres. In addition to allowing development of the critical teaching center on the ridge, it would accommodate another segment of the summit access road/skiway. Glading would open the forested area between the westernmost access road/skiway switchbacks to expert tree skiing.

Snow King visitors increasingly venture into this currently unpatrolled and unmaintained western area. Including this area in the permit would allow Snow King to control and patrol it, making it safer for guests of Snow King and the Bridger-Teton. Together, these proposed boundary adjustments would expand the permit area from 338 to 495 acres.

TERRAIN DEVELOPMENT

Ski run development within the expanded ski area boundary (i.e., current and adjusted permit boundary and private land) would add the following acreage by ability level:

- Beginner – 3.9 acres
- Novice – 29.7 acres
- Low Intermediate – 4.1 acres
- Intermediate – 25.2 acres

- Advanced – 16.2 acres
- Expert – 18.4 acres

These new runs would total 97.5 acres. They would be cleared of trees and tall shrubs then graded to remove terrain irregularities and allow winter grooming. These additions would bring Snow King's total terrain distribution to slightly higher than the industry standard for beginner and novice terrain (6 and 25 percent, respectively, compared to industry standards of 5 and 15 percent), less for low intermediate and intermediate terrain (14 and 29 percent, respectively, compared to 25 and 35), about even for advanced terrain (13 compared to 15 percent), and higher than the standard for expert terrain (13 percent compared to 5).

Tree removal (both stands and individual trees) for safety, recreational, and forest health purposes would open new terrain to tree and glade skiing off the groomed runs. By reducing fuels, tree removal would also help reduce the spread of catastrophic wildfires at wildland/urban interface. Proposed terrain development is described in more detail below.

Teaching Center Terrain

Snow King has a deficit in beginner and novice terrain, and dedicated teaching terrain is insufficient. Currently, lower ability level skiers are limited to a small amount of suitable terrain around the base area, mostly on private land. This restricts Snow King's capability to introduce and recruit new skiers to the sport. The inability to visit Snow King's summit also limits beginner skiers' recreational experience and their exposure to National Forest System lands visible and accessible from the summit.

Development of the summit teaching center would add 3.9 acres of beginner terrain (Figure 1, Runs Lift-B and Lift-C) on the ridge, immediately west of the gondola terminal and summit building. Once beginners had the basic ability to move on their skis, they would have ready access to 29.7 acres of novice terrain from the summit. This includes Runs 16 and 23 on the back side and Runs 14 and 6, the access road/skiway providing an easy way down from the summit to the base area.

This terrain combined with gondola access and the proposed conveyor carpets (discussed below under Lifts), and with the nearby summit building providing guest services and housing the ski school (discussed below under Summit Building), would vastly improve the experience Snow King provides to beginner and novice skiers. The proposed development would benefit the learning progression and the instructors' teaching abilities, would maximize new skiers' recreational access and exposure to National Forest System resources, and would bolster visitors' connection to their public lands. Developing teaching terrain at the summit would extend the season for beginner and novice skiers and would keep them from dealing with ski soft and variable snow conditions at lower elevations late in the ski season. The proposed teaching terrain is effectively separated from higher ability level terrain, avoiding the potential problems of mixing skiers of differing ability levels.

Ski Runs

The next step is low intermediate terrain, and Runs 4, 5, and 7 would provide 4.1 addition acres in the eastern adjustment area, accessed from the summit or the top of Rafferty lift via the access road/skiway. About 25.2 acres of intermediate terrain would be developed, primarily in the back-side bowl (Runs 18, 19, 20, and 22). This would add to the terrain progression available from the summit learning area.

New advanced terrain would total about 16.2 acres, comprising Runs 17, 21, and 24 on the back side and Runs 3 and 8–13 on the front side between the summit ridge and proposed skiways accessing the base area.

A small amount of clearing (less than 0.1 acres) would take place on the uphill margin of the existing Old Man's Flats run.

Clearing and grading of 2.7 acres in four patches in the Summit pod would improve skier circulation and allow intermediate/advanced skiers access to portions of the Bear Cat, Bear Cat Glades, and Exhibition expert runs.

Gladed Ski Terrain and Forest Health Maintenance

Two factors converge in regard to use and management of forested portions of Snow King's special use permit area. First, the northern exposure of the front side and extensive forest cover result in excellent opportunities to develop intermediate-level to expert-level tree and glade skiing. This type of off-piste skiing is growing rapidly in popularity, and the proposed permit area adjustment, upgrade of the Summit lift, and development of back-side infrastructure create the potential to respond to that demand.

Second, maintaining a desirable vegetation mix and character within the permit area, consistent with preserving or enhancing recreational opportunities and experiences, is a Bridger-Teton management objective. To pursue that objective, Snow King worked with the Bridger-Teton to develop the 2015 *Snow King Mountain Resort Vegetation Management Plan* (Vegetation Management Plan). The plan's objectives specifically include development of increased tree and glade skiing, as well as tree removal to reduce hazard to visitors, reduce disease and pathogens, and reduce fire risk by breaking up fuel continuity.

Together, these factors set the stage for creation of glades in all forested areas within the permit boundary, particularly where skier access is practical and where forest health conditions indicate that active management action is required. This proposal includes glading on the back side (18.0 acres) and the east and west expansion areas on the front side (14.4 and 3.6 acres, respectively).

Glading prescriptions would be developed in conjunction with the Bridger-Teton and included in annual summer operations plans subject to Bridger-Teton approval prior to any additional glading. Glading prescriptions are discussed in the Vegetation Management Plan, and the general goal for gladed terrain is a spacing of 15 to 18 feet between trees. In many cases, this may not require much tree removal, but it would certainly involve brushing and limbing, as well as removal of any diseased or hazard trees.

Grading Existing Trails

In addition to the grading and leveling required for the development of the new runs, some grading of existing runs is needed to enhance ski race training lanes and decrease snowmaking requirements. The grading would occur on a total of 5.5 acres in nine areas:

- The top of Flying Squirrel would be graded to remove a prominent knob that impedes skier flow. This would involve 1.0 acres.
- The area between Grizzly and Kelly's Alley, where Karen's Way is located, would be regraded to eliminate the road and improve skier flow, involving 0.9 acres.
- An area at the top of the Lower Grizzly run would be regraded to improve the transition below a service road, involving 0.7 acres.
- Two areas would be regraded on the Old Man's Flats run. Material would be cut from the lower area and used to fill the upper area. This would involve 1.1 acres.
- A 0.9-acre area between the Lower Elk and Bison runs would be regraded to fill erosional depressions.
- Three areas near the confluence the Bison and Old Man's Flats runs would be regraded to remove a high spot and smooth the transition near a summer trail. This would involve a total of 0.9 acres, including 0.6 acres on National Forest System land.

SUMMIT ACCESS ROAD/NOVICE SKIWAY

Proposed development on the summit would require an access road for construction, operations, maintenance, and emergency services. As discussed above, a novice skiway from the summit to the base is essential to get beginner skiers from the summit to the base area in the event of a lift failure. This element of the proposal would meet both needs. In addition, it would provide an easy way down from the top of Rafferty lift, which does not currently exist.

As demonstrated in the master development plan, options considered during the planning process attempted to keep the access road/skiway within the existing permit area or in either the eastern or western permit boundary adjustment areas. However, the best solution to providing appropriate grades for both construction access and a novice skiway, and to minimize the amount of ground disturbance to achieve these goals, is the current proposed alignment.

The proposed alignment follows the gentle grades down the ridge west from the summit to a point near the western boundary of the adjusted permit area. From there it turns eastward, traversing across the front side of the mountain in one continuous span to the top of the Rafferty lift (Run 14), then continues on to near the eastern boundary of the adjusted permit area (Run 6). At that point, it would turn back to the northwest to tie into the existing road and run network near the northern boundary of the current permit area. This section would be bench cut to achieve a running surface width of 16 feet. Cut and fill areas would widen the area of disturbance to an average of about 90 feet.

This alignment significantly improves on-mountain safety and circulation, and creates minimal impact in terms of disturbance area, visual effects, and impacts on existing ski terrain, since it simply crosses the face without any switchbacks within the current permit boundary.

Several existing mountain access roads would be unnecessary once this access road/skiway was complete. These would be abandoned and restored.

LIFTS

Summit Gondola

As discussed above, a beginner-friendly and downloadable lift access to the summit is a requirement for developing the new teaching area. An upgraded lift would also help serve the added front-side ski terrain and provide summit access for non-skiing winter and summer activities (e.g., dining and events at the proposed summit building and proposed summer recreation and educational activities, including mountain biking). The top terminal would be incorporated into the summit building described below.

The Summit lift would be upgraded to a 1,500 person-per-hour (pph) gondola, which would: provide two-way summit access for beginner skiers and pedestrians year-round, including evenings; improve overall ski terrain access; and reduce waiting time in the lift line. With the installation of the gondola, the bottom terminal of the existing Summit lift would be removed, as would the pumphouse adjacent to it. The new lift would extend about 200 feet farther downhill to improve access to the terminal.

Lift A

As depicted on Figure 1, Lift A would service novice, intermediate, and advanced terrain on the back side. This top-drive, fixed-grip, four-person chairlift would have a slope length of approximately 3,015 feet and a capacity of 1,800 pph. From the top terminal, skiers would have access to one novice run, four intermediate runs, three advanced runs, and six expert runs. Utilities would be provided via connections from the summit building. There is existing road access to the bottom terminal. Some maintenance work on the road may be necessary.

Teaching Center Lifts (Lifts B and C)

Two conveyor carpets (Lift B and Lift C) at the summit would serve the new beginner terrain on the ridge west of the summit building. Lift B would be 363 feet in length and Lift C would be 506 feet in length. Each would have a capacity of 600 pph. These lifts would be located in close proximity to the proposed summit building. Power would be extended from the summit building.

Surface Tow D

Lift D would be a surface tow (e.g., a platter or T-bar type) to take skiers from the Lift A pod back to the summit building. Following Run 23, it would be 679 feet long, with a capacity of 300 pph. Power would come from the summit building.

BUILDINGS

Summit Building

Guest services (e.g., food/beverage service, restrooms, and basic retail sales), ski patrol functions, and ski school functions are proposed on the summit to support development of a quality learning area, and gondola access to the site would open a range of year-round recreational possibilities. The summit building is proposed as a state-of-the-art, LEED-certified, on-mountain resort facility to meet the changing desires and expectations of Snow King, community, and regional markets.

This facility would provide multiple functions, including: gondola terminal, gondola cabin storage, ski school, food service (dining/cafeteria/bar/lounge), restrooms, planetarium, ski patrol (headquarters, patient assessment space, warming area, and limited equipment storage), employee space/storage, and ticketing for summer activities. These functions are currently not provided on-mountain, and the proposed facility would take Snow King to a new level in terms of guest services and experience. To include all of these functions, the summit building would be 20,000 – 25,000 square feet in size. It would be a single story and not on the skyline, and it would be designed and built in accordance with the Forest Service's *Built Environment Image Guide* and its stipulations for the Rocky Mountain Province.

This development would also require a septic line to the summit area, which would be collocated with the buried snowmaking line running up Exhibition run. Snow King currently has water and power connections to the summit.

Observatory

An observatory building approximately 500 square feet in size would be located south of the summit building. It would be used year round for stargazing, research, and educational purposes.

Cougar Ski Patrol Facility

Until the new ski patrol facilities in the summit building were completed, a small, temporary, pre-built, pull-on structure would be installed at the top of the Cougar lift as a base for the ski patrol operations during night skiing. This would allow the patrol to station people at the top of the lift for rapid response when only the lower portion on the mountain was open. Some leveling may be done, but no foundation would be necessary. Power would come from the top of Cougar lift. It would be designed and built consistent with the *Built Environment Image Guide* stipulations and would be removed once the summit building was complete.

Saddleback Yurt Camp

A new Americans with Disabilities Act (ADA) compliant yurt camp would be constructed at the far south end of the existing permit boundary. A 1-mile ADA compliant trail connecting to the summit of Snow King would access this facility. The yurt camp would consist of approximately six yurts for sleeping and three multi-use cooking/dining/gathering yurts. These yurts would range in size from 20 to 30 feet in diameter with additional deck space. This year-round camp would serve backcountry skiers, hikers, bikers, and a wide range of groups. In winter, guided

backcountry skiing, snow safety courses, and snowshoe hikes would be offered out of the yurt camp in conjunction with the Snow King Mountain Sports School. This offering of a wilderness-like experience only a short walk/ski from civilization would attract a wide range of visitors seeking a unique activity during their visit to Jackson. This facility would be unique in the region due to the ease of access, spectacular setting in the National Forest, and number of activities offered.

Night Skiing

At present, Snow King offers night skiing on approximately 73.8 acres of night skiing on the lower two-thirds of the mountain, in the Rafferty and Cougar pods. This is primarily intermediate ability-level terrain, with some advanced and beginner terrain. Until recently, approximately 50 lights were mounted on a variety of structures including trees, lift towers, light poles, and buildings. Coverage was limited, and the technology was obsolete. This was a particular impediment to race training, which occurs in the evening after school hours. Good lighting is an important safety factor in race training. A general system upgrade was implemented in 2015 and remains underway, replacing lighting fixtures with more efficient models designed to increase lighting of the snow surface but reduce light pollution (glare and sky glow).

Under this proposal, Snow King would expand lighting coverage using this upgraded technology (see Figure 2). Additional lighting would be provided on the racing lanes in the Cougar pod, and lighting would be extended to the top of the Rafferty pod (Flying Squirrel and Moose runs), the top of Upper Elk run, and the proposed access road/skiway. Overall, this proposal would increase system coverage by 27.3 acres across all skier ability levels to meet demand for this unique experience and provide for safe and effective race training.

SNOWMAKING

Snow King's snowmaking system covers approximately 90.4 acres of the ski area, in the Rafferty and Cougar pods, as well as to the top of Elk run. This system is served by two 1,000-gallon-per-minute (GPM) pumps in the main pump house and is fed by domestic water provided by the Town of Jackson.

To provide more consistent, season-long snow coverage over a wider area, Snow King proposes to expand coverage on both existing and proposed runs (see Figure 3). Coverage would be added on all existing front-side runs except East and West S Chutes, and all proposed front-side and back-side runs, except Run 9. This would result in approximately 147.1 acres of additional snowmaking coverage.

Water lines would be installed on the upwind side of covered runs, in excavated trenches approximately 4 feet deep. Snowmaking hydrants would be plumbed in adjacent to these main snowmaking lines. Snowmaking guns or hose lines would be attached to these hydrants. All water would continue to be supplied by the Town of Jackson.

SUMMER ACTIVITIES

The Snow King master development plan documents the “activity zone” analysis completed as part of their planning process, in compliance with the Ski Area Recreational Opportunity Enhancement Act of 2011. The following proposed summer activities would not change or compromise existing winter snow sports, nor exceed the level of development required for snow sports, but are designed to integrate with and supplement the primary purposes of the ski area. Hiking and biking trails would generally not be collocated with ski runs but may intersect them. Year-round use of the summit building, observatory, and other support facilities would complement these activities. See Figure 4.

Zip Lines

Expanding on current summer operations, Snow King proposes a zip line from the proposed summit building to the base area, paralleling the Summit lift. This project is consistent with the 2013 Jackson Town Council amendment to Snow King’s land use lease to include “additional recreational uses related to ski areas such as zip lines, mountain bike trails and other outdoor amenities.” This would be an attractive amenity, as guests would quickly descend approximately 1,555 vertical feet, over a distance 3,900 linear feet, at a 48 percent grade to the base area. Guests would ride the new Summit gondola to reach the summit station of the proposed zip line and terminate at the west base area.

Mountain Bike Trails

Lift-served downhill mountain biking is arguably the fastest growing summer activity at mountain resorts in the U.S. and abroad. Not surprisingly, demand for this activity is particularly high in the Jackson area. To meet this demand, Snow King proposes to develop a system of lift-served trails on the front side and a more consolidated mountain bike park-type “mountain bike zone” on the back side.

The front-side trails would include an advanced and an intermediate trail angling down from near the top of the Summit lift to near the top of the Rafferty lift. These would be smooth, excavated trails with a 4-to-5-foot tread. Spurs of narrower hand-built, single-track trail with constructed terrain features would depart from the excavated trails and drop more directly down the slope. At about the elevation of the top of cougar lift, these upper-mountain trails would merge into a beginner and an intermediate-level excavated trail. These two trails would subsequently merge into a single beginner-level excavated trail crossing the toe of the slope down to the west base area.

The front-side bike trail system would total about 6.5 miles, including approximately 1.9 miles of advanced trail (all on National Forest System land), 2.6 miles of intermediate trail (2.4 miles on National Forest System land), and 2.0 miles of beginner trail (0.9 miles on National Forest System land).

On the back side, a skills park and a network of trails of differing types and ability levels would be developed within a roughly 110-acre mountain bike zone. This area would be accessed via the Summit lift, and uphill transit within it would be provided by the proposed Lift A.

These trail designs are conceptual. The exact locations of trails may change when developed to achieve desired grade and location with respect to existing, site-specific, terrain features.

Hiking Trails

Due to Snow King's close proximity to a fairly populated, residential area of the Town of Jackson, Snow King has observed a developing interest by local residents for an uphill hiking trail. To accommodate this interest on National Forest System lands, Snow King proposes to improve the Stairway Trail, including portions in the western permit boundary adjustment area. A direct ascent route to the summit would be created in the trees along Exhibition run to eliminate erosion problems associated with community trails that have been created in this corridor. This 0.6-mile trail (0.4 miles on National Forest System land) would cater to the many trails users who demand the toughest or most direct workout ascending the mountain. In the winter months, this route would serve as the designated direct boot-pack ascent route.

In addition, a new 1.5-mile uphill hiking trail would be developed just west of the Stairway Trail in the Bear Cat glades area, extending into the western permit expansion area near the top. With an approximate grade of 13 percent, it would create an improved experience for hikers seeking to ascend the mountain via a less direct route. This trail would route trail users off the face of the mountain where service roads provide access to the summit and create potential safety concerns. In winter months, this trail would serve as the primary designated uphill ski route. Taking uphill skiers off the main ski runs in winter would reduce conflicts between uphill and downhill skier traffic, as well as limit the interaction between uphill skiers and grooming operations at night.

Wedding Venue

In conjunction with the summit building, a wedding venue is planned to be constructed a few hundred feet west of the new building. This would be an in-ground facility, constructed with stone benches/tiers in a semi-circle around a raised platform.

IMPLEMENTATION:

Construction would begin in the construction season following authorization, anticipated to be summer of 2020. Completion of the proposed action is projected by October 2025.

HOW TO SUBMIT COMMENTS:

While comments will be accepted any time during the process, to be most useful in the preparation of the EIS and to establish eligibility to file an objection, comments must be provided during a designated opportunity for public comment. This scoping period, starting with the date of publication of the Notice of Intent in the Federal Register and continuing for 30 days, is the first designated opportunity to comment.

Comments should clearly articulate the reviewer's concerns about potential environmental impacts of this project and any alternatives or design features that might reduce those impacts. We will consider references provided by commenters if the cited articles are submitted with the

comment letter, and if the letter identifies the relevance of the findings to specific actions and effects of this particular project.

Comments received in response to this solicitation, including names and addresses of those who comment, will be part of the public record and available for public inspection. Comments submitted anonymously will be accepted and considered; however, anonymous comments will not allow the respondent to have standing in subsequent administrative or judicial reviews.

Individuals and organizations wishing to be eligible to object must meet the information requirements of 36 CFR 218 Subparts A and B. It is the responsibility of all individuals and organizations to ensure that their comments are received in a timely manner. Only those who submit timely and specific written comments regarding the proposed action during a public comment period established by the responsible official are eligible to file an objection under 36 CFR 218. Specific written comments, as defined by 36 CFR 218.2, should be within the scope of the proposed action, have a direct relationship to the proposed action, and must include supporting reasons for the responsible official to consider.

Written, facsimile, hand-delivered, and electronic comments concerning this action will be accepted for 30 calendar days following the publication of the Notice of Intent in the *Federal Register*, per the provisions of 36 CFR 218. The publication date in the *Federal Register* is the exclusive means for calculating the comment period for this analysis. Those wishing to comment should not rely upon dates or timeframe information provided by any other source.

In cases where no identifiable name is attached to a comment, a verification of identity will be required for objection eligibility. If using an electronic message, a scanned signature is one way to provide verification. For objection eligibility each individual or representative from each entity submitting timely and specific written comments regarding the proposed project must either sign the comments or verify identity upon request.

Please address any form of comments as attention: Snow King On-mountain Improvements Project. Electronic comments must be submitted in rich text format (.rtf) or Word (.doc) to comments-intermtn-bridger-teton-jackson@fs.fed.us. Written comments must be submitted to: Bridger-Teton National Forest - Jackson Ranger District, P.O. Box 1689, Jackson, WY 83001 – attention District Ranger Mary Moore. Comments may be hand-delivered to 340 N. Cache St. between 8:00 AM and 4:30 PM, Monday through Friday, excluding holidays.

An objection period, if required, will follow regulations found in 36 CFR 218.7. For objection eligibility (36 CFR 218.5), only those who have submitted timely, specific written comments during a designated opportunity for public comment may file an objection. Issues raised in future objections must be based on previously submitted specific written comments regarding the proposed project and attributed to the objector, unless the issue is based on new information that arose after a designated opportunity to comment (36 CFR 218.8(c)).

Additional information on this project is available on the project webpage:

<http://www.fs.usda.gov/project/?project=54201> . If you would like more information or have questions relating to this project, please contact Mary Moore, Jackson District Ranger, by email at marvmoore@fs.fed.us, or by phone at 307-739-5410.

Please feel free to pass this letter on to others you think may have an interest or concern with this project.

Sincerely,



PATRICIA M O'CONNOR
Forest Supervisor

Enclosure: Snow King Area Maps

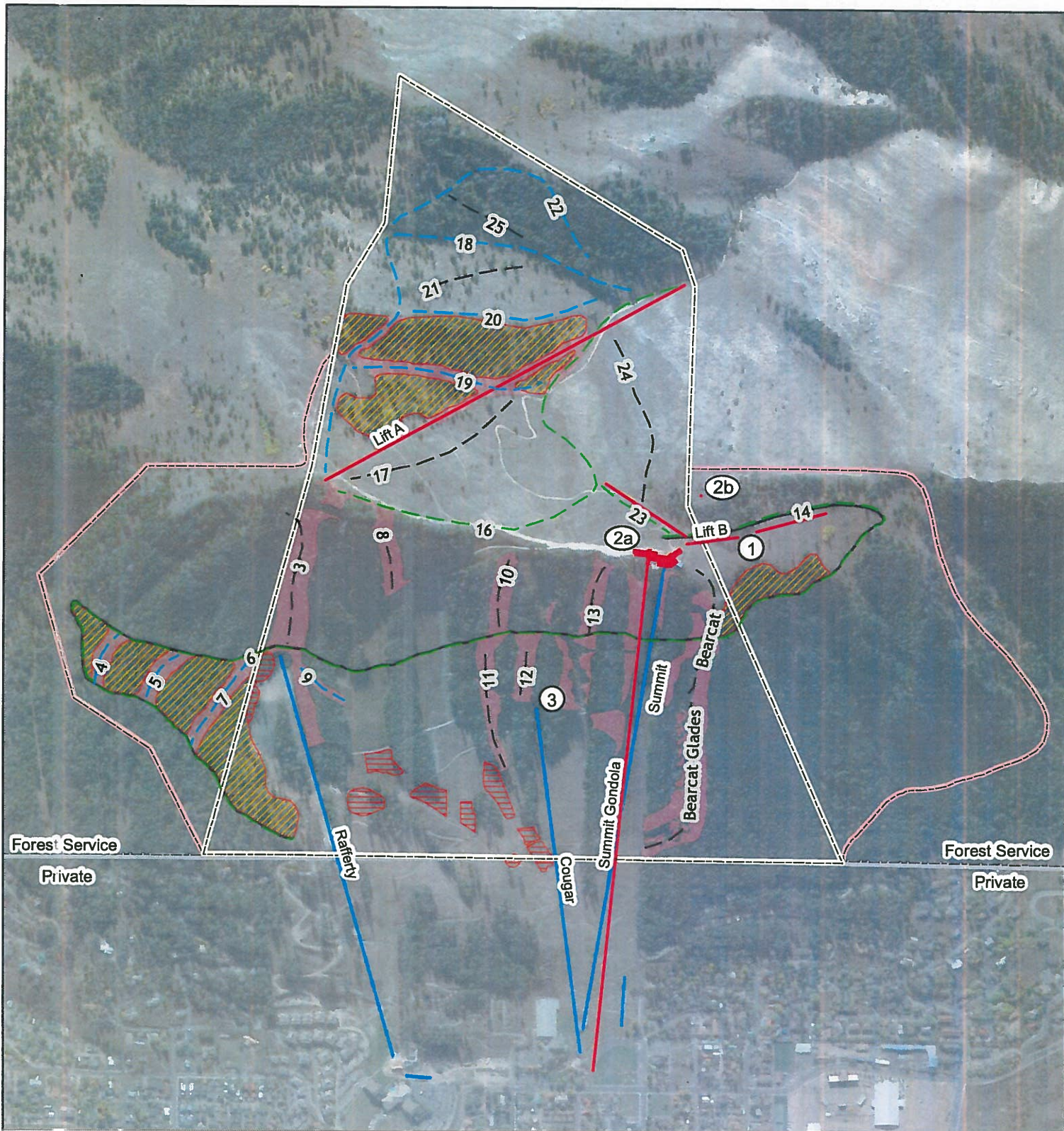
cc: Ryan Stanley, General Manager, Snow King Mountain Resort
Tyler Sinclair, Planning Director, Town of Jackson
Mark Newcomb, Chair, Teton County Board of Commissioners
Mary Moore, Jackson District Ranger
Derek Ibarguen, Deputy Forest Supervisor

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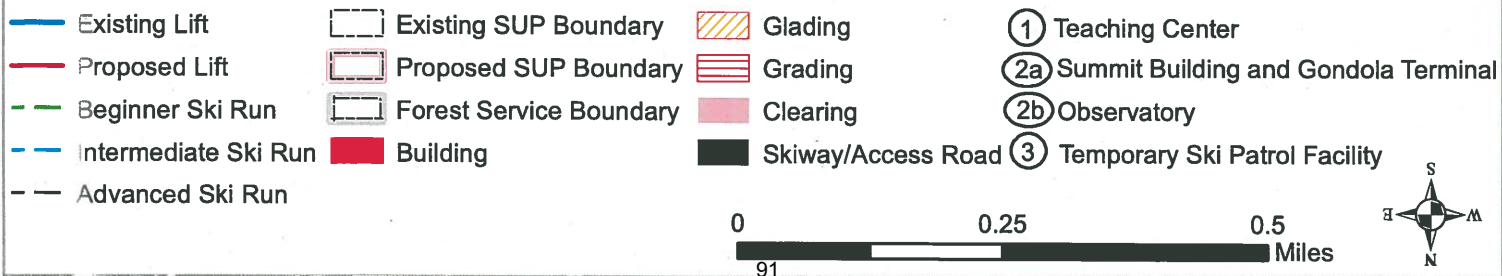
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

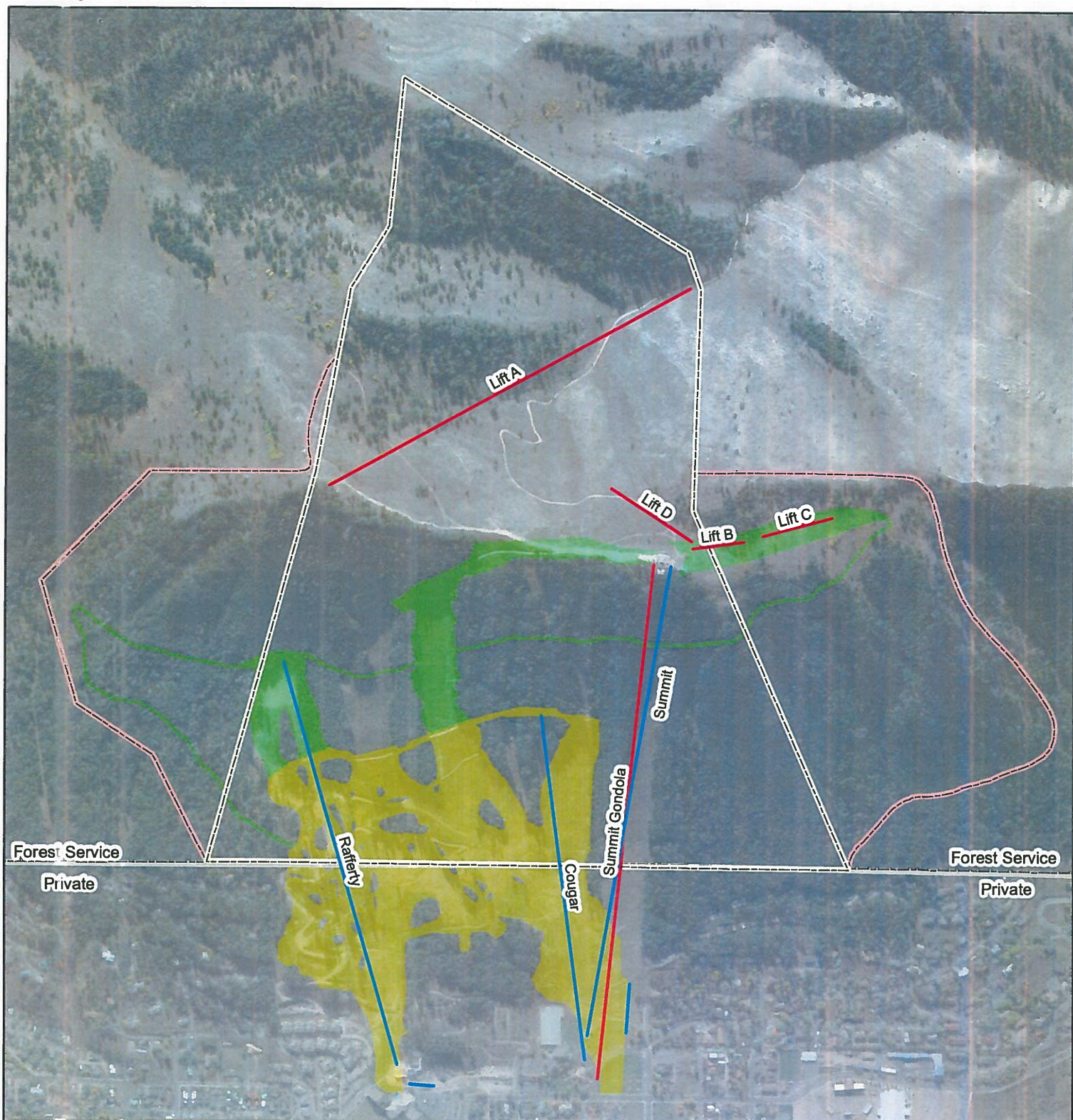
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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Snow King Mountain Resort Improvements Project
Figure 1. Proposed Winter Projects



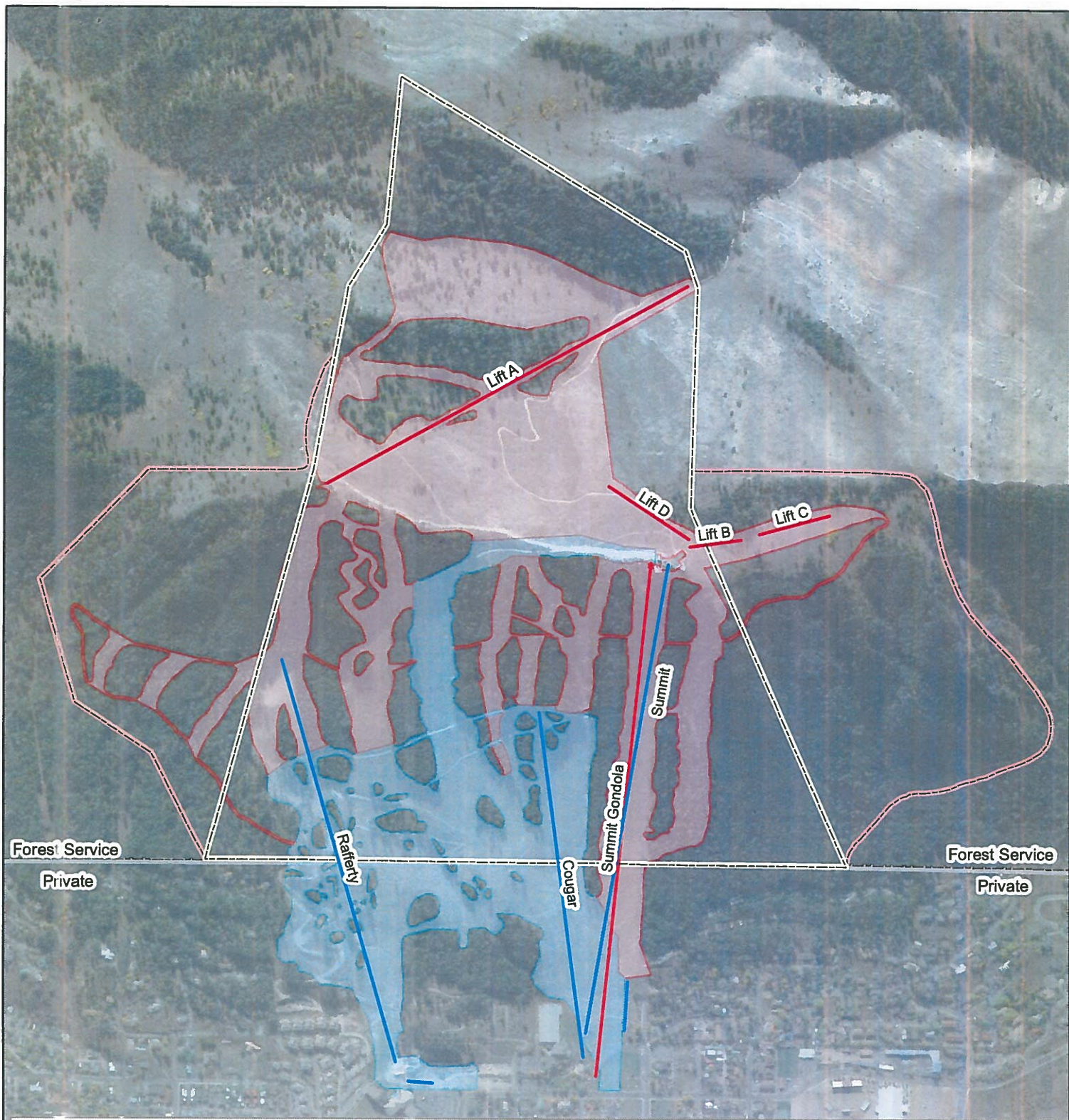


Snow King Mountain Resort Improvements Project
Figure 2. Existing and Proposed Lighting Coverage

- Existing Lift
- Proposed Lift
- Existing SUP Boundary
- Proposed SUP Boundary
- Forest Service Boundary
- Existing Lighting Coverage
- Proposed Lighting Coverage

0 0.25 0.5 Miles





Snow King Mountain Resort Improvements Project
Figure 3. Existing and Proposed Snowmaking Coverage

- | | |
|--|--|
| — Existing Lift | Existing Snowmaking Coverage |
| — Proposed Lift | Proposed Snowmaking Coverage |
| Existing SUP Boundary | |
| Proposed SUP Boundary | |
| Forest Service Boundary | |

0 0.25 0.5 Miles



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GOAL OF THE STAKEHOLDER PROCESS

The goal of the Snow King Mountain Stakeholder Group process was for a group of 16 members of the community to work together to come up with multiple scenarios for the future of Snow King Mountain that balance community interests. The group included representatives from Snow King and the Town of Jackson staff sitting down with community members with diverse preferences and experiences regarding Snow King—some looking at the issue through an environmental lens, some through a business lens, some as Snow King users and user groups, and some as neighbors, but all with the needs and future of the community at heart (membership list attached).

The Stakeholder Group met six times between March and May, working to understand the community interests, identifying the issues and factors at play on the mountain and at the base, brainstorming and exploring different options and ideas, and, finally, agreeing on four different scenarios that represent a reasonable range of alternatives for the future of the Snow King Mountain Resort. These four vision scenarios are summarized in the accompanying table. The visions represent a substantial commitment of time and effort by the Stakeholder Group and a careful deliberation about how best to balance the community's interests and ideas.

PURPOSE OF THIS DOCUMENT

The four scenarios that emerged from the stakeholder dialogue are captured in a separate summary table. The purpose of this document is to provide additional information about some aspects of the scenarios and, perhaps more importantly, about the nature of the Stakeholder Group's discussions. The summary table is the outcome and output of the stakeholder process, as captured by Town staff and the facilitator. ***This report is intended to support that document and enhance shared understanding of the group's work, but it is not a group work product.*** It was prepared by staff and the facilitator, and the Stakeholder Group was invited to review it and provide edits, but given the short turnaround required and the lack of in-person discussion about the summary, it should be viewed as a staff and contractor document rather than a group report.

COMMUNITY INTERESTS

- ✓ Conservation of wildlife habitat and wildlands
- ✓ Economic viability of Snow King Mountain recreation and resort area
- ✓ Diversity of year-round recreational opportunities for diverse user groups
- ✓ Community accessibility and affordability
- ✓ Preservation of the cultural, environmental, and historical character of Jackson
- ✓ Prioritization of community safety
- ✓ Availability of high-quality facilities
- ✓ Minimized impacts to the surrounding areas.
- ✓ Consideration of impacts to infrastructure and services, both positive and negative
- ✓ Balanced impacts of development and tourism on the community, both positive and negative, that can serve as a model for others
- ✓ Consideration of community-wide educational opportunities
- ✓ Consideration for holding events
- ✓ Broadened appeal of the offerings and amenities at Snow King Mountain
- ✓ Clear and concise guiding documents to clarify rights, responsibilities, and accountability for all parties involved in the future of Snow King Mountain
- ✓ Maintained and enhanced world-class training and facilities
- ✓ Prioritization of environmental sustainability

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ROLE OF THE COMMUNITY IN THE PROCESS

The process included two community meetings to allow the Stakeholder Group to learn about the broader community's interests and visions. At the first community meeting, participants were invited to share their interests on the future of Snow King—these are the underlying motivations and “why’s” they have for the preferences they have. The Stakeholder Group refined the list of 88 interests from the community meeting down to a list of 16 interests that then served as a touchstone for the remainder of the process. At the second community meeting, the Stakeholder Group summarized the options they had identified for all the issues at play in Snow King’s future, and then invited community members to build their own scenarios. The Stakeholder Group received 288 completed community vision packages, and then used those to inform their final discussion on which and how many scenarios to share with Town Council and Snow King.

PRIMARY STEPS IN THE PROCESS

The first Stakeholder Group meeting occurred the day after the first community meeting. At this meeting, the group developed their operating protocols (attached) and discussed the community interests (see above). The remaining meetings involved the follow steps and actions:

- Development of a preliminary vision for the base
- Discussion of options for the primary elements of the area (front of the mountain trails, zip line, summit, back of the mountain, boundary expansion and road, east portal and other SRKMA properties, etc.)
- Delineation of future responsibilities and commitments for Snow King, the Snow King Resort Management Association (SKRMA), and the Town
- Clarification of the options to share with the community to learn how they would package the options to meet the identified interests
- Development of four final scenarios to submit to Town Council and Snow King for consideration

KEY ISSUES IN THE DISCUSSION

The Stakeholder Group worked hard to be creative and find new paths forward, while also staying anchored in the best interests of the community. There were several key issues that the group discussed at great length, working to understand one another’s perspective and to find options for the future that accommodated as many of the community interests as possible.

KEY ISSUES DISCUSSED

- ✓ Balancing allowing the gondola to land on Town property with developing new community benefits at the base
- ✓ Ensuring additional community benefits, such as increased housing, improvements to parking and traffic, and community access to summit amenities in exchange for development opportunities for Snow King
- ✓ Improving traffic flows and parking for all uses, without pushing problems off of main roads and arterials and into adjacent neighborhoods
- ✓ Balancing the environmental impacts of putting in a new road with the potential gains in safety for staff and visitors to the summit
- ✓ Maintaining the character of the Town while providing growth and development opportunities for Snow King
- ✓ Ensuring that the roles and responsibilities are clear for Snow King, SKRMA, and the Town into the future

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Gondola Landing and a Vision for the Base

The Stakeholder Group discussed Snow King's proposal to install a new gondola in place of the existing Summit Lift and to land the new gondola on Town of Jackson property. The group acknowledged that landing a new gondola on Town property would represent a substantial contribution from the community to Snow King, particularly since the land that would be used is currently a parking lot used to access the community park. However, the group also noted that this potential contribution from the community represents a substantial opportunity for the Town to negotiate some exciting amenities for the residents of Jackson in exchange for use of Town property.

While not all members of the group agreed on what the best package of "gives" and "gets" should be to ensure that the Town and residents receive an appropriate amount of community benefit for landing the gondola on Town property, there was convergence in the group around a vision to maximize gains for all by thinking creatively about the base. Toward this end, several members of the Stakeholder Group met between meetings to develop ***a vision for the base of Snow King that could substantially improve the flow of activities on the mountain and facilitate Snow King's delivery of mountain recreation, while also bringing exciting new recreational opportunities to the area for residents.*** The underlying idea behind the vision is that Snow King, the Town, and the residents would all gain from the vision, adding value for everyone through creative thinking and thoughtful development.

The new vision for the base included the following elements:

- Mutual planning, development, and creation of a world-class west base area, which would be ***the largest, most accessible and contiguous (green/grass and white/snow) public/recreational space possible***, designed for optimal functionality for multiple uses (both public and resort) in all seasons.
- ***Removal and replacement of the Summit Lift with a gondola.***
- Careful siting of the gondola landing on Town property ***to maximize contiguous green and white space on the property.***
- Development of ***a world-class park, event center, and youth sports facility*** accommodating public and private events and competitions, a community center, spectator hospitality, resort amenities, and headquarters for the Jackson Hole Ski and Snowboard Club, Doug Coombs Foundation, Jackson Hole Youth Hockey, Jackson Hole Moose Hockey, Jackson Hole Skating Club, the Jackson Hole High School Ski Team, the Jackson Hole Chapter of the Girls Scouts, and/or a year-round youth/teen center.
- ***Consideration of a variety of community, athletic, and recreational uses at the new sports facility***, including an additional ice rink, a climbing gym, meeting rooms, office space, study space or a branch library, among other things.
- ***Creation of an expanded and enhanced outdoor park space*** designed to accommodate multiple uses including but not limited to: baseball/kickball, markets and fairs, concerts, general public use, youth sports and winter sports dryland, and community events.
- ***Establishment of shared funding / expense and operating agreements***, association, or similar organizational structure to help create this vision and cover ongoing

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operations and maintenance of base area facilities (e.g., plowing, parking, janitorial services for shared buildings) and community benefits.

The idea behind this vision for the base is that it would substantially improve the recreational opportunities for the community by increasing the contiguous community space at the base to allow for more outdoor uses and by developing a community mountain and event center for new and expanded indoor uses. There was strong support among stakeholders about the need for a clear delineation of responsibilities between the Town, Snow King Mountain Resort, and Snow King Resort Management Association (SKRMA), in order to improve maintenance of roads and facilities to improve the user experience and increase safety.

It is important to note that the Stakeholder Group talked at length about the many members of the community who indicated a preference for *not* landing the gondola on Town property in their vision packages at the community meeting. The group members acknowledged and carefully considered this preference. Upon further deliberation, many in the group ultimately agreed the vision at the base that included landing the gondola on Town property held the greatest promise for delivering substantial community benefit to Town residents while also facilitating operational efficiencies for Snow King.

Community Benefits Now and for the Future

Members of the Stakeholder Group stressed the importance of developing vision packages for Snow King that promised a strong return to the local community for their continued and increased support of Snow King.

Community benefits included more recreational opportunities at the base (see above), as well as a new building at the summit of Snow King that would be open and welcoming to visitors and the community alike. The new summit building would include a restaurant open to the community, community space, a telescope and planetarium, and other amenities. The summit area would include picnic tables, a weather station, and easy access to the glorious views that make Jackson special. The summit would be served by a new gondola, and there would be improvements to existing ski terrain for the benefit of visitors and residents alike. These would be available year-round—free for hikers in the summer and for a lift-ticket fee in the winter (with advance purchase, season pass, and daily pass options).

COMMUNITY BENEFITS INCLUDED IN STAKEHOLDER VISION SCENARIOS

- ✓ Reconfiguration and expansion of contiguous green/snow space at Phil Baux Park
- ✓ New event space at Phil Baux Park
- ✓ A new summit building with access for the community, including a restaurant, a telescope/planetarium, and community space
- ✓ New picnic areas at the summit and yurts on the backside of the mountain
- ✓ Improved and in some cases expanded ski terrain on the mountain
- ✓ Expansion and improvement of the existing ice rink
- ✓ Creation of a new community mountain sports center
- ✓ Improved flow for drop-offs and through traffic at the base
- ✓ Increased and improved parking at the existing ice rink
- ✓ New housing for Snow King employees provided on Snow King property to alleviate housing pressures elsewhere in the community
- ✓ Clear commitments from Snow King and SKRMA for future management, financial investment, and maintenance of amenities and infrastructure

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Other recreational benefits that this vision included for the community include expansion of the existing ice rink and the creation of a new world-class community mountain sports center (described above). These developments would expand the indoor sports recreation opportunities available in Jackson, providing more ice for hockey and figure skating, a climbing wall, and other fitness and sports opportunity. There would also be improved space to support management and growth of community sports and community groups like Jackson Hole Ski and Snowboard Club, Doug Coombs Foundation, Jackson Hole Youth Hockey, Jackson Hole Moose Hockey, Jackson Hole Skating Club, the Jackson Hole High School Ski Team, the Jackson Hole Chapter of the Girls Scouts.

The Stakeholder Group also sought benefits to the community outside of the sports and recreation spheres. They saw a lot of room for improvement in parking, traffic, and transportation at the base of Snow King. ***The group agreed on the need for a new parking, traffic, and use study for the area to assess the problems, identify the sources and patterns behind the problems, and recommend creative solutions. The group further agreed that the study should be jointly funded and implemented by Snow King, SKRMA, and the Town.*** The group acknowledged that they are not traffic engineers or otherwise experts in the field, but they also had strong preferences for alleviating parking challenges in the area and ensuring that Snow King and SKRMA invest in solutions along with the Town. Some members of the group felt strongly that the parking improvements on main streets and arterials should not have the effect of pushing parking and traffic onto side streets and into neighborhoods adjacent to Snow King and SKRMA properties. The Stakeholder Group discussed a variety of options for ways to address parking and improve the flow of traffic, but did not agree on the best strategies. The parking and traffic improvements options that gained the most traction in the group are captured in the accompanying scenario summary table.

A Discussion of Finances

Most members of the stakeholder group expressed support for maintaining the viability of Snow King into the future, although they expressed different understandings and visions for what that meant, what would be needed to accomplish it, and what the Town's role in it should be. Early on, Snow King requested that the group not delve into the financial details of the resort, suggesting that it would not be the best use of the group's limited meeting time to try to understand, debate, or seek agreement on the financial status or revenue needs for Snow King. Some members continued to believe that knowing the needs of Snow King and the relative cost and revenue projections for different elements being considered for future development would help the group make informed choices for a vision. Others stated that this line of discussion held more opportunity for disagreement and debate than it did for visioning and creative thinking. In the end, the group invested their time in visions rather than finances. However, they did discuss more broadly the need for SKRMA to contribute financially to the community benefit and recreational operations at Snow King. This was very important to some stakeholders and is reflected in the scenario table under "SKRMA commitments."

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Balancing Hard Issues

Among the more challenging issues that the group addressed were boundary expansion, road development, and zipline. Snow King representatives had previously and in stakeholder meetings expressed the importance of these topics to the future financial viability of the ski mountain. Community members expressed a variety of perspectives on these issues in their identification of interests and in their vision packages. Members of the Stakeholder Group also expressed different opinions on each, often with different understandings or calculations of the tradeoffs and gains for the community.

The group explored several ideas and options related to gains for Snow King and for the community but did not agree on or converge on a particular outcome. Some of the options considered are listed below. These are ideas discussed and considered by the whole group, but not necessarily supported by individual members of the group. The summary scenario table demonstrates different ways that these elements could be combined with other ideas to create unique packages of benefits for Snow King and the community.

HARD ISSUES TO BALANCE

✓ ***Boundary expansion:***

- Whether to do it, how much to do it, where to do it (face of the mountain, summit)
- Concerns about environmental impacts
- Benefits for the community in terms of expanded ski terrain
- Other benefits for the community?

✓ ***Road development:***

- Potential improvements in safety, operations, and summit access
- Concerns about grade of new road, visual impacts, and environmental impacts
- Benefits for the community in terms of potential new ski terrain between switchbacks
- Other benefits for the community?

✓ ***Zipline:***

- Whether to have one
- Where to put one if there is one
- Concerns about visual impacts and impacts to the experience on the mountain and to surrounding neighbors and the cemetery
- Benefits to the community?

- Boundary expansion at the summit *could* make sense if it included an expansion of the ski terrain to create new beginner skiing opportunities in a sunnier, warmer area
- Minimal boundary expansion on the face of the mountain *could* make sense if it allowed for development of a new road to improve safety and summit access
- A new road to improve safety and access *could* make sense if skiing is allowed between the switchbacks
- *If* a zipline is going to be built, it *could* fit better with the surrounding community *if* it was located next to the Rafferty Lift and *if* use was managed to respect visitors to the cemetery. Alternatively, *if* a zipline is going to be built, it *could* fit better with the surrounding community *if* it was located adjacent to the gondola, which *could* reduce visual impacts and alleviate concerns about the cemetery.

However, there were several concerns that consistently emerged that the Stakeholder Group was unable to resolve with regard to these options. These issues are listed below. Some of the issues could be informed and/or resolved through the National Environmental Policy Act (NEPA) analysis that the US Forest Service will conduct as part of a Snow King application process. Others are matters of preference or perspective and are therefore more difficult to resolve.

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- The potential impacts of expanding the ski area boundary and/or building a new road on elk habitat, migration corridors, and other natural resource values on the mountain
- The engineering challenge of constructing a new road on the front of the mountain on one hand, and addressing safety and operational concerns related to accessing resort infrastructure and the summit on the other hand
- The change in the experience on the mountain and in the surrounding neighborhoods with the addition of a zipline, particularly related to noise and potential loss of a low-key atmosphere
- The potential visual impacts from a new road and/or a zipline
- The ability or lack of ability to minimize or mitigate these potential impacts
- What the appropriate package of community benefits should be in exchange for boundary expansion and/or new road development and/or a zipline

Scenario Packages and Areas of Divergence

The Stakeholder Group talked at great length about how best to balance gains and opportunities for Snow King with gains and opportunities for the community. Maintaining community character and protecting environmental and natural resource values were important variables in the equation. While there are many areas of agreement among the stakeholders that are reflected in the pages above and in common language in different boxes in the scenario summary table, different members of the group weighed those elements differently against other gains and opportunities for the community. For this reason, the Stakeholder Group encourages Town Council and Snow King to look at each scenario as a complete package without “cherry picking” the common elements and removing them from the context of the scenario packages. ***While there is general stakeholder convergence around many scenario elements, there remains divergence among the stakeholders about important aspects of the future of Snow King, including whether to have a zipline and where to put it if there is one, whether to develop a new road and where to put it if there is one, and whether, where, how much to expand the Snow King boundary. The convergence in many cases is based on compromises made in other topic areas, some of which may not be obvious to those who were not a part of the discussion. The group hopes that future negotiations, analyses, and permitting processes among and between Snow King, SRKMA, the Town, and the US Forest Service yield a balance of outcomes that allow for the continued viability of Snow King while providing community benefits and maintaining the feel of the community that makes Jackson such a desirable place to call home.***

Snow King Vision Stakeholder Group Final Vision Scenarios - May 17, 2018

WHAT'S IN THE TABLE

The following table summarizes four scenarios that the Stakeholder Group agreed represent a reasonable range of alternative visions for the future of Snow King. Each scenario should be viewed as a complete package, as each balances the interests in a unique and carefully thought-out way. Some elements discussed in the table are marked with an asterisk (*). The asterisk indicates that the same language for that element occurs in each of the four scenarios. However, this does not necessarily mean that members of the Stakeholder Group support that language or that element no matter what; each scenario includes other components to balance these elements differently. The Stakeholder Group encourages Council and the community not to infer that there is universal agreement about the elements with the asterisks and to review those elements in the broader context of each scenario as a stand-alone package of carefully considered trade-offs.

Note: The Stakeholder Group seriously and carefully considered the interests and vision packages that emerged from the two community meetings. The Stakeholder Group integrated the community's perspectives into their own deeper dive into potential futures that address all the identified interests and considerations. Early in their work together, the Stakeholder Group converged around a vision for the base of the mountain that fundamentally rethinks the base in a way that maximizes the community benefits and meets the greatest number of interests to the largest degree. The Stakeholder Group encourages Council and the community to view the vision for the base and the accompanying scenarios not through a lens of a particular interest, but through a lens of what will be best for the whole community in the long-term. Please read the accompanying summary report to learn about the Stakeholder Group's vision for the base and other elements and ideas that the group considered.

This summary document was prepared by Heather Bergman of Peak Facilitation Group and Tyler Sinclair, Director of Planning for the Town of Jackson. Due to the urgency of getting information to Council, the Stakeholder Group did not have time for a thorough, in-person review of this table as a group. Individuals suggested clarifications and edits in response to an emailed draft document; Heather and Tyler incorporated those to the best of their ability, working to remain consistent with the notes from the meeting. Any errors in this document should be attributed to the writing team, not to the stakeholders.

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Gondola Landing	Gondola landing on Town of Jackson property	Gondola landing on Town of Jackson property	Gondola landing on Town of Jackson property	Gondola landing on Town of Jackson property <i>Note: The group briefly discussed the concept of a land exchange or purchase such that Town owns all or a portion of KM6 for community purposes and Snow King owns a portion of current ball field to land gondola and other amenities. Some members of the group indicated that they do not believe the idea is viable;</i>

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
				<i>others indicated that they would need more information and/or discussion before forming an opinion.</i>
Ice Rink*	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area
Community Mountain Sports Center*	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Parking	- Phil Baux Park should not to be used for surface parking - Move parking from Phil Baux Park to other Snow King property - Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces and build additional cantilevered parking at ice rink to create additional parking spaces - Consider parking at KM6—surface or underground, depending on development - Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events - Bike lanes on Snow King Avenue - A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan.	- Phil Baux Park should not to be used for surface parking - Recoup lost parking at Phil Baux Park through: - Develop easiest surface parking options in the near term - Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces - Create more on-street parking on South Cache and Snow King Ave. - Consider angled parking on Snow King Ave. on north side with road widening to accommodate bike lanes - Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events - Bike lanes on Snow King Avenue - A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan.	- Phil Baux Park should not to be used for surface parking - Recoup lost parking at Phil Baux Park through: - Develop easiest surface parking options in the near term - Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces - Create more on-street parking on South Cache and Snow King Ave. - Consider angled parking on Snow King Ave. on north side with road widening to accommodate bike lanes - Consider surface or underground, depending on development - Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events - Bike lanes on Snow King Avenue - A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan.	- Phil Baux Park should not to be used for surface parking - Recoup lost parking at Phil Baux Park through: - Develop easiest surface parking options in the near term - Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces - Create more on-street parking on South Cache and Snow King Ave. - Consider angled parking on Snow King Ave. on north side with road widening to accommodate bike lanes - Consider surface or underground, depending on development - Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events - Bike lanes on Snow King Avenue - A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan.

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Zip Line	No zip line <i>Note: A zip line could be incorporated into this scenario: a) if it was accompanied by additional community benefit provided by Snow King, and b) only if the zip line was put adjacent to the Rafferty lift.</i>	No zip line	Zip line on west side of mountain (West Portal), activity recommended to be built adjacent (on east side) of Gondola.	Zip line on east side of the mountain adjacent to the Rafferty Lift.
Boundary Expansion/Road	Expand boundary to encompass new road as proposed by Snow King Mountain but without the additional terrain proposed on the front side; this <u>does</u> allow for skiing between switchbacks.	Expand boundary to encompass new road as proposed by Snow King Mountain but without the additional terrain proposed on the front side; <u>do not</u> allow for skiing between switchbacks.	Expand boundary to encompass new road as proposed by Snow King Mountain but without the additional terrain proposed on the front side; this <u>does</u> allow for skiing between switchbacks.	No boundary expansion; new road within existing boundary, for summer operations and safety purposes, could still be used for downhill skiing in the winter. <i>Note: Consider which needs could be met by a road on the backside to inform and potentially limit size and impact of road on front side of mountain.</i>
Summit Multi-use Building*	Multi-use building that is welcoming to both visitors and locals • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the	Multi-use building that is welcoming to both visitors and locals • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the	Multi-use building that is welcoming to both visitors and locals • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the	Multi-use building that is welcoming to both visitors and locals • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	MDP if there is a building at the summit • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium	MDP if there is a building at the summit • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium	MDP if there is a building at the summit • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium	MDP if there is a building at the summit • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium
Summit	West Summit minimal expansion to allow beginner skiing (magic carpet, facilities)	No expansion allowed	West Summit minimal expansion to allow beginner skiing (magic carpet, facilities)	No expansion allowed
Back Side of the Mountain	No change in boundary, as proposed by Snow King Mountain including a new lift and bike and ski terrain within existing permit boundary, with consideration for wildlife migration and habitat; includes bike park as proposed by Snow King Mountain; plus yurts (to be accessible to community as a community benefit)	No change in boundary with limited development for human-powered activities and yurts (to be accessible to community as a community benefit)	No change in boundary, as proposed by Snow King Mountain including a new lift and bike and ski terrain within existing permit boundary, with consideration for wildlife migration and habitat; includes bike park as proposed by Snow King Mountain; plus yurts (to be accessible to community as a community benefit)	No change in boundary, as proposed by Snow King Mountain including a new lift and bike and ski terrain within existing permit boundary, with consideration for wildlife migration and habitat; includes bike park as proposed by Snow King Mountain; plus yurts (to be accessible to community as a community benefit) Maintain option for road on the back side of the mountain
Front of Mountain Trails*	• Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain	• Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain	• Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain	• Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	proposal to be included; start at mid-station of Rafferty lift, have one crossing point only • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building	proposal to be included; start at mid-station of Rafferty lift, have one crossing point only • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building	proposal to be included; start at mid-station of Rafferty lift, have one crossing point only • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building	proposal to be included; start at mid-station of Rafferty lift, have one crossing point only • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building
Uphill Access/Travel in Winter	Charge for uphill access/travel in winter • Advance purchase discount option • Season pass option • Daily pass option	Charge for uphill access/travel in winter • Advance purchase discount option • Season pass option • Daily pass option	Charge for uphill access/travel in winter • Advance purchase discount option • Season pass option • Daily pass option	Charge for uphill access/travel in winter • Advance purchase discount option • Season pass option • Daily pass option Enhance beginner terrain within the existing boundary, including from the mid-station of the Rafferty Lift, above the cemetery and on the back side of the summit within the current boundary.
East Portal	East Portal to serve primarily as commercial, lodging, and retail • Resort entry, gateway to “resort activities,” summer focus	East Portal to serve primarily as commercial, lodging, and retail • Resort entry, gateway to “resort activities,” summer focus	East Portal to serve primarily as commercial, lodging, and retail • Resort entry, gateway to “resort activities,” summer focus	East Portal to serve primarily as commercial, lodging, and retail • Resort entry, gateway to “resort activities,” summer focus

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	• Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities	• Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities	• Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities	• Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities • Emphasize portal for beginner skiers and ski school.
Lots 53, 57, and 58	All three lots to be used for employee housing and lodging • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below)	All three lots to be used for employee housing and lodging • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below); housing requirement to be met on-site	All three lots to be used for employee housing and lodging • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below)	All three lots to be used for employee housing and lodging • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below)
Housing	Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees Ensure that housing requirements are based on usage and number of employees, not only square	Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees	Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees	Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	footage			
Snow King Mountain Commitments*	• Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups	• Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups	• Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups	• Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups
SKRMA Commitments*	• Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions	• Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions	• Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions	• Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	in perpetuity that is transferable to any/all new owners - Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments - Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. - Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. - Ensure adequate parking; develop transportation demand management (TDM) plan - Clarify maintenance expectations and requirements, including snow removal - Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) - Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.)	in perpetuity that is transferable to any/all new owners - Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments - Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. - Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. - Ensure adequate parking; develop transportation demand management (TDM) plan - Clarify maintenance expectations and requirements, including snow removal - Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) - Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.)	in perpetuity that is transferable to any/all new owners - Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments - Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. - Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. - Ensure adequate parking; develop transportation demand management (TDM) plan - Clarify maintenance expectations and requirements, including snow removal - Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) - Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.)	in perpetuity that is transferable to any/all new owners - Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments - Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. - Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. - Ensure adequate parking; develop transportation demand management (TDM) plan - Clarify maintenance expectations and requirements, including snow removal - Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) - Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.)
Town of Jackson Commitments*	Leases Clean up/renegotiate/consolidate	Leases Clean up/renegotiate/consolidate	Leases Clean up/renegotiate/consolidate	Leases Clean up/renegotiate/consolidate

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	existing leases to reflect new uses and improvements that emerge from this process • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process Parking • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land Parks • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events Housing • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA Review • Ensure timely and efficient review of all plans, proposals,	existing leases to reflect new uses and improvements that emerge from this process • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process Parking • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land Parks • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events Housing • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA Review • Ensure timely and efficient review of all plans, proposals,	existing leases to reflect new uses and improvements that emerge from this process • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process Parking • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land Parks • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events Housing • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA Review • Ensure timely and efficient review of all plans,	existing leases to reflect new uses and improvements that emerge from this process • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process Parking • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land Parks • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events Housing • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA Review • Ensure timely and efficient review of all plans, proposals,

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	and permits related to SKRMA and Snow King	and permits related to SKRMA and Snow King	proposals, and permits related to SKRMA and Snow King	and permits related to SKRMA and Snow King

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From: [AJ Cargill](#)
To: [Town Council](#); [Snow King Engagement](#)
Subject: Snow King master plan
Date: Tuesday, November 13, 2018 5:01:35 PM

Hello Council members,

I understand you will have a great deal of supporters and just as many critics of the plan proposed currently by Snow King.

I would like to say just a few things since I am not able to make it to the meeting tonight (I volunteer for a local charity and I am choosing to fulfill that commitment rather than attend the meeting):

- please consider carefully
- does SK currently use all their amenities to full extent? (no)
- does SK deserve another handout from the town?
- oes SK continue to bring in revenue through cell towers on this land?
- do you listen to the screaming from the 2 roller coaster type of "ammenities" they already have? daily?
- do they NEED to expand the boundaries at all? (NO!!)
- should they be held to the same standards as other business to be successful?
- if SK stay as it is, is that ruining or degrading our town at all?
-

Clearly, I am an opponent of the expansion proposed, all of it. Would I mind a gondola? Or more (??) bike trails? Or better skiing for our youth? Or another sheet of ice? No, I am not specifically opposed to those things, but I feel this BUSINESS has already crossed the line so many times, and received special privilege. We do not NEED another "amenity", restaurant or ride. Please hear me as a neighbor.

Thank you,

A.J. Cargill

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A.J. Cargill
ajcrgll@gmail.com
307.413.1902

My name is Martin Hagen and I would like to add my two cents worth, again, on the proposed "improvements" to the Snow King ski area. After having gone to several of the meetings, listened to others opinions and observed people and their vested interests I've come to the conclusion that what is proposed is a thinly veiled attempt to make Snow King a destination resort designed specifically for a clientele that has a lot of money and no knowledge of and possibly no interest in our community.

There is no possible way that a small ski area can compete with the likes of Vail, Steamboat, Aspen and yes the Jackson Hole Ski Corporation. So, proposing to add a gondola to access the top of Snow King to me makes no logical nor needed business sense. Is there enough Skier days on the hill to support the need for such an extravagance? If there is I'd like to see the numbers. A new road to the top? Yes, an improvement needs to be made, but, I haven't heard a word about updating and improving the existing road up Leak's Canyon. If there is a study done as to why it wouldn't work I'd like to see that a well. These are just a couple of examples. All of the carnival additions to date are nothing more than lures of which a gondola would be nothing more than the same.

I can respect a business wanting and trying to make their enterprise profitable, but, this is over the top. In my opinion they are trying to make their enterprise a huge success not just profitable. And to whose expense? The community's. Once the new owners of Snow King establish themselves as a destination resort all concern for our town will dissipate and any revenue contributed to the town will be far out stripped by the demands put up it (fire, police, utilities ect....). I use every resort town from east coast to west as an example. The story is the same. Profits, huge ones become the only goal and quality of living for the citizenry is lost.

I therefore say no to the development of Snow King as proposed.

Sincerely,
Martin Hagen

From: [Meghan Lori](#)
To: [Snow King Engagement](#)
Subject: Snow King
Date: Wednesday, November 14, 2018 9:11:41 PM

I support the expansion of Snow King and I believe it is in the best interest of this community to allow Snow King to make the changes necessary to become a viable business.

All the best,

Meghan Lori

--

Meghan Bell Lori
1 (973) 632 - 9863

11/14/18

Dear Jackson Town Council,

Thank you for taking the time to listen + read concerns of the community regarding Snow King and its proposals.

My name is Ann Makley. I have been a Jackson resident for 17 years. I live in East Jackson, I am a volunteer nordic coach for the Jackson Hole Ski + Snowboard Club, and I am a volunteer educator for Grand Teton Park.

I recently retired from teaching for TCSD #1 and I have seen how many students have benefited from the town hall. I also benefit from the town hall since I live near by.

However, I am disturbed by Snow King's proposal. I care deeply about our environment and our legacy to current + future generations. I am mostly concerned about the east expansion (wildlife) + expansion into Phil Baxx park. (important gathering spot)

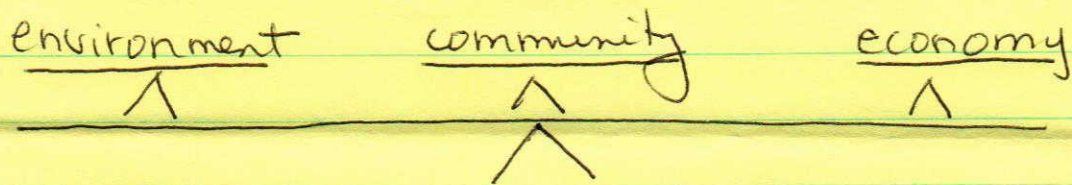
Your decision is not easy; nor should it be. People before us have made tough decisions that we are now benefiting from economically, culturally + ecologically. Now, however, you have a tool to help guide you in this decision: the comprehensive plan!

The plan states: "To preserve and

protect the area's ecosystem in order to ensure a healthy, environment, community and economy for current + future generations." To me this says that we are committed to preserving and protecting the ecosystem which includes the town, county and beyond.

I urge you to please use the comp plan as your guide. Do not rush this decision.

We need a balance -



Please do not tip the scale in one direction for the benefit of 1 entity.

Sincerely,

Ann Mahley

Town Council

Comment re: Snow King
development proposal

Please - do not go overboard
on Snow King - stick to the
existing footprint - destruction
of wildlife habitat and
neighborhoods is irreversible.
This is truly one of the most
major decisions you will make

during your time in office.

the future of Snow King is in your hands - it is a grave responsibility.

Proceed slowly - packing Snow King with more attractions and condos does not ensure its viability, but would guarantee one more death by a thousand cuts that this community can ill afford.

Brooke Bullinger

Box 2528 Jackson

44 year resident

From: [Jenna Malley](#)
To: [Snow King Engagement](#); [Town Council](#)
Subject: Snow King
Date: Tuesday, November 13, 2018 3:30:28 PM

I want the town hill to stay small. Adding a huge hotel and condos to snow king is not what is needed for the town of Jackson.

--

Mrs. Jenna Malley
JES Title Reading Teacher

From: [Katie R](#)
To: [Town Council](#); [Snow King Engagement](#)
Subject: Please Delay Additions to Snow King
Date: Tuesday, November 13, 2018 4:49:14 PM

Hello,

I'm a resident living in east Jackson, and I currently enjoy having Snow King as a locals getaway within our resort town. Locals living here are what make this town so great, and I believe we need a spot that's not going to be infested with an influx of tourists.

I urge the Council to please halt the next Phase of Snow King's proposed plans. A significant error on Snow King's plan is using traffic studies that are nearly 20 years outdated- please do current research on what is a very different Jackson before giving the go-ahead on any decisions. I believe if a zipline is installed and a convention center at the ridge, as well as some of the other additions, the People's Market will be affected, and the overflow of traffic will impact that general/quiet area quite a bit.

If Snow King is concerned about revenue, please simply take the winter, which already brings in the best income, to make a decision that takes into account the locals who enjoy Snow King as OUR local backyard!

Thank you for your consideration.

Sincerely,
Katie

Sent from my iPhone

From: [Laurel A. Wicks](#)
To: [Town Council](#)
Cc: [Snow King Engagement](#)
Subject: Snow King, our town hill
Date: Tuesday, November 13, 2018 6:34:31 PM

Dear Council Members:

I am unable to attend tonight's meeting. Although I will not be there, I want my voice to be heard regarding the proposed future development of Snow King.

The current owners and investors of Snow King need to be reined in and held accountable to the parameters of their agreement made over a decade ago. The spectacle of an amusement park is not what this town needs or wants.

I moved to this valley 48 years ago. I have enjoyed walking, biking, skiing the town hill. I enjoy looking at it. I have sat upon it to enjoy musical events. I have watched the town and the valley change and grow.

I am vehemently opposed to the audacious and unnecessary out of scale commercial development proposed that would change the character of our town.

Please protect the beloved treasure that overlooks our valley.

Thank you.

Sincerely,

Laurel A Wicks
Box 1470
Jackson, WY. 83001

From: [ARMOND N ACRI](#)
To: [Town Council](#); [Town Council](#)
Cc: [Tyler Sinclair](#)
Subject: Vision for Snow King
Date: Tuesday, November 13, 2018 10:39:46 AM

I have a conflict and will be unable to attend the meeting tonight on Snow King, but I want to share my vision for Snow King with you. I have been a season pass holder for most of the past 22 years.

What do I think Snow King should look like in the future?

1. It should provide a safe place to ski when conditions in the backcountry are not safe. This is very important to me because I have lost several friends to accidents in the backcountry.
2. It should provide a place for me to maintain my ski skills and for others to learn and develop their ski skills. This is important to me because skiing is part of my identity. I wish I could ski every day. The reality is that I cannot ski every day, and some days I only have an hour or two of free time. Snow King is a perfect place to meet friends for a couple of quick laps on the mountain.
3. It should be a good member of the Community. That means being transparent about their plans for development. At one time the Snow King Resort Plan was the easiest Resort Master Plan to understand for the average citizen. That is no longer the case. I know this because I have read all the Plans multiple times. Parcels have been sold and development rights have been transferred. We need to know what rights are now associated with each parcel. We need to know this before we can discuss making any changes. They should also be collecting dues from the members of SKRMA to pay for some of the services the members receive. Right now, all of us are paying for those services. That is not fair to the community.
4. It should respect community values. Most residents want to see Snow King succeed because they want a place where they kind find recreation. While tourists might look for amusement, most of the locals are looking for recreation. They are not the same. We do not want roller coasters, zip lines and other tourist attractions that belong at a carnival.
5. Protect wildlife habitat. Developing south facing slopes will damage valuable wildlife habitat to provide marginal skiing. The animals are there because the wind and the sun tend to keep those slopes relatively clear. They are trying to survive and we are trying to have fun. They deserve a break.

Some of Snow King's problems are of their own making.

1. They built condos on the best beginner terrain they had. Now they expect us to give them more terrain. I am afraid if we do it will perpetuate the cycle of building and expanding.
2. Snow King is a low elevation ski resort. The past few years the best snow has always been at the top in the shaded North slopes. That is where any expansion should take place and it should be limited to no more than 20% of the current footprint. This is generous because the Comp Plan states there will be no expansion. There should be no expansion adjacent to private property.
3. Snow King does not take good care of all their customers. Skiers are treated as second class citizens. We are squeezed out by the roller coaster, the alpine slide, tubing and construction of new condos. In addition, we have to worry about the impact of zip lines in the future. The quality of our experience continues to decline while the cost of a ski pass continues to go up. They charge uphill skiers an exorbitant amount of money for what they provide.

While I would like to see Snow King succeed, I do not think it should be at any cost. If the current management of Snow King cannot make a financial return on the operation within the bounds of community values, perhaps they should step aside and we can look for someone who can.

From: [Heidi Bellorado](#)
To: [Town Council](#)
Cc: [Orion Bellorado](#)
Subject: Snow King Master Plan Comment
Date: Tuesday, November 13, 2018 3:29:39 PM

Dear Town Councillors,

We are Jackson Hole residents and we own a house a couple of blocks away from Snow King Mountain. Unfortunately, we are unable to attend tonight's meeting concerning Snow King Master Plan. However, we wanted to voice a few suggestions/concerns. We believe that as a community we would like to see Snow King succeed as a Town Hill rather than a real estate investment. When making decisions about the Snow King Master Plan please consider the following:

- 1) We believe that Snow King should be maintained as a community space and recreation area with free access to public lands for everyone (e.g., no uphill fee).
- 2) We believe that environmental impacts should be limited concerning wildlife, habitat, corridors, light and sound pollution, water use, soil disruption, and general "industrialization" of the site to maintain our ecosystem function and values.
- 3) We believe that if development is to occur, Snow King should focus on community related infrastructure (e.g., a community center, climbing gym, affordable/workforce housing etc.).

Snow King is at the heart of Jackson Hole and makes our town unique with free access for public enjoyment and recreation. If we want to maintain our community in Jackson Hole, we need to prioritize it rather than tourism. We know that our town will continue to change and tourism is an integral part of that. However, we need to maintain and conserve what makes our community and ecosystem thrive with an environmentally sustainable, community-oriented Snow King Master Plan. Thank you for your consideration.

Sincerely,
Heidi & Orion Bellorado

--

Heidi Bellorado
hbellorado@gmail.com

From: [Cynthia Bennett](#)
To: [Town Council](#)
Subject: Snow King
Date: Sunday, November 11, 2018 4:11:47 PM

Dear Council Members,

I am writing this as a long time resident of Jackson Hole with a personal view of the changes that have occurred here in the last 50 years, some good and some not so good. Some changes are inevitable and even necessary as we try to cope with the many people who are coming here each year.

However turning our town hill into something approaching a carnival with the attending noise and pollution seems to me to be inexcusable .

I am in agreement with most of the proposals expressed by the Jackson Hole Alliance, especially in regard to further encroachment on public lands, and a road to be built across the entire face of the ski hill, as well as the destruction of Phil Baux Park .

Thank you,

Cynthia bennett

From: [Tyler Sinclair](#)
To: [Town Council](#)
Cc: [Tiffany Stolte](#)
Subject: FW: Snow King project
Date: Friday, November 16, 2018 8:28:52 AM

From: John Berner <jberner@thompsonflanagan.com>
Sent: Thursday, November 15, 2018 8:59 PM
To: Tyler Sinclair <tsinclair@jacksonwy.gov>
Subject: Snow King project

Tyler,

I have no relationships, personal or business with any of the individuals, groups etc. associated with the Snow king improvement proposal. Part of the improvements really are "in my back yard." I reside and own 955 Snow King Drive. I attended the presentation on Tuesday night. I want you and the town council to know that I thought all of the presentations and work that has gone into the project was thorough and well thought out. I had a few reservations, most of which were addressed in the presentations. I would like to suggest some restriction on the use of the access road above my house. I have endured road closures on snow king dr for six or so months on top of a number of private construction projects, all of it incredibly disruptive. I would suggest that the planned access road above my house have some restrictions around heavy equipment usage - snow cats, bull dozers etc. I would defer to the experts but 8-6 weekdays and none on weekends.

Other than that one concern, I urge the Town to approve the project. We spend a lot of time on the mountain and at the base and it really is in my backyard. I believe the proposal is well thought out and will only enhance the mountain for all of our residents.

Thank you,
John Berner
955 Snow King Dr.

John R. Berner
C 312-953-8284

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Dear Town Council and Mayor:

I am writing today to provide comments on the Snow King Resort Master Plan amendments under consideration.

It is clear to me that most valley residents and visitors want Snow King's ski operations, Wyoming's oldest, to remain open for business into the future. While the resort's business profitability is not necessarily the Town Council's concern, your decisions with respect to the master plan will set the parameters under which this management group and subsequent owners will develop and operate their facilities. As a town resident and neighbor, I want to see a balanced master plan that is respectful of the conservation values on and surrounding the mountain, and that dovetails with the town's vision for a vibrant Snow King Avenue transitioning into the neighborhoods. I also want to see ski operations continue and improve into the future. I am writing to encourage you to approve certain key updates to the ski resort's master plan.

Of the many elements to Snow King Resort's forward-looking proposal, the primary on-mountain changes requested include a new multipurpose building on the summit, a gondola, the addition of beginner ski terrain, and a zip line from the summit. How each of these components are sited and detailed is critical. I believe that these improvements can be accommodated in a balanced way and I encourage the Council to support the inclusion of these key elements in the updated master plan, noting the following:

- New summit building. A modern replacement of the Panorama House makes sense. Please ensure that the design of the facility includes a thoughtful approach to exterior lighting--minimizing the visual impact of the building from town, county and surrounding federal lands at night. Keeping our sky dark should be easy to accomplish, but this new building could be a real visual intrusion at night if not carefully considered up front.
- New gondola. This will be a nice improvement and is clearly required to support the summit area improvements. Snow King has confirmed that the gondola can land in any number of locations at the base. The design challenge is that base area is getting crowded and the ski lane necks down at the bottom, especially when there is a ski race lane in place. In order to provide for a gondola landing closer to the base of the existing summit lift, a new location for the tube lanes could be studied; if the tubing facilities were moved elsewhere, it seems to me that there would be more flexibility for the gondola alignment. It makes planning sense to prioritize the landing area of the gondola over the tube park location.
- Beginner ski terrain. I understand the need for the new road/ski route from the summit. Rod Newcomb made an important point about ensuring that the intermediate and expert skiing on the Elk and Grizzly runs remains very good. In my view, the combination of a new road realignment/beginner ski way AND the intentional removal of other roads and trail cuts, AND selective thinning and clearing, it seems there can be a significant net improvement of skiable terrain for all abilities, not only beginners. In terms of beginner terrain at the top, facilitated by the gondola, keep the footprint tight to the summit area and make it attractive in the summer, too.
- Expand the area boundaries, but only to facilitate the addition of beginner terrain. Beginner terrain is a limiting factor for skiers on the mountain. Expert ski terrain can be increased using selective thinning

and clearing within the current ski boundaries. In your coordination with the Bridger Teton, work to allow some expansion out of the current boundary, but keep it tight, and generally keep expansion out of Leeks Canyon, which does not offer beginner terrain. Beginner expansion at the summit area west of and near the Panorama House, toward the paraglider launch, makes sense to me. Snow King's goal to provide beginners with places to learn and practice skiing is right on. For me, the addition of beginner terrain is a reason to consider boundary expansion, including expansion that is incidental to allowing for the new road/beginner ski way from the summit.

- Zip line. Because a top-to-bottom zip line is being described as a critically important source of revenue that would support the goal of a sustainable winter ski operation, I hope that this can be supported by the Council. If a zip line can't land near the base of the mountain coaster, the hub of the summer family activities, then the impact of it would be minimized if it could be located in tight alignment with the proposed gondola, the closer the better so it looks like part of the same facility from town.

Snow King's owners and management team have made the case that these modifications to their master plan are critical to their ability to be a long-term viable ski operation—I believe them. We are fortunate to have local owners who are willing to take the risk and improve the ski facilities at Snow King.

Snow King is a business, a landowner, a leaseholder, but also a neighbor, a mountain, an iconic view above town, wildlife habitat, and much of it is public land with public access—and this is why people are passionate about it. Like so many, I feel a sense of ownership of Snow King Mountain. Snow King Mountain Resort is working in good faith to create a balanced plan that will allow for the long-term viability of the ski area. I trust the Town Council and Bridger-Teton to work with Snow King's management to find the right balance of new on-mountain investments that will allow for the long-term success and continuance of our town's wonderful ski hill.

Thank you for your diligence on this project and for all that you do for the Town of Jackson.

Sincerely,

Mark Berry
110 E. Kelly St.
Jackson, WY 83001

From: [beverly boynton](#)
To: [Town Council](#)
Subject: snow king
Date: Monday, November 12, 2018 8:07:47 PM

so many reasons to say NO to SK proposals:

lack of follow thru on the 2000 agreement

grandiose development that is counter to the 2012 county vision and character of the valley

lack of infrastructure planning before development

more impacts to the community: traffic, noise, a circus looming over town

for what? and that illegal mowing, with their lame excuses—they are not to be trusted, and do not respect this community.

sorry for typing errors on my ipad, i'm out, will try to attend the meeting.

From: [Jeff Brines](#)
To: [Town Council](#)
Subject: Snowking
Date: Tuesday, November 13, 2018 4:47:49 PM

Dear City Council

With the upcoming meeting pertaining to Snowking I wanted to voice a few thoughts as a community member. I know many of my thoughts may not be popular, which is why I wanted to spend the time to write in.

With respect to the new amended Master Plan, it seems clear Snowking is looking for ways to maximize profitability and enjoyment of the space. Considering how long the mountain has operated at "break even" (or a loss) I think it is fair for them to consider these items. Unlike most of the community, my concern has more to do with if these changes will be sustainable in the long haul than if the development will somehow materially change our community.

What would really be a shame is if new infrastructure is added and the mountain is unable to turn a profit, either due to lack of interest or higher than anticipated costs. What then? How will the Gondola be paid for? Is it debt based? Is there a forecast to suggest this will bring more people to the mountain? Is this forecast reasonable?

Moreover, I'd like it to be disclosed if the town is paying any subsidy to help the mountain operate. I've read conflicting reports of this, and its something that is often mentioned in conversation. This needs to be addressed in full transparency as I think the community would have varying thoughts if the mountain is at all subsidized.

Finally, I know a lot of people (myself included) are a bit upset about the uphill pass cost. This seems ridiculous when considering the way things have operated for many decades, the fact much of their operation is on public land and the idea that some of the mountain is being subsidized by our tax dollars (again, not sure there!)

In the end I think it would besiege us all to be anti-development. We need more supply of housing, not less. Obviously, short term housing will not help the town in any way, shape or form, so this should be a talking point - how do you let the developer add more units while also adding units that are long term rental/sale in nature as well.

In the end, seems there are a lot of questions here! Hope you guys find a balance between allowing free enterprise to address a changing town & growing demands alongside a town that is teetering at capacity with respect to workforce housing & sustainable business.

Best
Jeff Brines

From: [Pat Butts Pat Butts](#)
To: [Town Council](#)
Subject: SKMR On-mountain Improvement Projects
Date: Monday, November 12, 2018 8:15:14 AM

Dear Council Members,

While I am no longer a resident of the Town of Jackson, I am an interested resident of Teton County Wyoming and care very much what happens to our "Town Ski Hill." I have lived in the area since 1968, many of those years in the town of Jackson itself on Lodge Pole Lane in Cache Creek. Since your decisions on the current Snow King proposal will forever affect the future of our community, also my community, I feel it necessary to speak out.

It is evident that the town planners, planning commission, and you yourselves have put hours of thought and research into this proposal. For that I thank you. I admire your effort and dedication to making our community a better place for all of us. Obviously, your task is not an easy one.

I ask you to consider the following:

Snow King's neighbors. Town residents purchased homes bordering the ski area with the expectation those boundaries would remain and they would be situated next to a ski area. To suddenly allow expansion, especially with the activities proposed for that expansion, will be an undue burden on the property values and enjoyment of their residences. These current plans move Snow King well beyond its purpose of being the "local ski hill" and instead into the realm of being an "entertainment center." The planners allude to this in their discussion of placement of private/commercial use of the Town Property in one location. They also mention, in relation to the zip line, the noise associated with it. Consideration of the neighborhood is primary as you reach your final decisions.

Additional construction. Planners have looked carefully at the additional construction requests. Bigger (taller), closer together, building on all possible spaces does not a more inviting community make. Please reign in the additional requests for more and higher structures. What is there now is becoming overwhelming.

<!--[endif]-->Assume your responsibilities to your electorate and protect our community character. The proposed expansion points toward more of a Disneyland atmosphere than a natural ski area. I spent the summer working at Flagg Ranch as a reservation agent. The people coming to our area are not coming for the thrill of bike parks and zip lines. Both Yellowstone and Teton Parks focus on our natural environment. The Town of Jackson does not need to allow itself to become "any where USA." There are plenty of communities elsewhere with that title. This is a special place, agreed upon by all who choose to live here. We need to aggressively protect that status.

I appreciate the long hours you've spent researching and deliberating over this issue. Your final decision will be extremely important to our future as a community. As you reach your decisions, please look at the whole picture, the future of what's so special about our community and its environment, and hold Snow King developers to their original agreements. They have obligations to our community just as they are saying we have to support them. I'm counting on you to keep the big picture in view as you make your deliberations.

Thank you,
Pat Butts
Teton County Concerned Resident

From: [Gwynne Carpenter](#)
To: [Town Council](#)
Subject: Snow king public comment
Date: Wednesday, November 14, 2018 1:04:02 PM

Town council,

Thank you for your endurance of hearing everyone's comments last night and for representing a town like ours. Truly inspirational as a younger person to see what it means and is like to be a part of a town that cares.

I'm concerned about an influx in traffic effecting not only the quite neighborhood but the children I've seen gathering at Phil baux park to get on the bus.

The tenants of those in the housing that SKRMA holds, some of those tenants are my coworkers and friends, working multiple jobs to afford their rent.

Please keep in mind Jessica chambers, sky shell and travis rice comments last night. Had key points I agreed with along with being disheartened about hearing the impact of the ropes course on the ecosystem (not only the birds were effected)

Thank you!! Gwynne Carpenter

Dear Mayor and Town Council,

Thank you for the opportunity to provide public comment on the proposed Snow King Base Area Master Plan revision last night, 11/13/18. I have provided substantial comments in the past including from my participation as a member of the Snow King Stakeholder Group. I will continue to provide input as much as I can because I feel the information and my understanding of proposals has been evolving. That said, there are some fundamental points I will repeat here. I will then make some comments specific to the staff report of 11/9/18, which I only had time to skim parts, and then make some comments based on what I heard last night.

Fundamentals:

1. SKRMA or its equivalent clearly established and fully functional before any additional “deals” are made with the town – including lease renewals, new leases or use of additional public property or other concessions to private, for-profit entities that comprise SKRMA or its equivalent.
2. A detailed minimum level of operations agreement needs to be provided that includes commitment to maintain or replace the Cougar Lift. This lift service is critical for ski racing and training. Further, when the Summit Lift replacement is determined, there will still need to be access to the race and race training terrain that does not require skiing from the summit because there are likely significant periods when you will not be able to ski from the summit due to inadequate snow conditions. It is important to note that this detail goes beyond hours or days of operation – it is safe, reliable lift access to a specific service area on the mountain.
3. Respect our town and county by respecting the Jackson – Teton County Comprehensive Plan (4/6/2012). Snow King Mountain Resort boundaries should not be expanded. Policy 3.1.d of the Comprehensive Plan: Cluster nonresidential development in existing locations – “...existing Planned Resorts should be limited to their existing footprint.” There are alternative roads to the summit on the front side, particularly that involve improvements and reclamation of portions of the current road.

11/9/18 Staff Report:

1. P 9 – I agree lot 57 development is a concern as proposed. Overall, the images shown last night that had the shadow lines of the tubing area and, often, the base of the gondola moved close to the base of Cougar lift (sometimes public sometimes private land?) made me again woe the lack of vision for flow of use in the base area – especially from a winter use perspective.
2. P 10 – Sub-Area #5 – proposed additional parking, ice sheet and Expanded Ski Club & Lodge Facilities on town public land, location of the gondola on Phil Baux Park and continued discussion of the zipline landing in the Park (though not shown on the map) should not even be entertained without implementation of the SKRMA funding stream, detailed renderings and clarification of who would pay to develop and operate what. As should have been indicated in Scenario D from the Stakeholder Group, the gondola was only to land in Phil Baux Park on the southwest corner of Phil Baux (currently parking just north of the new condos). Regardless, a gondola base is not compatible with the playground area and needs to be away from that area.

3. P 11-12 – SKRMA discussion is good, but I feel needs to be prioritized. Phasing of development needs to be detailed and bonded, and the minimum level of service needs to go beyond hours of operation (see Fundamentals 2., above).
4. P 13 – Town Property – I agree no zipline on the west side of the hill. I still consider the gondola on Phil Baux Park but not as currently proposed.
5. Thank you for stating regard for the Comprehensive Plan “community first, resort second” and considering housing and transportation impacts.

Comments (not comprehensive) following the 11/13/18 Meeting:

1. The applicants made multiple references to this being a holistic plan/approach. However, the fact that there are two, separate application processes occurring (USFS and Town), and we are continuously reminded we aren’t talking about KM6 or the hotel make this a blatantly inaccurate description of the process. Further, when design “cartoons” are presented, they are not presented holistically or with any discussion of flow or vision of use. For example, the tubing venue that bisects Phil Baux Park in the winter really isn’t compatible with appropriate gondola landing to support the stakeholder shared vision of an open, multi-use, accessible base area at the western portal.
2. I was surprised when the applicants made multiple claims that they are not in the hotel or condo (real estate) development business. This flies in the face of our inability to discuss KM6 or the hotel. This completely negates any benefit to the town from their offer to build full-time employee housing at the current mitigation rates: they don’t plan to develop anything; therefore they won’t be required to build any housing; and therefore there is no cost to them and no benefit to town. It is also bizarre to me to demand clarification for 53, 57 and 58 yet deny discussion of KM6 and the hotel.
3. Development of seasonal employee dormitory on the Vine St. property is laudable, but that site is not suitable for visitor lodging or residential use. Further, without seasonal employees they cannot operate any of their concessions, so this is a clear business-required action/investment. This is not a concession or benefit to the town. Finally, it seems to make sense that SKRMA partners with the town to pay for Vine St. safety and flow improvements. Options could include changing to one-way with a multi-mode, bi-directional pathway(s), closing it to through traffic, or other – part of the transportation work. That would make it a benefit to the town.

In summary for now, I appreciate the incredible work of staff reflected in the staff report, but I worry that we are still not getting enough detail and coherent thought from the applicants, which will set us up for continued confusion in the future. That is why I feel a solid revenue stream to, among other things, support winter ski hill operations - from SKRMA or an equivalent - is paramount before moving forward.

Thank you for your tremendous investment in our community, and please do not hesitate to contact me with any questions.

Geneva Chong

East Jackson, 307-699-0330

From: [Kevin Cochary](#)
To: [Town Council](#)
Subject: Concerns with SKMRA Application
Date: Thursday, November 15, 2018 11:39:29 AM
Attachments: [SKMRA Application Comments to Town.docx](#)

Dear Mayor and Council,

Thanks for your extensive deliberations on the SKMRA applications. I would like to express some concerns with the application and the review process. Thank you in advance for your consideration.

Kevin Cochary
Jackson, WY

Snow King Mountain Resort Association Application Concerns

Mayor and Members of the Town Council

I would like to share my concern with the current SKMRA application for development. I believe that you may have been misinformed on several procedural issues. The application is missing required information and documentation. Most importantly, the applicant has failed to specifically identify the tangible property, infrastructure, conservation or financial benefits that the Town of Jackson will receive as part of this agreement. This is especially important if you consider the failure of SKMRA to date.

Failed:

SKMRA has a nebulous history including disbanding for a period of time. This should have negated any previous permit approval and development agreements

SKMRA is a nebulous entity. The applicant has stated that the members of SKMRA have varied, there is confusion as to membership and some members in the district have denied their responsibility. The Town Council has not been provided with a complete list of all owners and business ventures which make up SKMRA.

SKMRA has failed to provide an annual report to the town.

SKMRA is the applicant of record, but has not adequately apportioned development rights to its members or subarea parcels. If the gross square footage approved runs out, does that mean the last parcel cannot be developed? Who decides that? Should SKMRA be required to notify all owners that they may lose development rights?

SKMRA has failed to determine the financial needs and failed to assess members as required, to support recreational operations on Snow King Mountain. This is the major failure of the 2000 Master Plan approval. Instead, the Ski Resort (a member of SKMRA) states that they need a Zip Line to fund mountain operations. This obfuscation of a critical responsibility which they obligated to the Town of Jackson in 2000 is abhorrent. The Town Council has the right and responsibility to require SKMRA to meet their fiduciary responsibilities as agreed. I reject the dismissal of this past obligation in order to move forward and not assign responsibility.

SKMRA has failed to specifically identify their financial, infrastructure, and other commitments to the town in exchange for extended development rights.

Based on these failures, an insufficient application, and vague agreements, I recommend that the Town Council deny the application as currently submitted.

Following are excerpts from Jackson LDRs which I believe are relevant to this application.

8.2.4. Application Submittal (1/4/17, Ord. 1165)

1. Authority to Submit

Unless expressly stated otherwise in these LDRs, applications reviewed under these LDRs shall be submitted by the owner, contract purchaser, or any other person having a recognized property interest in the land of the proposal.

1. The application may be submitted instead by a person authorized by a letter or document signed by the owner, contract purchaser, or other person having a recognized property interest in the land of the proposal.

2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

(NOTE: Please require a document listing all members by name, all member businesses and all legal owners of these businesses)

8.2.5. Determination of Sufficiency (10/7/15, Ord. 1095)

1. Sufficiency Review

Within fourteen (14) days of the submittal of the hard copy of an application, staff shall determine if it is sufficient. A sufficient application is one that:

1. Includes the information and materials identified at the pre-application conference or in the application checklist established by the Planning Director in the Administrative Manual; and
2. Contains such information and materials in sufficient detail to determine compliance with these LDRs.

(Note: I believe that the application should have been deemed as insufficient upon submission to the planning

department for reasons noted above)

2. Determined Insufficient

Upon determining an application is insufficient, a written notice shall be mailed to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within sixty (60) days, the application shall be considered withdrawn. If staff fails to notify the applicant of any deficiencies within fourteen (14) days of submittal of the application, the application shall be considered sufficient.

Article 8. Administrative Procedures

Town Council Decision

Hearing within 60 days of PC recommendation *(NOTE: This means that a hearing must be initiated not completed within 60 days of the PC recommendation)*

9. The Town Council shall review the application at a public hearing and approve, approve with conditions, or deny the application based on the findings of this Section. See Sec. 8.2.10. for procedural standards specific to TC decisions, Sec. 8.2.14. for procedural standards general to all public hearings, and Sec. 8.2.8. for standards general to all decisions.

8.2.14. All Public Hearings (1/4/17, Ord. 1165)

A. Applicability

The following standards apply to all required public hearings. See Div. 8.3.-Div. 8.9. for the steps in the review processes that require a public hearing.

B. Scheduling

A required public hearing to review an application shall be scheduled for a regularly scheduled meeting or a meeting specially called for the review.

1. The initial public hearing on an application, whether it is advisory or for the purposes of making a decision, shall be held within 90 days of the date that the application is determined sufficient.
2. Each additional required public hearings, whether it is advisory or for the purposes of making a decision, shall be held within 60 days of the conclusion of the previous public hearing.

(NOTE: This means the Town Council is not bound to complete the hearings within 60 days and instead can not delay subsequent hearings for more than 60 days after the last one. If necessary, multiple hearings could occur until an issue is resolved or the Town Council determines the application is not approved due to insufficiency.)

8.2.10. Board of Adjustment and Town Council Decisions (1/1/15, Ord. 1074)

1. A public hearing shall be held pursuant to Sec. 8.2.14. for applications subject to a decision by the Board of Adjustment or Town Council as established in Div. 8.3.-Div. 8.8. At the public hearing, the decision-making body shall consider the application, the relevant support materials, staff report, advisory board recommendations, and any public comments.
2. In the case of a physical development, use, development option, or subdivision permit application, the Town Council may confer at the hearing with the applicant on changes deemed advisable to comply with these LDRs.

3. At the conclusion of the public hearing, the decision-making body shall decide on the application based on the findings for the specific application being reviewed and the standards of Sec. 8.2.8.

8.2.8. All Decisions (1/1/15, Ord. 1074)

Article 8. Administrative Procedures | Div. 8.2. Common Procedural Standards 8.2.8. All Decisions (1/1/15, Ord. 1074)

C. Conditions of Approval

1. Authority. A decision-maker may impose conditions of approval on permits and approvals to ensure compliance with the standards of these LDRs.
2. Nexus and Proportionality. The conditions of approval shall be related in both content and magnitude to the anticipated impacts of the proposal.
3. Statement of Conditions. All conditions of approval imposed on any permit or approval shall be expressly set forth in the permit or approval.

(NOTE: The conditions of approval have not been expressly set forth in the permit application.)

Thanks for your consideration,

Kevin Cochary

Jackson, Wyoming

My name is Mitch Dann. I have lived in Jackson Hole since 1994. I am the patrol representative of the Jackson Hole Snow King Ski Patrol, we are part of the National Ski Patrol and are a volunteer organization providing ski patrol services and training at Snow King Mountain. I am also a paid ski patroller at Snow King.

The volunteer ski patrol at Snow King was formed in 1939, so we are entering our 80th consecutive year of service. For the last several years our volunteer patrollers have provided over 450 patrol shifts at Snow King both weekend day and weeknights. On average our patrollers in Good Standing provide over 80 hours of volunteer shift service per season, or two full workweeks, in addition to time spent refreshing their medical certifications and training in the fall. We offer an Outdoor Emergency Care course, the NSP medical standard each fall, taught by volunteers. Each year we train around 10 new patrollers.

The existence of our patrol is dependent upon Snow King at this time. We allow those with a desire to be of service to the community to gain skills as a patroller and provide service. We are also a door for young people looking to start a career in patrolling or medical service. Over the years a significant number of Snow King trained patrollers have gone on to patrol at JHMR, Grand Targhee or sought more medical training going on to join Fire EMS, or to become Nurses or PA's. I was drawn to the patrol as were others as a way to gain valuable skills and to give back to our community. My son spent years skiing and training at the King and being looked after by volunteers. To this day there has never been more than one degree of separation with anyone I have personally helped at Snow King. Snow King is our community. And the difference between a volunteer and paid patroller at Snow King is just the paycheck. We expect as should others the same level of capability and service from a person in a red vest with a cross whether they are paid or providing volunteer service to our community.

We appreciate the investment the owners of the Mountain are willing to make. We would like to see another 80 years of continuous service by our patrol to this community. Frankly it has been a little hard to watch the SK application process. I think there are examples where folks have dug their heels in when in hindsight perhaps they should not have and maybe the other way around as well.

We would very much like to see a high speed lift installed to the summit. The benefits are important. But I believe it will also open the door to folks to be more willing to come out on their lunch hour for some turns or after work in the evening. The views from the top of the King are some of the best in the Valley. A comfortable place to be up there will be very attractive to folks to attend a function or enjoy a warm beverage while their kids are training in the evening.

There are lots of details associated with the King's plan. Its clear to me that we as a community cannot be involved with making decisions regarding every detail, we need to rely upon the expertise within our local and county governments and forest service. What is clear as the representative of the volunteer patrol is we want to see a safe and sustainable Snow King Mountain here 80 years from now. The addition of the Gondola is a critical piece to make that happen. Thank you for your hard work and diligence in this process and your consideration.

From: [Patty Ewing](#)
To: [Don Frank](#)
Subject: Chapters
Date: Thursday, November 15, 2018 11:12:17 AM
Attachments: [chapters.docx](#)

Don,

The Tuesday public comment meeting was long and exhausting. Thanks for listening. My comments, unfortunately were not very clear -(too late and too old). My submitted written comments were better: in summary, do not land the gondola on Town Property, but on SK private property which SK has repeatedly said publicly that they could do; no zipline on the face of the mountain, not a part of the culture and character of the community. SKRMA, is the biggest issue as what commercial development will be allowed.

Thank you for taking a moment to read my comments (in bold). Yesterday the council discussed some of the chapters, so these may be late.

Decisions that the council makes will affect our community for years and years. Please do not rush.

Thank you,
Patty Ewing

Thanks for carefully discussing the entire SK proposal. These are Chapters from SK in which Ryan Stanley responds to the Planning Commission Recommendations Chapter by Chapter.

To provide some clarity, I have put Planning recommendations in quotes. My comments about SK's responses are in bold italics.

Planning Commission Recommendations and SK Responses

Introduction:

Snow King claims "we have amended the proposed USFS master plan twice in response to public input, and are discussing below substantial revisions to the Resort District Master Plan based upon planning staff and commission review."

The only change is a minor boundary change on the east and west so boundary does not go down to the private property boundary.

Question: Were those changes in the submitted USFS plan available to the public?

Question: What were the other changes based on public review? The boundary expansion to the south?

"Ultimately, we must consider these changes in context of both the short and long-term viability of the resort district and its members interests. **(threat?)**

Therefore, any and all substantial changes to the proposed amendment must be looked at holistically and in conjunction with proposed projects on USFS lands. If certain concessions are made below and ultimately others are requested it may be necessary to evaluate the changes that have been accepted to date."

SK admits that acting now may require later evaluation...a way out.

This is a good reason to wait and have until USFS EIS is released

1. Chapter 1

The MOU expired November 1st. Doesn't that mean that sub areas #1 and #2 should be discussed within the scope of the amendment? The TOJ (the public) deserves to know exactly who KM6 LLC is and exactly who SKRMA is.

5. Chapter 5

Snow King exempts the need for Conditional Use Permit for all permanent Outdoor Amusement/recreation and Commercial Amusement uses on USFS proposal.

This is another reason to wait for the EIS to be released.

6. Chapter 5

SK is asking for “temporary tents, structures, or other temporary constructions” upto 2000 square feet for events less than 6 months within the resort district. A major loophole is they would have to apply for a conditional use permit if is over 2000 square feet and remains longer than 6 months.

Sounds like a pretty sneaky way to get what could become a permanent structure...because of the chance they can get a CUP.

6. “Chapter 5. SK is requests the ability to host a variety of events, and requests that temporary (6 months or less) “tents, structures, and other constructions up to 2000 sq feet” be allowed without a conditional use permit. (Chapter 6). After that time would need a conditional use permit. Even the recommendation in Chapter 5 by the Planning Commission allows a huge loophole for temporary structures to be built then to turn into permanent structures by obtaining a conditional use permit”.

11. Chapter 7

Where and how would the Master Plan connect to Cache Creek Drive?

And how does it connect to projects on lots 53,57 or 58?

15. Chapter 7

Do not allow SK to land the gondola on Town property rather than their own property. There is absolutely no guarantee they will actually build the training center next to the ice rink. There sufficient space for the gondola. The Cougar lift is already on Town property. Part of the sweet lease deal.

23. Chapter 11 SKRMA

c. Question: What will be the timing for SK to provide the housing requirements?

f. “SKRMA shall provide to the Town by January 1 of each year an annual report including how each requirement and obligation under the Master Plan is being satisfied and current financial information for SKRMA to ensure there is adequate ongoing funding. SKRMA will include in the annual report the composition of the board and status of the organization.”

Please approve the above Planning Commission requirement. Too much is at stake financially.

Do not approve the SKRMA “upon request to the TOJ proof of compliance with all obligations of the resort district, no more than every two years. Too much is at stake financially.

24. Chapter 11

a. ***The hours of operation for the mountain coaster and the tree top need monitored so the SK actually does not exceed the hours of operation allowed.***

c. "Ensure/negotiate affordable rate for locals with Town of Jackson."

"SK mountain will endeavor to be the most affordable..."

Not much assurance in response ensure affordable rates for locals.

d. "Maintain access for current user groups, to be defined prior to finalization of the Master Plan".

Access should be guaranteed for ALL users.

25. Chapter 11

"Applicant shall revise this Chapter to provide specific details on the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how public benefit and private development portions of the plan shall be sequenced."

Explain above?

Phasing Plan.

Under the phasing plan, SK refers again to the master plan amendment, and their relation to the USFS proposed projects...again another reason to wait to see what the USFS proposes in the EIS.

"Town of Jackson provides letter of support for all USFS proposals contingent upon environmental review" ***includes zipline?***

Upon completion of USFS NEPA Review:

"Snow King Mountain adopts new lease terms for use of Town land."

The Town of Jackson should drive the new lease terms of use of Town land.

"Snow King makes required capital contribution or provides letter of credit for redesign of Phil Baux Park"

Snow King should not design the TOJ Phil Baux park. Town of Jackson needs to be in charge of any changes to the park.

"Snow King is approved for construction of Gondola in Park & zip-line construction."

NO DO NOT ALLOW THE GONDOLA TO LAND IN PHIL BAUX PARK. NO ZIPLINE!

“Snow King begins with approved projects on USFS lands including lodge at summit, observatory, planetarium and other improvements.”

Wait for the release of the EIS to see what USFS proposes.

Gondola and Zip-line Discussion

“we believe that the best location for this complex is around the area of the Cougar lift. This location will allow.....and potentially leave the existing parking lot area undisturbed”.

Cougar lift is already on Town land. To repeat the above comment, have SK land their gondola on their own land. The word “potentially” is a huge loophole. SK refers to summer/winter uphill and downhill circulation. Do not charge for uphill access. Town of Jackson needs to obtain permanent uphill access through the SK strip of private land.

“We believe locating a new gondola in the vicinity of the Cougar lift will be the best long-term location for a new **aerial tramway** that can serve Snow King Mountain and the community for decades to come. In exchange for locating the **gondola** in this location we would be willing to contribute financially to the redevelopment of Phil Baux park should the Town seek to do so.

However, should the Town conclude this location is undesirable, or if the cost for ongoing rent under new leases associated with locating the gondola on Town land is unsustainable for the business, we are comfortable replacing the lift further South on private property.”

Then SK proceeds to back out of the training facilities and “by changing the proposal to this location, some of the other concessions that have been generally agreed to above must be reconsidered.” Another loophole

The next paragraph deals with the zip-line proposal. Do not allow a zipline. Again, SK refers to the need for the zipline to sustain the ski area operations.

SKRMA’S RESPONSIBILITY. THIS IS THE REASON THAT THE AMENDMENT VERBIAGE CANNOT/SHOULD NOT BE CHANGED. DON’T LET SKRMA OFF THE HOOK!

The closing paragraph of the SK response letter clearly underscores the reasons that the Council should wait until the EIS is released to make their decisions.

From: [Patty Ewing](#)
To: [Hailey Morton Levinson](#)
Subject: Chapters
Date: Thursday, November 15, 2018 10:40:58 AM
Attachments: [chapters.docx](#)

Hi Hailey,

Attached are my comments on the Chapters which the council was discussing yesterday. I regret I did not get them in yesterday. Thank you for taking a moment to read them.

SKRMA is clearly the biggest issue of transparency. The public deserves to know exactly who SKRMA and what they are allowed to do. It certainly has not lived up to their agreement (2000) to support financially the ski hill. In fact, as you may know, the LLC was defunct/not registered with the Wyoming Secretary of State for a number of years. The amendment being proposed essentially opens the door to onhill development (zipline) to support ski hill and lets SKRMA off the hook.

Thanks,
Patty

From: [Patty Ewing](#)
To: [Town Council](#)
Subject: SK comments
Date: Thursday, November 15, 2018 11:22:21 AM

Mayor and Council,

RE: introductory comments made by SK's consultant regarding the the proposed road. The consultant said that their firm had followed the flagged route made by Bill Briggs years ago as a way to get beginning skiers off the summit, and that the proposed road (at a 10% grade) was exactly that route.

That statement was in error. Please consult with someone (Rod Newcomb or Bill Briggs himself or others who actually recently walked Bill's proposed route) to confirm the accuracy of his statement.

Thank you!

From: [Chris Fagan](#)
To: [Town Council](#)
Subject: Snow King
Date: Monday, November 12, 2018 3:26:27 PM

Dear Town Council,

Please require that future development of Snow King is done according to the town's commitment to sustainable development, protecting open spaces and wildlife, and access to public lands. I fear that Snow King owners / developers will put profit over these critical, basic values which make Jackson so special. Their insistence of charging access fees despite never paying fair value for use of town lands is ridiculous and shameful, and sheds clear light on the owner's overarching motive: profit. Please don't allow this motive to compromise such an amazing place and critical wildlife habitat, and a huge part of what makes Jackson such a great place to live.

Thank you,

Chris Fagan

Chris Fagan
Upper Amazon Conservancy (UAC) / ProPurús
307 413 8133
www.upperamazon.org

From: [Tony Ferlisi](#)
To: [Town Council](#)
Subject: Snow King Phase 2 Comments - MBT
Date: Thursday, November 08, 2018 9:48:41 AM
Attachments: [Mountain Bike the Tetons - Snow King Phase 2 Master Plan Comments - Jackson Town Council.pdf](#)

Good morning Mr. Mayor and Jackson Town Council Members,

Attached please find and accept our comments regarding the Snow King Phase 2 Master Plan. We're grateful for the opportunity to comment publicly here and realize the difficulty and great responsibility in navigating a complex, nuanced process such as this. Please do not hesitate to reach out with any questions or comments regarding our statement as we're more than happy to discuss and work productively with you all. Please note that our comments pertain solely to the mountain bike trails and infrastructure piece of the Plan.

Thank you for the opportunity to work with you on the Blair Drive Kids Bike Park Project as well. I'm excited by the outcomes and inspired by the trust you put in us to deliver.

Regards,
Tony Ferlisi



Tony Ferlisi | Executive Director
Mountain Bike the Tetons
PO Box 433, Driggs, ID 83422
208.557.4332

[Donate!](#) | [Website](#) | [Map](#) | [Email](#)





November 8th, 2018

Mountain Bike the Tetons
PO Box 433
Driggs, ID 83422
info@mountainbiketetons.org

Mr. Pete Muldoon - Mayor
Jackson Town Council
PO Box 1687
Jackson, WY 83001

Dear Mr. Mayor and Jackson Town Council Members,

Mountain Bike the Tetons is a 501 c (3) organization based in Driggs, Idaho and working actively on both sides of Teton Pass. Our mission is to build a vibrant, healthy community by enhancing the recreational and economic opportunities in the Teton Region through development of our outstanding mountain biking resources. We strive to meet the goals of this mission through extensive advocacy efforts, work of a seasonal, full-time trail crew and ground-breaking youth programming. We wish to comment here on the Snow King Phase 2 Master Plan, focusing on mountain biking infrastructure.

Mountain Bike the Tetons believes strongly that getting young people outside in our communities to recreate is essential for fostering healthy, well-rounded lifestyles, and we are fortunate enough to live in a community where recreation is not only valued and celebrated but opportunities are plentiful.

We've learned through significant peer-reviewed research and first-hand through our own youth programming that children who spend significant time outdoors gain self-confidence, learn leadership skills, and grasp an appreciation for their surroundings in the natural world. Of course, this is equally true for adults too.

We actively support and promote a healthy, vibrant mountain bike community in the Teton Region through individual and community-wide collaborative efforts via the Bridger-Teton and Caribou-Targhee National Forests, Teton County, the Town of Jackson, local business-owners and other non-profit advocacy organizations. We are proud to support the plans for Snow King Phase 2 which include additional, sustainable mountain bike trails on the face and back side of Snow King Mountain.

Efforts to provide healthy outdoor activities in our region will only serve to encourage more people of all ages, races and demographics to get outside, be active, gain valuable experiences in the world around them as well as to foster strong land stewardship ethics along the way. Mountain Bike the Tetons believes that mountain biking is a perfect conduit for this to occur and through the Snow King Phase 2 Master Plan, significant opportunities for appropriate, sustainable mountain biking infrastructure have been put in place to carry these efforts forward.

These trails proposed in the Phase 2 Master Plan, a number of which will be accessed through the proposed gondola, will provide the Jackson community access to additional trails close to home and open up new opportunities for the growing number of mountain bike trail users in our community. The trails are close to downtown Jackson, close to schools, pathways and densely populated neighborhoods. These trails will ultimately concentrate use, taking substantial pressure off of other trail networks in the community such as Cache Creek and Shadow Mountain while providing for

more well-rounded trail riding opportunities for the diverse levels of riding experience present for Jackson residents and out of towners.

It should also be noted that Jackson hosts hundreds of thousands of visitors, year-round, the majority of which take part in specific outdoor activities. Outdoor recreation in the Teton Region and in greater Wyoming continues to grow exponentially, effectively providing meaningful, year-round employment opportunities and significant boosts to the local economy and mountain biking is critical element of that of the draw to our area (our region is already certified an IMBA Silver Level Ride Center and working toward Gold Level). This project serves to enhance these opportunities with long-term vision in mind.

We acknowledge that there are some concerns with regard to the impact of some of these new trails on wildlife habitat in the area but are confident that through intensive planning, cutting-edge construction techniques, and real-time trail management processes, these impacts can be mitigated for or avoided all-together. Both current available data and a philosophy of concentrated use via specific trail corridors have provided stakeholders with real options for ensuring that these new trails will not significantly negatively impact our local wildlife resources while providing all of the benefits to the community as previously mentioned.

Mountain Bike the Tetons will continue to support opportunities vital to ensuring a robust, resilient mountain bike community in the Teton Region, thus our support for Snow King's efforts to invest in a sustainable future for mountain biking here through its Phase 2 Master Plan.

Respectfully,

A handwritten signature in black ink, appearing to read 'TF' or 'T. Ferlisi', written in a cursive, stylized manner.

Tony Ferlisi
Executive Director, Mountain Bike the Tetons

From: [Kent](#)
To: [Town Council](#)
Subject: SnowKing
Date: Saturday, November 10, 2018 11:36:48 AM

Lots of folks want to develop in Jackson,

The questions I ask are:

Is the development going to make it easier to find housing?

Is the development going to reduce traffic?

Is the development going to make the community more wildlife friendly?

Is the development going to increase the recreational opportunities for those that live here? Is the quality of life going to increase? Those things that bring residents to the community in the first place! More trails etc.

If a developer thinks the community should subsidize their profits, I want them to go someplace else. The community should not have to pay for housing, forfeit parks or public areas or accommodate increased traffic so an investor can make a profit.

--

Kent Fiske

From: [Hans Flinch](#)
To: [Town Council](#); [Pete Muldoon](#)
Subject: Snow King Phase 2
Date: Monday, November 12, 2018 3:10:31 PM

Good afternoon Councillors and Mayor Muldoon,
I am writing you today to give you my opinion on the proposed developments and amendments to the master plan of Snow King. I can't make the meeting tomorrow, so am sending over my comments in writing instead. I've spent a fair amount of time following the process and reviewing the history before making up my mind about this. I'm sure you have seen quite a few of these so I appreciate your consideration of my comments.

My overall opinion of the proposed master plan amendments is that it is not the Town's responsibility to enhance Snow King's profits through granting additional development rights or sweetheart leases. The deal achieved in 2000 gave the Snow King owners value with a large upzoning of key lots in exchange for keeping the lifts running. I believe that Snow King's proposed amendments to the master plan would violate the spirit of the deal from the 2000 master plan. If Snow King is allowed the proposed amendments, the town should strip the additional development rights that were granted. The town of Jackson has already allowed improvements that were not in the original master plan (Cowboy Coaster) based on the idea that it would generate profit to help fund the lifts in the winter. New revenue generators (zip line, gondola etc.) plus the upzoning at the base will negatively affect the lives of those who live, work and recreate in the greater Snow King area. It's hard to imagine how a development of this scale in the core of town, would be mitigated when fully built out. The Snow King Master Plan should allow the upzoning OR the on mountain revenue generators. Not both.

On the specific proposed developments (I know a number of these are outside of the Towns control, but I wanted to provide you with the overview):

Against

- I'm 100% against allowing the gondola or a zip line landing to end up on town land. There is no reason we give up valuable park space.
- I also don't see why we should allow them to build the "Mountain Sports Center" on town land. If this is done correctly, this will be a revenue generator for Snow King, so it should be build on one of their commercial lots.
- I'm against a zip line in general. They already have the tree top adventure park, the alpine slide and the cowboy coaster, there is no reason to add this item that will be a nuisance to wildlife and residents that are trying to enjoy quiet trails in the summer
- I am against the boundary expansion to the east and the west. These areas are valuable buffers to valuable winter wildlife habitat and they should be left that way
- I am completely against the road. As Rod Newcomb pointed out, this will destroy the excellent, steep continuous skiing found on the majority of the face. It will also have a huge disturbance footprint and take out many mature trees. It's also unnecessary as there is a road up Leeks Canyon that SK could negotiate to use.

Wary

- I'm wary of the proposed backside expansion. While I would love more mountain bike trails in the Snow King area, this southern facing slope makes great habitat for wildlife. I value that as well. I would urge SK to develop this area with a few XC MTB trails and perhaps 1 small Yurt before putting in a lift and DH MTB park. The impact on the wildlife should be studied first.

Supportive

-I'm supportive of a restaurant and observatory, providing that it is a reasonable size, complies with dark sky regulations and has reasonable operating hours

-I have no problem with paying a reasonable uphill fee in the winter. 50\$ seems reasonable to be able to ski on man made snow in the early season on the King and to know that their patrol will rescue me if something happens.

Frankly, I'm wary of Snow King's ownership's motives here. I think it is entirely possible that the investor group is looking to add value to their property via additional development rights in order to sell at a higher cost. Even if that isn't the case, their proposed amendments in addition to the already granted development rights, will dramatically affect our community in a negative way. I also think that the piecemeal approach to this process is (Cowboy Coaster one year, adventure park next etc, etc.) is a deliberate attempt to avoid showing the true scale of the development until it is too late. Unfortunately, in reviewing SK's history with Town approvals since new ownership took over, I think I am right to be wary of their motives. They have not been a great partner.

I think the Town should view the proposed development (including lots no longer owned by SK's ownership) as a WHOLE before making any decisions. If you view it this way, I fully expect that you will agree that if allowed, the proposed development would make the core of our town unrecognizable.

Thank you for your time, energy and dedication to our community.

Best,

Hans

--

Hans N. Flinch, MLA

Cell: (919)-949-1319

From: [April Rodewald](#)
To: [Town Council](#)
Subject: Snow King Resort
Date: Tuesday, November 13, 2018 3:30:41 PM

To Whom It May Concern: I live at 606 Hillside Drive above Karns Meadow and at the base of the west side of Snow King. While I appreciate the need for the owners of the Resort to make a profit, I do not appreciate their plans to expand into wildlife migration and forest areas, to turn the base into Disneyland with a zip line, to scar the face of the Hill with an ugly road, more glades runs, and more condos. The SKMR plan is too much. Please do what you were elected to do, preserve and conserve the Town as we all love it and as it should be, without rampant development and expansion and out of control tourism.

April Rodewald Fout

From: [Laura Garrard](#)
To: [Town Council](#)
Subject: Snow King proposals for expansion
Date: Thursday, November 15, 2018 1:58:19 PM

Dear members of council:

I and many of my friends who are local residents are very opposed to the expansions proposed as unnecessary and a waste of money, public lands and most likely detrimental to the nature of our town as well as to the wildlife we work so hard to protect. The use of the ski services on Snow King is minimal and these expansions we believe will not change winter use. These changes in the summer will create misuses and overuse of the wilderness areas for the wrong reasons and only serve tours and event bookings and not locals while destroying the hiking and wilderness environment. There should be impact studies before any plans move forward.

We are against an expansion on top of the mountain for events and tours; ziplining; a gondola; and increased runs on the back side and front side. In fact, I don't know one local who desires any of this and they are more concerned about the wildlife and the value of retaining the trees and protecting the beauty of the mountain without further scars and development, noise, and overuse.

Sincerely,
Laura Garrard
Resident and local business owner

From: coldfinger@wyoming.com
To: [Jim Stanford](#)
Cc: [Pete Muldoon](#)
Subject: Snow King plans
Date: Friday, November 16, 2018 1:17:05 PM
Attachments: [Evan Germeles--Snow King Mountain USFS NEPA Comment.pdf](#)

Howdy Jim,

My name is Evan Germeles and I just left you a voicemail and subsequently found your email.

In a nutshell I worked at Snow King and wrote a 15 page letter to the Forest Service that I believe will be useful for the Town of Jackson in it's consideration of Max's plans for Snow King. You feature in it so thanks for your stance in demanding that management act as an honest and responsible member of the community.

My main concerns revolve around their actual honesty, which I have found to be quite lacking as well as the actual feasibility of their so called plans. They claim they need approval to make SK "sustainable" but in actual fact their decision making, and arguably incompetence as well as integrity, tend to point to these operational losses as being self inflicted. Not only does this undermine their credibility and the basis for their request, but also calls into question whether their future plans will result in a successful town hall.

As you may know, Max brought in Dylan Taylor as his right hand man to clean things up. Taylor is a retired Marine Corps Officer with zero ski or outdoor industry experience. Ryan is well Ryan.

Their recent mowing incident is part and parcel of a recent and very well documented pattern, which I lay out.

This is turning into quite a mess but I would encourage everyone to hold them responsible for the current situation as far as chaos and uncertainty.

I do thank you for the positions you have taken despite the potential political risk.

Enjoy the letter--you are very much a part of how and why I wrote it!

Sincerely,

Evan Germeles
307-231-9363

From: [Elliot Gerson](#)
To: [Town Council](#)
Subject: Snow King
Date: Saturday, November 10, 2018 10:13:16 AM

Our Town and our Valley are unique.
We need to keep it that way.

I urge you to deny Snow Kings current development request.

Elliot Gerson

From: [Allison Gillen](#)
To: [Town Council](#)
Subject: Input re: Snow King development
Date: Monday, November 12, 2018 9:11:29 PM

Dear Jackson Town Council members,

I am writing in regards to Snow King development and request your leadership in making any decision concerning development of Snow King by keeping at the forefront of your mind the long-term overall health of the Jackson Hole community. Specifically, please consider the effects of development on the full-time residents, as well as the animals and plants, that make Jackson Hole such a unique place!

As a Jackson resident since 1999, I feel strongly that we need to **protect our existing public town land, including Phil Baux park and the adjacent ball field**. I oppose any Snow King development on town land as it sets a precedent to allow corporations to essentially profit off of land owned by the Town of Jackson. Snow King has already benefited greatly with the less-than-market rate \$100 per month lease of several dozen acres of town owned land. I feel that, particularly in light of Snow King's recent \$80 seasonal fee to Jackson residents for uphill access, the town should certainly charge a market rate for the lease.

The Jackson Hole community worked for many years to develop the existing Jackson/Teton County [Comprehensive Plan](#) which calls for the **"protect[ion] and preserv[ation] of the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations."** Snow King's desire to expand the ski area development beyond its current boundaries does not respect this guiding community value. I oppose expanding Snow King's current ski boundaries, and instead support a maximization of current in-bounds terrain.

Please ensure that Snow King will **actively protect the community character of Jackson Hole**, as declared in the Teton County Land Development Regulations' [Planned Resort Zones](#), which continually reinforce the importance of the **beneficial role to the community**, including the purpose and intent to "Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from *rural, western community character*." I question if Snow King has adhered to this to zone to date. For example, the noise from the mountain coaster carries to my home nearly one mile away on a continual basis during summer months, and the noise and traffic impacts of winter snowmobile events such as the Hill Climb and last year's snocross event (which was advertised with tickets sold PRIOR to Snow King having permits and approval from the proper overseeing bodies), are examples that already test this directive.

Finally, please ensure that the **2000 Snow King base master plan is adhered to**, or

closely examined with extensive community input prior to altering.

In summary, **I am highly concerned that proposed Snow King development will have long lasting and irreversible negative impacts on the residents and wildlife of Jackson Hole.** Your role in guiding the process is critical! I thank you for your service to our community and urge you to think critically about how to best proceed with developing of our affectionately known “town hill”.

In closing, though I am not a member of the organization, I request your support of the Jackson Hole Conservation Alliance's [vision for Snow King's future development](#), for the sake of our community's future!

Sincere thanks,
Allison Gillen

From: [Tyler Sinclair](#)
To: [Tiffany Stolte](#)
Subject: FW: Snow King
Date: Friday, November 16, 2018 8:28:35 AM

From: Neil Grimaldi <neil@toranaccounting.com>
Sent: Thursday, November 15, 2018 4:30 PM
To: Tyler Sinclair <tsinclair@jacksonwy.gov>
Subject: Snow King

Hi Tyler,

I just wanted to weigh in on the Snow King issue.

As a 15 year resident of east Jackson I think that the vision laid out by JH Conservation Alliance is an appropriate amount of development for the Snow King Area.

I believe that Snow King is in need of some upgrade but to attempt to turn it into another mega-resort / circus attraction would be unfitting of it's character in East Jackson.

Of specific concern to me is the new proposed road, The elimination of Phil Baux park and Ballfield, the zip line and the luxury condos.

I also do not think it necessary to develop the south side of the mountain but could be for the boundary being pushed farther east.

Hope this helps

Neil Grimaldi

From: [Belinda Gunn](#)
To: [Town Council](#)
Subject: Snow King
Date: Tuesday, November 13, 2018 12:21:44 PM

Dear Mayor Muldoon and Town Council,

I am writing to express my disapproval of the current plan put forth by Snow King. I certainly want to see the King succeed but not at the expense of the community. Especially after reading the Alliance information it seems there needs to be some updates to traffic studies and real evaluation of the original agreement and what is being requested now.

If the council does not take the original agreement and make the investors work with that and allow them to change the rules/ wording it just looks like another case of the wealthy getting their way and the working joe being shafted. It certainly looks like the investors knew the deal, figured they could change the rules later for their benefit. This is infuriated and makes me want to give up on our community.

I can certainly see some improvements, such as, a gondola. But the landing doesn't need to be in the ball park. A zip line is way too much as is a road cut across the beautiful hill. And expanded runs on the backside is just downright inane. There is almost never enough snow to ski here. And not to mention the wildlife. It was heartbreaking watching a bull moose freaking out at one of the outdoor Snow King concerts trying to get around the condo construction at the base.

I beg you to act in a very thorough manner and make Snow King honor the master plan and keep our community hill just that, for the town people.

Thank you for your attention,
Belinda Gunn
22 year resident and Snow King user
Sent from my iPad

From: [Kenny Hadden](#)
To: [Town Council](#)
Subject: Snow king proposal
Date: Monday, November 12, 2018 11:06:50 AM

I am just writing to express my support of the conservation alliance's balanced vision of snow king development. The owners need to use the current development guidelines to create a financially viable town hill. We dont need an amusement park, we need a wild place to recreate. You can put a zip line anywhere. JH's natural resources are what makes it unique. That's what will fill those hotel rooms they've built, in the long run. Let's preserve that.

Kenny Hadden

From: [Elizabeth Hale](#)
To: [Town Council](#)
Subject: Snow King plans
Date: Tuesday, November 13, 2018 8:03:57 PM

Dear Members of the Town Council,

Please keep future of Snow King limited to a new lift, Ski Club training facility, and climbing gym.....all within the existing footprint.

Snow King investors should be held accountable to the agreement they made 18 years ago before allowing more development at the mountain's base.

Thank you,

Elizabeth Hale

From: [Matt Hansen](#)
To: [Town Council](#)
Subject: Snow King
Date: Tuesday, November 13, 2018 3:48:22 PM

Dear Councilors,

I'm writing to urge you to rein in Snow King's development proposal. This ski area has been the heart of Jackson for more than 80 years. We owe it to future generations to not let some wealthy out-of-town developers turn it into an amusement park. No ziplines. No sacrificing a popular public park for a gondola. No new access road that tears up the scenic backdrop of our town.

I originally moved to Jackson in 1998 and worked at the newspaper for five years. I moved away for 10 years to work for Powder Magazine, where I am still an editor. The thing I missed the most about Jackson? Snow King. It's the base of our community, where we gather with friends and family all year round. The value it offers is that it's not a Teton Village, and it shouldn't try to be. In 2018, the resorts people find most appealing are those that remain true to their identity. I think we can all agree that ziplines are not part of Snow King's identity. Rather, it's skiing, families, hiking, riding bikes, and taking in the scenic view from the summit.

But I know that sentimentality doesn't pay the bills. So I'll remind you of this baseline argument: The Town of Jackson made a deal in 2000 to prop up the resort's finances and keep the lifts running as an asset to the town—by giving Snow King 500,000 square feet of development rights. Those unexecuted rights are likely worth tens if not hundreds of millions of dollars. With that much potential revenue in Snow King's back pocket, we do not owe them a slice of town parkland, or the privilege of cramming an amusement park zipline into that park. They are just being greedy.

Thank you for your consideration to this important matter, and for making sure that Snow King stays within its boundaries as a small, sustainable, community ski area that we can all be proud of for generations to come.

Sincerely,
Matt Hansen
1040 Smith Lane
Jackson, WY 83001

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MattHansenMedia.com
deepsnowhansen@gmail.com
(970) 846-7766

From: rickjansen@bresnan.net
To: [Town Council](#)
Subject: Snow King
Date: Sunday, November 11, 2018 11:15:12 PM

Town Council,

I just want to add my comments to all of the development that is planned for Snow King. I do not want to see Snow King Mountain raped & pillaged with unchecked development. I am adamantly opposed to that horrible road that they are proposing going up the face of the mountain. Snow King Mountain is a very beautiful hill just the way it is. A road up the face would be a huge blight on the mountain.

A little development for Snow King will be OK. The gondola would be great so long as it does not mean the end of the base ball diamond or Phil Baux Park. The landing for the gondola could be kept in about the same location as the Summit chair lift.

It is high time that you elected officials start to just say NO to all of this over development proposed for the Town Hill and other proposals around town. Us locals are sick & tired of all the commercial developments going on in this valley. We sure tried to defeat that fucking lodging tax. Enough is Enough!

Thanks,

Rick Jansen
rickjansen@bresnan.net

From: [Patrice Kangas](#)
To: electedofficials@jacksonwyo.gov; [Town Council](#); [Pete Muldoon](#); [Jim Stanford](#); [Don Frank](#); [Bob Lenz](#); [Hailey Morton Levinson](#)
Cc: tscinclair@jacksonwyo.gov; commissioners@tetonwyo.gov; [Paul Knight](#); [David Navratil](#); [Brandie Orchard](#); [Keely](#)
Subject: SK Resort Master Plan
Date: Wednesday, November 14, 2018 1:53:24 PM

Mayor Muldoon and Jackson Town Council,

Regardless of the direction you choose to take on the town hill, the Resort Master Plan needs to amend the current document to reflect the appropriate entities that comprise SKRMA. According to ongoing and most recent documents from SKRMA;

SKRMA properties are:

Snow King Hotel
Snow King Mountain Recreation
Love Ridge Lodge Homes OA
Grand View CA
The Residences at Love Ridge CA
Grand View Plaza COA

Non SKRMA properties (which need to be removed from the wording of the 2000 Master Plan if this is the document that you choose to work with are):

Clark's Knoll
Pitchfork
Grand Vista
King Ridge

As a Pitchfork HOA board member, we have been advised that we were never initiated into SKRMA. We have 23 years of documents to attest to that fact.

Thank you in advance for your attention to this matter.

Best, Patrice

Patrice Kangas
patricekangas@gmail.com
307-690-2437

From: [Phil Leeds](#)
To: [Town Council](#)
Subject: Snow King Mountain
Date: Monday, November 12, 2018 5:04:33 PM

Greetings:

I'm writing regarding the proposed development of Snow King Mountain.

As I'm sure you're very well aware Snow King is the single most recognized and utilized "public space" in Jackson

-- probably sharing this unique position with the Jackson Town Square.

As such it requires a level of oversight unlike any other.

Without delving into the intricacies of your oversight, I encourage you to do what it takes to maintain it in a manner consistent with it's unique "public space"

one that all residents and visitors alike enjoy—

open space, hiking, skiing—decoupling from the often frenetic pace of downtown in the summer.

Please do everything you can to contain amusement park-like installations (i.e zip lines, coasters, etc) on the eastern-most flank, adjacent to the existing ones.

I recognize the need for an improved summit warming hut—even a new restaurant, of moderate proportions.

The vast majority of Snow King should be left in it's more "natural" or current state.

I wish you well in your decision making process.

Thanks for your time and consideration.

Phil Leeds

Phil Leeds
Skinny Skis, Inc.
P.O. Box 3610
65 W. Deloney Ave.,
Jackson, WY 83001
(307) 733-6094
phil@skinnyiskis.com

From: [Richard Lurie](#)
To: [Town Council](#)
Subject: FW: Last chance for Snow King, protect public lands, smart planning, thank you, & more!
Date: Wednesday, November 14, 2018 1:40:15 PM

Town Council – Jackson Wyoming,

I am the President of the Grand View Homeowners Association. I have been watching the communications being put out by the Conservation Alliance trying to stop the proposed improvement plans for Snow King Mountain. As you can see from their communications below they are suggesting to their constituents misleading statements and unrealistic solutions. Examples you can see below include, if the Snow King Mountain plan is approved there will be an additional 500,000 Sq. ft. of commercial development (this is not new and is part of the original 950,000 sq. ft. in the original Master Plan), calling Ryan Stanley untruthful, easy for Town to take over the Mountain, etc. It is really a shame to see how the animosities have built up with this rhetoric and how the low point we have reached.

In my opinion, the Town is very fortunate to have an investor group that is willing to make these investments to improve Snow King Mountain and provide the Town of Jackson with a “Town Hill” that we all can be proud of. Both sides have some valid concerns but there also appears to be room to negotiate. There will be no real winners unless we can get these two sides to sit down with a professional mediator and work out solutions to their issues. Both sides will have to give on some things in exchange to get some things in return. If this can be done, we will all be winners and the decision by the Town Council will become very easy and uncontroversial. I sincerely hope this can take place.

Rich

Richard Lurie
President
Grand View Homeowners Association
Jackson, WY 83001

Phone: 203-966-2919
Cell: 203-249-0532
rlurie@optonline.net

From: Skye Schell [<mailto:skye@jhalliance.org>]

Sent: Monday, November 12, 2018 5:08 PM

To: Richard Lurie <rlurie@optonline.net>

Subject: Fwd: Last chance for Snow King, protect public lands, smart planning, thank you, & more!

Hi Rich,

Thanks for writing in. We are definitely not lying. I'm sorry to hear that Ryan has given you bad information - he's been doing that to the public, Town Council, and County Commission all year (and longer). If you're looking for the facts, I'll gladly share more, and then you can evaluate all the information and make a fully-informed judgement for yourself.

To your points:

1. There absolutely are plans for an additional 500K sf of development - they are in the [2000 masterplan](#) that is the current zoning for the base of Snow King. The Town gave them a plan with 1M sf in 2000; they still have 500K left. The investors want to keep that additional 500K in the plan, even though publicly they say they have "no plans" to build it at present. I wouldn't say they're lying, but it's very misleading. I don't care what Ryan says the investors' intentions are, I care about what's on paper. As of now, that's 500K sf of additional development - it's black-and-white, there's no question about it. Furthermore, they are sharing different maps of that development with the public and the Town Council, which we daylighted in this blog post: <https://jhalliance.org/2018/08/01/snow-kings-massive-base-development-plans-now-see-now-dont/> Finally, please note that Ryan works for the ski area, not the base area investor group. So for Ryan to say he / Snow King has no plan to build 500K sf is probably true - and totally irrelevant. The base area owners have an active plan that allows them to build 500K sf at the base, even though Ryan isn't involved.

2. We do want the Town Hill to succeed financially. Two points here: First, if the question is about finances, and the investors want our community to sacrifice our Town Hill for their books, they should open those books. How much money are they already making off the cell towers? Off SnoCross? Off the Rolls Royce TV commercial? We can't evaluate their claims that they need a zipline to make it work unless they are transparent. (Alternatively, they could say their proposals - ziplines etc - are good on the merits, and then we don't need to evaluate the numbers.) Second, our 'balanced vision' does include new money-makers, like a zipline (by Rafferty, not landing in the town park) and a restaurant on top. We don't know if those would be enough, because Snow King won't share the financials, but it's a far cry from "no new revenue opportunities." Have you read our whole balanced vision, or just heard Ryan's criticism? Please see for yourself - it's on our website at www.jhalliance.org/snowking.

3. If the investors don't get everything they want, and walk... then our community could turn Snow King into a community-owned resort, much like Mad River Glen in VT, Howelson Hill in Steamboat, etc. Unfortunately, Ryan has been mis-

representing Howelson Hill in public meetings too. I can share more info about the facts there if you're interested. A few years ago, our community was very close to buying Snow King, and at the last minute the investors decided to keep it. I'm pretty sure that the community would still be willing to step up. Luckily it's not all or nothing, even though Ryan & co are presenting it that way. Many of the strongest opponents to Snow King's bad ideas are also Ski Club members and parents who aren't fooled by Ryan's attempt to lump the Ski Club's success in with his boss' success.

I'd be happy to discuss any of this, and much more, anytime. Feel free to call if you'd like to talk more.

Take care,
Skye

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

From: **Richard Lurie** <rlurie@optonline.net>

Date: Mon, Nov 12, 2018 at 2:11 PM

Subject: RE: Last chance for Snow King, protect public lands, smart planning, thank you, & more!

To: <molly@jhalliance.org>

Hi Molly, it is unfortunate you cannot present an opposing position without lying. There are no plans for an additional 500,000 sq. ft. of development. I spoke to Ryan about it personally. Why lie?

Second you say you want the Town Hill to succeed but you offer no ways to increase revenues that will allow it to succeed. Your "balanced plan" makes no sense economically as it suggests investment while offering no new revenue opportunities.

Basically, if your position wins, the investors walk away and the Town Hill closes down. All the locals and school children that use and depend on Snow King Mountain will have you to thank for taking away all their winter activities!

Congratulations!

Rich

Richard Lurie

Phone: [203-966-2919](tel:203-966-2919)

rlurie@optonline.net

From: Molly Watters [mailto:molly@jhalliance.org]

Sent: Monday, November 12, 2018 1:06 PM

To: Richard Lurie <rlurie@optonline.net>

Subject: Last chance for Snow King, protect public lands, smart planning, thank you, & more!



[DONATE NOW](#)

Conservation Chronicle Nov. 12, 2018

Some things slow down in the off-season, but not conservation! Here's a recap of our - and our members' - hard work on a wide range of big issues. Read on because **we need your help on some urgent, important issues**. As always, reach out to us with any questions.



Save the Date: Alliance Winter Open House & CLI Celebration

This season, there's a lot to celebrate - turkey feasts, fresh snow, and new graduates from the Conservation Leadership Institute (CLI)!

We hope you'll join us between 5:00 and 8:30pm on December 5 for our Winter Open House & CLI Celebration. Gather with fellow Alliance friends, share some festive food and drink, and learn about the meaningful projects our CLI participants have been working on since September.

Celebrate the season with the Alliance and our new conservation leaders.

Where: The New Roadhouse Brewing Pub & Eatery

20 E Broadway, on the Town Square (in the old Tavern space)

When: Wednesday, December 5, 5-8:30pm, short program at 6:30pm

Who: Friends of the Alliance past, present, and future – [invite your friends!](#)



The moment is here: Last big public hearing on Snow King

We want Snow King to succeed as our Town Hill, not an amusement park. Unfortunately, Snow King's new investors submitted a proposal to the Town and the Forest Service that would add a zipline to Forest and Town land, expand the development footprint into important wildlife habitat in three directions, and add other development like a gondola

and new road – and allow them to build 500,000 square feet of additional commercial development in the future. Learn more in our [blog post about Snow King's massive base development plans](#).

Our team of staff and volunteers have worked hard all year to ask our Town Council, County Commission, and Forest Service to hold Snow King accountable to our community values. Read our [comments to Town Council here](#). Please [tell Town Council what you think](#) and show up at the *last big public hearing tomorrow*, November 13 at 5:30pm at the Lodge at Jackson Hole Conference Center Bridger Room, 920 W Broadway.

[TAKE ACTION](#)

Let's make oil & gas development in Teton County a thing of the past

Two of our board members served on the county's "WPLI" committee tasked with finding compromise on the fate of our Wilderness Study Areas (WSAs) among varied stakeholders.

Unfortunately, the committee [did not reach a compromise](#) that would have better protected our local public lands. However, we were glad to see general agreement that we should not have oil and gas development, hard rock mining, commercial timber extraction, or new roads on Forest land in Teton County.

The County Commission is considering forwarding this multi-stakeholder agreement to Congress. If enacted by Congress, this proposal would preserve the world-class recreational opportunities and wildlife habitat that make Teton County such a great place to live, work, and play. Commissioners will discuss the proposal on November 14. Tell them you support it - [learn more and send them an email here](#).

[TAKE ACTION](#)

Thanks for voting (conservation), Teton County!

 *"Casting my first ballot felt scary but amazing. I'm the first in my family to vote in the U.S. and I felt like I had a great responsibility, and it was scary to think about. After casting my ballot I felt great, I truly was not able to stop smiling on the way home."* - Emely

Emely is 18, and is one of our volunteers and Conservation Leadership Institute (CLI) participants. Go Emely!!

Nearly 12,000 Teton County residents showed up at the polls on or before November 6 to cast their ballots: an amazing turnout and reflection of this community's commitment to the future of Jackson Hole.

We were especially thrilled with the results for the Teton Conservation District (TCD), which highlights how much our community values protecting our ecosystem. Thank you to all who voted to support water resources, wildfire risk reduction, wildlife, and more by voting FOR TCD.

We also want to thank all the candidates who stepped up to run for local office who all care deeply about our community. We were excited to see our first CLI graduate win elected office as well: congratulations to State Representative Mike Yin! We look forward to working with all of the newly elected candidates in the near future.

And finally, thank you to all the volunteers who helped with the success of this election and encouraged all your friends, family, and neighbors to vote. We are already looking forward to 2020!

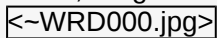
We all love our natural resources - here's the new plan to protect them

We believe Jackson Hole can be a national model of a strong community living in balance with nature. Our Natural Resource Overlay and regulations are critical and may be the most underrated current project protecting our ecosystem, wildlife habitat, and wildlife. Skye has been part of a diverse and enjoyable stakeholder group working on the update over the last couple years. [We have a working draft](#) that is even more science-based and targeted to require and incentivize all of us to build in ways that protect our most important wildlife species' habitat and connectivity. We'll keep you posted when the county commission takes it up - we'll need you to be involved!

One of the most important components of these regulations: human-bear conflicts are dangerous for both people and bears, and can be prevented with simple rules for bear-proof trashcans. We support a bear-proof trashcan requirement in Jackson and Teton County, and are pleased to share [a great report by our Wild Neighborhoods Program Intern, Emma Leither](#).

[READ MORE](#)

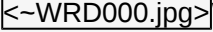
Grand Targhee proposes changes to their plan

In 2008, Targhee's owner agreed to fund 600 acres of conservation easements, and a  permanent 1% transfer fee on all condo sales, in exchange for being allowed to build 450 homes at the base of the resort. Recently, Targhee has asked to change that proposal to instead support the Teton Creek Corridor project (including a pathway and riparian/streambed restoration) – and to shift from up-front mitigation to more funding after selling the units. We recently submitted comments to the County Commission to help them make a good decision. Bottom line: if the new proposal would clearly generate much less funding (or conservation value) than the current proposal, we want the Commission to negotiate a better deal – perhaps a higher transfer fee on initial sales or sales in perpetuity.

Read our comments to the Commissioners [on our blog](#) and learn more in [this newspaper article](#).

[READ MORE](#)

Saying NO to rural zoning changes

 We are closely following the Classical Academy's proposed amendments to the Rural Land Development Regulations (LDRs). The Academy wants to change the rules on building size and operating hours for the whole rural preservation zone – not just on their property. The County Planning Department recommended denial of both amendments. [We submitted comments to the County Planning Commission](#) backing up the planners and asking for denial. These amendments are overly-broad, poorly-written, and vague – and go against the vision for rural parts of our county that is clearly set out in the 2012 Comprehensive Plan. The Planning Commission rejected the building size amendment, and approved a significantly-modified version of the operating hours amendment. We'll ask the County Commission to reject both.

[READ MORE](#)

Keep the Snake Wild & Scenic

The owners of the Snake River Sporting Club south of Jackson recently built an unauthorized levee, berm, bridge, and ponds, modifying the river without the proper approval under the Wild and Scenic Rivers Act or county permitting. We value the integrity of this special waterway, and are concerned about how the Sporting Club's actions have impacted the river and the surrounding ecosystem. We asked the Forest Service, the managing agency of the Snake River, to enforce compliance with Wild and Scenic protections. Read our [comments on our website](#) and learn more about the situation in [this newspaper article](#).

Old Bill's success

We want to thank the 215 people who gave to the Alliance through Old Bill's this year! This year saw the largest Match Pool ever, which meant we received even more support thanks to all of your donations, the generous co-challengers, and, of course, Mr. and Mrs. Old Bill.

THANK YOU!

Volunteer

Interested in learning about all of the volunteer opportunities available at the Conservation Alliance? Click to tell us a little bit about yourself and we'll get you involved in a way that works for you.

[GET INVOLVED](#)

Upcoming Events

11.13.18 **Last Chance to speak up for Snow King**

Speak up for Snow King at the last big public hearing at 5:30pm on November 13 at the Lodge at Jackson Hole Conference Center (920 W Broadway) - tell the Town Council what you think about the Snow King Base area master plan. Learn more above and [take action here](#).

11.14.18 **Public comments due to County for WPLI resolution**

Protect Teton County from oil and gas extraction by speaking up to the Board of County Commissioners by November 14. Learn more above and [take action here](#).

12.5.18 **Alliance Winter Open House & CLI Celebration**

Join us at the **new** Roadhouse Brewing location on the Town Square to celebrate the season and our newest CLI graduates! Learn more above and [on our website](#), and invite your friends on [Facebook](#)!

Quick Links

[Download a Copy of Agenda 22](#) | [Conservation Chronicle Archives](#)

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[\(307\) 733-9417](#) | info@jhalliance.org | www.jhalliance.org
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Jackson Hole Conservation Alliance
[685 S Cache St](#)
PO Box 2728
Jackson, WY 83001
United States

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Molly Watters

Development & Communications Manager
Jackson Hole Conservation Alliance
www.jhalliance.org

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Skye Schell
Executive Director
Jackson Hole Conservation Alliance

office [\(307\) 733-9417](tel:3077339417) x1
www.jhalliance.org
fb [JHConservationAlliance](https://www.facebook.com/JHConservationAlliance)

Help Build [Safe Wildlife Crossings for JH!](#)

From: [Gaylen Merrell](#)
To: [Town Council](#)
Subject: Snow King development
Date: Tuesday, November 13, 2018 9:05:37 AM

As residents of East Jackson for the last 43 years. My wife and I would like to express our opposition to the enhancement of Snow King proposed by this group of new investors. The hill is already out of sync with the town's authenticity. Thank you, Gaylen & Karen Merrell.

From: [Jeff Moran](#)
To: [Town Council](#)
Subject: Writing in support of Snow King proposed improvements
Date: Monday, November 12, 2018 3:01:41 PM

Dear Jackson Town Council,

I am unable to attend the final public comment meeting about Snow King on 11/13, so am writing instead. I fully support **all** of Snow King Mountain's proposed future improvements. I have been an east Jackson resident for 18 years and an employee of the Jackson Hole Ski & Snowboard Club for 14 years. I believe both personally and professionally that moving forward with all of the proposed improvements is vital to Snow King's longevity and will be a positive addition to both locals and visitors of the Jackson Hole community.

I believe the proposed improvements will:

- Make Snow King viable for future generations of local skiers and snowboarders.
- Enhance and continue the tradition of Snow King being a place where kids and families can affordably recreate together.
- Make Snow King more accessible for the general public and greatly increase and enhance beginner and intermediate ski/snowboard opportunities in Jackson Hole.
- Create safer, year-round access with a gondola to the summit.
- Create an unique and much needed mountain-sports training facility that would benefit athletes of all ages in Jackson Hole.
- Continue to support the tradition of ski racing on our Town Hill long into the future which is a vital component to the JH Ski & Snowboard Club's future success.

I believe Snow King leadership has gone above and beyond with their community outreach and their willingness to modify plans as new opinions are presented. I believe many people in our community don't understand that the success of Snow King is not an a la carte proposal, but relies on all components of the Phase 2 development being supported. I hope you will fully support their development plans.

If Snow King Mountain is not allowed to move forward with their proposed improvements, our entire community will suffer a great loss.

Thank you for you time and consideration of my position.

Best,
JM

Jeff Moran
Chief Marketing Officer
Jackson Hole Ski & Snowboard Club
USPS: PO Box 461
Shipping: 100 East Snow King Ave.
Jackson, WY 83001
307.733.6433 x110 (o) | 307.690.0032 (m)
www.jhskiclub.org



From: [Bruce Morley](#)
To: [Town Council](#)
Cc: jsforjh@gmail.com
Subject: In favor of Snow King Improvements
Date: Sunday, November 11, 2018 10:36:20 AM

Dear Town Council,

I am in favor of allowing Snow King to make whatever improvements that will allow it to become financially sustainable.

I've skied Snow King since 1959 and use it frequently summer and winter. It is a great community asset. For example, last week when I was getting my pass at Snow King, I saw a Latino family of five picking up their ski equipment from the Doug Coombs Foundation to learn this great outdoor activity at our "town hill".

Thanks,

Bruce Morley
morley@wyoming.com
(307) 220-0517

NATIONAL
SKI AREAS
ASSOCIATION



The Honorable Pete Muldoon
Mayor, City of Jackson
150 E. Pearl Avenue
Jackson, WY 83001

November 13, 2018

To the Honorable Mayor and the Jackson Town Council:

As president of the National Ski Areas Association (NSAA), I am writing in strong support of Snow King Mountain's request pending before the Jackson Town Council regarding the ski area's master plan for modest expansion and infrastructure improvements.

Snow King has long been a member of NSAA, and we have worked with the resort—including Ryan Stanley, the general manager, and Max Chapman, its president—on its proposed master development plan. Their proposal is squarely in line with other forward-thinking, thoughtful expansions and infrastructure upgrades now occurring at many ski areas across the country. Moreover, it will ensure long-term, sustainable economic viability for one of the oldest ski area's in the country—and the first in Wyoming. It is not an overstatement to say that Snow King is one of the crown jewels of iconic, local ski areas in the entire United States.

NSAA is the national trade association representing more than 310 ski areas located across 37 states and in numerous countries. NSAA's ski members range from large, well-known destination resorts such as Jackson Hole, Aspen, and Vail to most of the smaller ski areas across the country, including Sleeping Giant, Meadowlark, White Pine, Snowy Range, Hogadon, and Antelope Butte ski areas in Wyoming alone. NSAA also encompasses hundreds of ski area suppliers, manufacturers, vendors, and non-profit organizations, including more than 30,000 volunteers of the National Ski Patrol. Overall, NSAA's ski areas represent more than 90 percent of all of U.S. skier visits. In short, NSAA is the authoritative voice of the ski industry on all manner of legislative, regulatory, economic, and environmental issues.

Ski areas are rapidly embracing diversification as part of the ski industry's broader adaptation to the growing challenges of climate change, the promotion of healthy, active lifestyles, and the development of local rural economies. In this effort—driven by NSAA's advocacy—in 2011, President Obama signed into federal law the "Ski Area Recreational Opportunity Enhancement Act" (SAROE), which allows the 122 ski areas located on U.S. Forest Service public lands to add summertime-based recreation within their permit boundaries.

As a result of SAROE, today more than 60 ski areas have added (or are currently proposing) zip lines as part of their diverse resort amenities. One of the most important infrastructure upgrades proposed by Snow King is its unique zip line, which would be the steepest in the United States. Like alpine coasters and adventure rope courses, zip lines are essential for enhancing guest amenities. In addition, Snow King's proposed zip line is absolutely critical to underwrite the much higher costs of its proposed gondola.

Indeed, new gondolas are especially expensive—but they are also safe transport for skiers and foot passengers year round. Notably, Snow King would be the smallest ski area in size and volume to install a gondola—yet another unique and popular draw for local users. By proposing to replace the resort's 40-year-old double chairlift (a 17-minute ride) with a new gondola (at a 4-minute clip), Snow King's sizeable investment in this gondola is particularly noteworthy for a ski area of its economic stature, and necessary for the development of new beginner trails and terrain higher up the mountain. Given the high costs of gondolas, however, Snow King understandably needs the benefit of its proposed zip line (which will uniquely parallel the gondola) to help offset the steep costs of the gondola. Equally critical: Gondolas provide expanded accessibility for the disabled community—in all seasons—under the Americans with Disabilities Act. Not only is this a common and wise business approach, it is notably laudable for the resort's emphasis on improved guest safety.

Snow King is aggressively and wisely investing from its *own* wallet—something most larger ski areas, especially those involved in the recent wave of consolidation impacting the ski industry, can afford more readily than a smaller town ski hill. As a privately owned local ski hill, Snow King is following similar trends of other fiscally progressive ski areas by proposing its zip line to help offset the costs of upgrades that benefit the local community. Most importantly, Snow King is doing all of these infrastructure upgrades *on their own dime*, with an aggressive and responsible investment strategy. Other local town ski hills across the U.S. are often owned and completely subsidized by taxpayers: Howelsen Hill is owned and financed by the City of Steamboat Springs; Spirit Mountain is owned and subsidized by the City of Duluth; Hogadon is owned by the taxpayers of Casper; and Cannon Mountain is owned by the state of New Hampshire. New York State owns three ski areas—White Face, Gore Mountain, and Belleayre Mountain—who have received \$30 million dollars from taxpayers this year alone for capital improvements. In stark contrast, the owners of Snow King are investing \$30 million of their *own resources*—not from taxpayers—to improve this community gem.

In short, Snow King is proposing an expansion model that has been embraced by far larger and more profitable ski areas, *without* the burden of subsidies from local or state taxpayers to cover these important upgrades. And, importantly, Snow King's proposed improvements will directly contribute and grow Jackson's city and county tax revenue base.

In working with the town of Jackson on the development of its master plan, the ski area should also be lauded for its approach to smart, responsible growth. Snow King is investing in developing high-quality employee housing on *private* land, an enormous expense for a ski area of its size. Vail Resorts, the largest publicly traded ski conglomerate in the U.S., is investing \$30 million for employee housing across all Vail Resorts. The fact that iconic, historic Snow King is similarly investing in affordable employee housing—on private land no less—should be actively encouraged.

Moreover, Snow King's infrastructure and expansion is intentionally limited as part of its smart growth strategy. Snow King is proposing a relatively modest expansion of 70 acres and a new access road, and will add more beginner and intermediate skiing trails—another benefit to the local

community (Jackson Hole and Grand Targhee offer more challenging terrain, but Snow King's expansion adds another layer of progression for the community). Notably, other recent expansions in the ski industry are well into several hundred acres or larger: Colorado's Arapahoe Basin's 2017 expansion added nearly 500 skiable acres, Montana's Snowbowl will be adding more than 1,000 acres of new trails, Idaho's Lookout Pass is expanding by 2,000 acres, and Utah's Nordic Mountain has proposed to add 2,500 new skiable acres—all on public lands. Snow King's limited terrain expansion—adding approximately 15 percent additional terrain to its existing footprint—fits nicely within its Forest Service permit area. Notably, *none* of this modest terrain expansion is being proposed for environmentally sensitive wilderness areas.

Equally important, Snow King's proposed summer improvements are directly in line with the regulations promulgated by the Forest Service. The Forest Service strictly limits the type and number of summer offerings on public land ski areas, pursuant to its regulations under SAROE, to minimize sprawling growth and over-development on public lands. Likewise, NSAA understands that the Forest Service—while still reviewing Snow King's proposals—does not object to this limited expansion in terrain, the additional access road, or the proposed zip line or gondola. This is not surprising, given the fact that the Forest Service has approved similar proposals for expansions or infrastructure upgrades at other ski areas.

Not only does NSAA strongly support Snow King's proposed improvements, our organization and our sport enthusiastically support initiatives to incentivize more people, especially children, to engage in active and healthy lifestyles, whether that involves skiing or snowboarding, hiking, zip lining, or mountain biking. Getting children into the great outdoors—and away from their phones and screens—is absolutely critical for developing a healthier and more productive community and society. And the fact that Snow King is proposing the first and *only* observatory and planetarium at the top of its mountain underscores its unique business model and its overall commitment to youth in general—not to mention the educational value proposition for the Jackson community. NSAA strongly encourages any opportunity to get more children into the outdoors, whatever the season. Snow King's proposal does *exactly* this.

Simply put, the Town of Jackson would be remiss not to recognize this incredible value equation that Snow King's initiative brings to the table. This ski area is an iconic community asset, managed responsibly and with strong ties to Jackson, its fellow business owners, and its citizens—right in your own backyard. Without this limited development of summer amenities and modest expansion, it will become extraordinarily more difficult to sustain one of the oldest ski areas in the country.

NSAA *strongly* encourages the Town Council to fully support Snow King's infrastructure upgrades and their well-thought expansion for the future viability of one of the most historic and iconic ski areas in the country.

Sincerely,



Kelly Pawlak
President, NSAA

From: [leslie.petersen](#)
To: [Town Council](#)
Subject: another opinion about Snow King
Date: Tuesday, November 13, 2018 11:24:53 AM

Just what you people need, right? We are out of town right now and regret that we can't join everybody else tonight. However, I wanted to let you know that I do not want to see Snow King become an amusement park as is proposed by the developers. I am totally opposed to the expansion of the area and the huge road criss-crossing the mountain. The full mountain zip line would make our town look cheap and gimmicky. Development of the south side of the hill makes no sense where there is relatively little snow and some winter habitat for animals. I also resent the fact that the town gave them a huge up-zone in 2000 which was designed to stabilize their finances and keep the ski area running. I don't see how that constructive solution can simply be forgotten or that they should get sympathy and get to cut a new deal because they sold off some of those development rights..no doubt at a healthy sum.

Thanks for listening, as always.

Leslie Petersen
leslie.petersen@wyoming.com
307-733-2016 or 307-413-5004

From: [Aaron Pruzan](#)
To: [Jim Stanford](#); [Don Frank](#); [Hailey Morton Levinson](#); [Bob Lenz](#)
Subject: Please Help Snow King be successful
Date: Thursday, November 15, 2018 8:01:17 AM

Jim, Don, Hailey and Bob,

Thanks for your time in working on Snow King and its improvement plans. As a long time Snow King skier and coordinator of events for JH Ski Club it is important that Snow King be allowed to upgrade its facilities and be allowed some expansion. First and foremost the aging Summit Chair is at least 40 years old, has regular operation issues and last year broke down full of young athletes attending a ski race. As the cost of replacing this lift is very high, Snow King needs to have the opportunity to be a successful business and get a return on their significant investments. If a zip-line makes their business plan for a new chair viable then our community should support it.

In addition to a new summit lift, a useable lodge at the top of the mountain will be another asset to our community and this plan should be allowed to go forward. Skiing in the sun on the backside of the mountain makes sense and this could also be an area where Nordic trails could be enjoyed.

While I don't agree with everything in their plan, it is clear Snow King is a huge asset to our town that provides an incredibly valuable service. Snow King cannot be asked to operate as a non-profit and I'm asking you all to approve a Snow King plan that allows them to be successful for the long term. Thank you for this consideration.

Aaron

--

Aaron Pruzan
Rendezvous River Sports
Jackson Hole Kayak School
PO Box 9201 945 W. Broadway
Jackson, WY 83002
307-733-2471

From: [John](#)
To: [Town Council](#)
Subject: Thoughts on today's meeting
Date: Thursday, November 15, 2018 9:19:48 PM

Dear Jackson Town Council,

First, I very much appreciate all of the work you all are putting in to this process. Here are my thoughts on what I heard in today's meeting:

- Yes, Snow King can and will be bought by an angel investor if the current owners shutter it. Friends of Snow King was preparing to do just that through an interested foundation. Had the town supported it, it would have happened then. To avoid inflating the asking price, an angel investor will never announce themselves until SK is in financial dire straits and desperate to sell.

- To Councilor Frank: Yes, the ToJ can afford to buy Snow King. Obviously, you don't pay cash, you issue a 30-year bond for the total then make payments through a tax mechanism. The Travel & Tourism board tax, for example, will generate 4.3M/year at its current rate for 30 years (assuming no increased revenue) for a total of 129M (55M bond now). The Travel & Tourism tax can be expanded to spend money creating an amenity for the off-season at SK... instead of ad campaigns telling us to stop posting Delta Lake on Instagram. Many, many other towns and counties have figured out how to run their town hall. It's stretching reality pretty far to say that the second richest county in NA just can't afford it. We have millions of tourists every year, if there is a will there is a way.

- I find it ridiculous that Snow King said that the idea for a Mountain Sports Facility came from the public process. I presented this idea to them eight years ago with the Snow King Rebirth Project, along with the ToJ, Mark Barron, Bob McLaurin, Tyler Sinclair, and countless others. Snow King had no interest in the concept then, so I am highly skeptical they are now the right people to carry out a vision that's also well outside their skillset. Not to mention their track record on "gives."

- The land is the key component to a new facility offering climbing, gymnastics, foam-pit-free-soloing, and ramp-in-to-foam-pit ski/board training (my name for it was "The Center of Gravity" down the street from the "The Center for the Arts"). While many didn't think I was "serious" because I'm not loaded, I can tell you every investor I talked to who was "serious" said they'd be very interested if there was town land at a sweetheart lease on the table. It was the ToJ and SK who were never "serious" about the idea, offering nothing. Friends of Snow King was interested and supportive of the idea, I should add.

- In today's meeting, it was really unclear what Snow King's order of events will be to implement this overall plan. By the way, when Tyler got to the section of the deck with SK's implementation, it seemed like the Mountain Sports facility was already forgotten about. I would want, in order of events:

- 1) Gondola + Mountain Sports Facility
- 2) Restaurants / Observatory (using the gondola to help build then service them)
- 3) Small beginner terrain on top + Mountain Bike terrain for summers

3) Take a breath and see if the improvements are enough for SK to attract some visitation.

I'm afraid Snow King's plan would be:

1) Zip-line

2) Zip-line 2.0 "Flying Eagle" upgrades

3) Wait a few years for revenues from said zip-line, try to amend the plan for another zip-line

4) Road

5) Expand terrain, put fixed grip lifts, not high-speed.

6) Buy used gondola off of eBay after the Summit Chair breaks permanently, hopefully as not part of a disaster

7) Restaurant

8) Observatory "Yurt"

9) Climbing Gym "woody" with one mini-tramp in the corner in 2030 after a lengthy debate about prior "give" promises.

As I tried to say in my public comment earlier this week, the road has little to do with helping beginners. It's very obviously about servicing a restaurant at the top. While that is a valid reason for a road, it is not the stated reason. This erodes trust. I ride a lot and I can tell you that cat tracks that cross steep terrain create dangerous situations. Intermediates going fast hit them unexpectedly and lose control. Advanced skiers and riders jump off of them and beginners sit hidden under them, causing brutal collisions. They are difficult to groom without creating 2-5 ft. drops to flats (SK has this problem already). No beginner will look out the window of the gondola and decide to try their luck on a 15' wide cat track that crosses some of the steepest terrain in North America. They just won't.

I really don't see why a simple vision would not work: Gondola, Restaurant, Observatory, Mountain Sports Facility, Second Ice Sheet, High-Speed Cougar lift for Ski Club, Mountain Bikes, Beginner terrain in a small area on the top. Beginners can down-ride the gondola taking in **the** best views in North America after a beer on the top. No wildlife affected. No screaming tourists audible from Town Square. If the visitors want to ride a zipline, the Travel & Tourism board can let them know in an ad campaign there's a whole zipline complex in Colorado Springs.

Thanks again,

John Reed

From: [Fred A Reimers](#)
To: [Town Council](#)
Subject: Snow King Development
Date: Sunday, November 11, 2018 8:52:22 AM

Dear Council Members:

Please delay your decision concerning the proposed Snow King development until USFS publishes their list of alternatives.

In addition, please consider these potential issues concerning the proposed development:

- (1) There is no need for a new road on the north side(front)of the mountain, since there is access from the south side(back).
- (2) There is no useful reason for a recreational ziplne across the front of the mountain.
- (3) The proposed facilities should not exceed the existing maximum footprint size.
- (4) All summit facilities should be of reasonable size, with lighting designed to minimize light pollution.
- (5) The 2012 Comprehensive Plan should always be the guiding document for any new development on Snow King mountain.

Most sincerely, Fred A. Reimers, Teton Co. resident for 28 years

From: [Lee Riddell](#)
To: [Town Council](#)
Cc: [Lee Riddell](#)
Subject: Comments re: Snow King base area
Date: Tuesday, November 13, 2018 3:43:27 PM

November 13, 2018

Dear Town Council Members:

Thank you for the opportunity to comment on the Snow King base area master plan.

The hearing process you are in lets many sides speak, but the character of our town is at stake, as are homes for our wild animals.

I am writing to give my 100% support to the Jackson Hole Conservation Alliance's positions as outlined in two letters from Skye Schell, Executive Director, Jackson Hole Conservation Alliance:

*** the comment letter to the Town Council re: Snow King Scoping of September 26, 2018**

*** the comment letter to the Town Planning Commission re: Snow King base area on September 26, 2018**

These two letters are part of the public record.

Please hold the developers accountable for the agreement they made in 2000.

It is not the Town of Jackson, the Town Planning Commission or the US Forest Service's problem that the ownership and business objectives of the Snow King owners have changed since then.

Please keep our Town Hill a place where wild animals can still find homes. We all know and appreciate that the more people insinuate themselves in wild places, the animals suffer.

Respectfully submitted,

Lee Riddell
140 W Hansen
PO Box 1765
Jackson WY 83001-1765

From: [Leah Shlachter](#)
To: [Town Council](#)
Subject: Snow King
Date: Tuesday, November 13, 2018 1:08:49 AM

Dear Mayor Muldoon and Councilors Morton Levinson, Frank, Lenz, and Stanford,

Thank you for your hard work on the engagement process for the Snow King Master Development Plans. I am unable to attend the November 13th meeting due to work obligations, but thank you for hosting the meeting in a venue larger than Town Hall--you understand how passionate people are about their Town Hill.

Admittedly, I am confused over who ultimately has decision making power: Snow King Mountain, SKRMA, Town of Jackson (councilors/residents/voters)? I'm also confused over what roles and responsibilities each of these entities bear to maintain a functioning Town Hill (also: what is the definition of a functioning Town Hill?).

Before any approval or denial of Master Plan proposals/details are considered, from what I understand, I think the roles and responsibilities of SKRMA members need to be clearly defined. SKRMA's obligations as determined in the 2000 Master Plan should also be clearly defined. In addition, I would ask Snow King Mountain to be more specific with the details of its development plans, and get these details in writing.

If the Council decides that the above steps are not necessary, as an 18-yr Jackson resident who has purchased over a dozen Snow King season ski passes, who hikes and runs on Snow King's trails year-round, and who enjoys concerts, People's Markets, bouldering, and hanging out at Phil Baux Park, here's where I fall on Snow King Mountain's Master Plan proposals: basically I support the [Conservation Alliance's position](#). And I'd like to emphasize: if there is to be a gondola or high-speed quad lift, put it in the existing footprint of the Summit Lift (keep Phil Baux Park intact), no ski area expansion (especially on the backside where snow easily melts), no zipline, and no new road.

Thank you,

Leah Shlachter
Jackson

From: [Nancy StClair](#)
To: [Town Council](#)
Subject: Snow king
Date: Saturday, November 10, 2018 11:50:40 AM

Dear council,

I am writing in regards to the development of the snow king area. I am against any more development because this area will never be large enough to develop into a destination ski resort. We have a resort close enough to Jackson that would be a better area to expand if people feel we need a larger area. The town is not a resort or an amusement park. A new lift is needed to be able to use it as a town hill to get people faster to the top. We need to protect the place we call jackson, as a town instead of a resort. This is what most of the council campaigned on, so now you need to make the hard decisions.

Thank you

Nancy St Clair

[Sent from Yahoo Mail on Android](#)

From: [Michael Tennican](#)
To: [Town Council](#)
Subject: Snow King
Date: Tuesday, November 13, 2018 3:13:28 PM

Dear Members of the Town Council,

As I understand the Snow King owners' proposal, I am strongly opposed to it. It sounds as if the owners do not intend to dedicate the value of the 2000 development rights, which rights have increased enormously in value since granted, primarily to the preservation of our town's winter ski hill operations. It appears that the Snow King group might instead invest in attractions like ziplines, a new restaurant facility and hotel rooms that would only encourage summer transients to spend even more time in our already-crowded town. I would support the development of new facilities such as a climbing gym and ski club room that would benefit locals, particularly during the winter season. However, the last thing we need is to allow Snow King to encroach on public recreational and wildlife space and to exacerbate our summer tourist problems.

Thank you for holding the owners of Snow King to the terms of the deal the town agreed to in 2000.

Michael L. Tennican
307 690 8358 (mobile)

From: [Linore](#)
To: [Town Council](#)
Subject: SK Master Plan Review
Date: Thursday, November 15, 2018 12:36:56 PM

Dear Mayor Muldoon and Counselman Stanford, Frank, Morton-Levinson, Lenz:

Thank you all for your due diligence in reviewing the Snow King Mountain proposal and the Snow King Resort Master Plan. I was able to watch some of yesterday's discussion and want to applaud you for digging deep into some of the proposed changes. Some of the changes being requested are quite vague and do need some clarification and commitment. Such as removing and locating maintenance buildings – I too question the location behind the ice arena. Will it be enough in the future and how would it be accessed and will the construction compromise the stability of the hillside (?)

Parking is and will continue to be a big issue and the use of the KM6 lot is only temporary. If the vision of Snow King is to increase use and visitation, obviously more parking is going to be needed and should not be a burden of the Town to provide. A more permanent and not so vague solution needs to be stated.

I also have some hesitation about the Mountain Training Center that is being proposed. Is it really needed and will it be sustainable? As I stated at the meeting on Tuesday night, is this something that will fall into the hands of the Teton County Parks and Recreation with a financial burden on the community down the road(?) However, should it be constructed, Bob Lenz's idea of stacking the training center above an extra sheet of ice along the west side of the building rather than take away the current parking that could be expanded for a parking structure in the future does have some merit. Again, any additional amenities added are going to require more parking. As much as we would like to think that public transportation will be used is still dubious in my opinion. Ski racing participants, hockey teams, etc are not likely to take public transportation as they have too much equipment to transport.

Thank you for taking the time to read my comments.

Linore Wallace

Sent from [Mail](#) for Windows 10

CULTURAL RESOURCE INVESTIGATION

WYOMING SHPO ID # 67561

SNOW KING MOUNTAIN RESORT AERIAL ADVENTURE COURSE & CHAIRLIFT REPLACEMENT/EXTENSION PROJECTS JACKSON, TETON COUNTY, WYOMING

**PREPARED FOR
SNOW KING MOUNTAIN RESORT**

BY



PRESERVATION SOLUTIONS

15 DECEMBER 2014

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PROJECT DESCRIPTION

Snow King Mountain Resort contracted Preservation Solutions LLC (PSLLC) in September 2014 to complete a cultural resource investigation in compliance with Section 106 of the National Historic Preservation Act (NHPA), as amended, regarding proposed developments at Snow King Ski Area in Jackson, Teton County, Wyoming. The proposed developments are meant to diversify the existing recreational opportunities at the ski area. Although the resort's development plan has identified multiple possible phases over the next ten years, only three project components will be considered in this report: 1) the introduction of an aerial adventure course; 2) the replacement and extension of the Rafferty Chairlift (1978); and 3) the clearing of two new ski runs. The proposed project is an undertaking of Snow King Mountain Resort under the permitting jurisdiction of the United States Forest Service (USFS).

Introduction of the aerial adventure course, as proposed, is comprised of installation of small wood platforms and supports for ropes, nets, zip lines, and so forth. These elements will be connected to platforms using a compression system that does not require anchoring or boring into a tree. As such, the platforms are easily removable and/or adjustable. Access to the six courses and zip line will be from the new chairlift (replacing existing Rafferty Chairlift and discussed below) at the same mid-load/unloading location as the existing Alpine Slide. Footpaths will be introduced between aerial elements by adding chipped tree material over existing terrain to minimize ground disturbance. The zip-line will terminate about 250 feet downslope and the overall course will be ADA compliant. A small utility/equipment storage shed will be constructed in the immediate vicinity of the existing mid-lift load/unload site. Some tree limb removal is anticipated, as are removal of approximately 30 trees (>4" diameter). Total length of course ropes and zip line is 3,185 feet, to be zig-zagged across an area of approximately 16 acres. Ropes and zip line are to be connected to about 31 existing 'guide trees,' as well as four ground anchors where there are no suitable 'guide trees.' Ropes and zip line will be suspended between 3 and 30 feet above the ground. No exterior lighting or new roads are proposed. Trees in this area are an average of 40 to 65 feet in height. Total ground disturbance associated with installation is expected to be less than 1.5 acres and will be re-vegetated under USFS direction.

The chairlift replacement and extension project is meant to provide expanded beginner and intermediate ski terrain and improve access to the Alpine Slide, which serves as many as 65,000 riders each summer season. As proposed, the project consists of the replacement of the existing Rafferty Chairlift (1978) and its associated base, mid, and top stations, as well as the clearing of trees to accommodate the lift alignment and to make way for or two new access runs. The new lift will have a base station, mid-load/unload station, and top station. The new base station will be at the location of the existing lift's base terminal, but with an alignment following a slightly more easterly path and extending approximately 1,000 feet further upslope, for a total length of about 3,000 feet. (Alternate lift extension alignments were considered but rejected for reasons of terrain steepness that would require extensive excavation. Furthermore, the proposed alignment allows retention of a tree buffer between the proposed work and the

historic ski run to the west.) The base drive station will be at 6,326' elevation and have an attendant shelter atop the exposed 13.5' bull wheel, all of which is supported by/cantilevered from an L-shaped reinforced concrete mast column, the footprint of which will measure about 2'-x-15.5'. The aluminum-framed shelter enclosure has a rectangular east and west elevation occupied by a curtain wall, while the north and south elevations are arched with a door centered in the north elevation, accessed by an open metal stair. The base station will stand about 23.5' in-height and with its adjustable length along a hydraulic track, span a maximum area about 21'-x-44'. The mid-load/unload station will be at 6,781' elevation near the top of the existing Alpine Slide and be a simple, open-frame ramp platform constructed of either wood or steel. The top return station will be at 7,197' elevation and be a simple exposed 13.5' bull wheel design supported by/cantilevered from a central reinforced concrete mast column, the footprint of which will measure about 8'-x-2'. The top station will stand about 17' in-height and span an area about 14'-x-30'. Fifteen towers will support the cables between these stations. Each tower will be tubular steel and range in height from 23' to 43.5' depending on location and grade below. Each of the chairs will accommodate four riders.

Trees will be removed to accommodate the new lift alignment, as well as to create two new access trails angling away from the lift top station – one leading west-northwest to connect with the Grizzly run (c.1958) and one arcing northeast to connect with Cats run (late 1970s). The new cuts will range between 80 and 100 feet wide and span a total of approximately 3.8 acres. Between the trees cleared for the lift alignment and the new runs, a total of about 5 acres of tree clearing will take place on USFS land. The lower half of the new chairlift is on private land owned by Snow King Mountain Resort, where an additional 3 acres are to be cleared.

The immediate project site vicinity is characterized by recreational development dating to the 1970s and 1980s, including ski runs, chairlift, Alpine Slide, and miniature golf course. The NRHP-eligible Snow King Ski Area, characterized by mid-20th century winter recreational development, is adjacent to the west beyond a solid mature conifer buffer.

METHODOLOGY

Preservation Solutions architectural historian, Kerry Davis, served as project manager, field photographer, researcher, and cultural resource assessment author. Snow King Mountain Resort General Manager, Ryan Stanley, provided PSLLC with all available plans, maps, and associated project materials. Davis requested and paid for the required SHPO File Search (#31178) and reviewed the available records through Wyoming Cultural Records Office (WYCRO) online database to identify any National Register of Historic Places (NRHP)-eligible or NRHP-listed properties within the four project associated/abutting sections. This evaluation included review of 25 properties previously documented. Davis reviewed all information available through WYCRO regarding determinations of eligibility on record for these properties. The records review revealed 22 of these properties to be potentially NRHP-eligible across the four sections associated with and abutting the project site.

Davis contacted Wyoming SHPO National Register Coordinator, Brian Beadles, and Bridger-Teton National Forest Archaeologist, Jamie Schoen, in September 2014 for verification of documentation methodology and confirmation of the Area of Potential Effect (APE). Consultation with both USFS and SHPO staff confirmed the APE for indirect visual effects was to include the abutting historic properties (Snow King Ski Area 48TE1944 and Kelly-Murie House 48TE1700), and viewsheds from various locations in the Town of Jackson and along the primary viewshed corridor along Highway 89. Per consultation with USFS and SHPO, it was deemed unnecessary to visit and photograph views of the project site from each of the 22 NRHP-eligible properties identified in the file search. The project additionally required the Snow King Ski Area be documented sufficient to determine NRHP eligibility, documentation of which is enclosed with this submittal.

Additional research included local research at Jackson Historical Society and Museum, Jackson City Hall, Snow King Mountain Resort records, and USFS cultural resource and winter recreation records, as well as the utilization of the online collections of David Rumsey Map Collection, historicmapworks.com, and the Library of Congress Geography and Map Division.

The field survey to document both direct and indirect visual effects took place during the week of October 7, 2014, and included: a windshield survey to determine the limit of visibility of the project site; photographic documentation of the project site; and documentation of Snow King Ski Area sufficient to determine NRHP eligibility.

Snow King Mountain Resort has contacted all interested consulting parties, including local tribes, to invite their comment about the proposed work.

PROJECT SITE

DESCRIPTION, HISTORY, ELIGIBILITY

DESCRIPTION

The proposed project site reflects recreational developments dating to the late 1970s and 1980s. The Rafferty Chairlift dates to 1978 and includes a base station, mid-load/unload platform, and summit station. Both stations include open exposed bull wheels and operator shelters, with towers and cables in between. The base station building also contains a ticket office and an apartment upstairs. Along and adjacent to the chairlift, Cats, Towers, and Snake River runs all date to the 1970s and 1980s. The Alpine Slide dates to the same construction effort as the chairlift and is a 2,500' Plexiglas slide winding under the chairlift. The circa 1985 Miniature Golf Course is located just above the existing lift base station and adjacent to the lift towers. The course features a series of walkways, small bridges, water features, and poured concrete and stone retaining walls amongst and around the various greens, each designed to present different putting challenges.

HISTORY

The project site and each of these resources date to the era of the ski area's ownership under Western Standard Corporation, a period of major transition at the ski area toward a more corporate business model, where in Snow King was expanded to be more of destination resort. An expanded history of the entire ski area, including these resources, can be found in the accompanying Snow King Ski Area Wyoming Cultural Properties Form.

ELIGIBILITY

All of these resources date outside the period of significance of the historic core of the ski area, are not eligible for listing in the National Register as contributing resources, and are thus drawn outside the NRHP-eligible area. These resources are all listed and described in more detail in the accompanying Snow King Ski Area Wyoming Cultural Properties Form, where they are counted as resource #s 34-37.

AERIAL VIEWS OVER TIME



1967 Aerial View – Image courtesy Teton County GIS
Note: Project site not yet developed

AERIAL VIEWS OVER TIME



1977 Aerial View – Image courtesy Teton County GIS

Note: Project site development has begun

AERIAL VIEWS OVER TIME



1983 Aerial View – Image courtesy Teton County GIS
Note: Project site generally reflects current conditions

SURVEY FINDINGS & CONCLUSIONS

No historic resources were found APE for direct effects. Three historic properties were found to be in the APE for indirect visual effects. These properties are as follows:

- **Kelly-Murie House** (48TE 1700), 330 E Snow King Ave.
- **Snow King Ski Area** (48TE 1944), 100-330 E Snow King Ave.
- **Grizzly Ski Trail**, Snow King Ski Area (48TE 1944), contributing resource #7

In order to thoroughly assess the potential indirect visual impacts of the undertaking on historic properties within the APE, field survey conducted on October 9-10, 2014 by PSLLC, determined the limit of visibility of the proposed aerial course, the ski lift extension, and clearing of new access runs. This analysis confirmed the aerial course elements and new lift structure will have complete or near-complete screening by mature evergreen trees and/or terrain across the APE, and thus present now risk of adverse visual effect to NRHP-eligible resources. While the tree clearing for the new lift alignment and access runs will be visible from some northerly vantages, these clearings will be narrow, limited to less than 8 acres, and will be at sufficient distance to present no risk of adverse effect to the historic resources identified in the APE identified above. Specific analysis for each of the properties studied is as follows:

Kelly-Murie House (48TE 1700), 330 E Snow King Avenue (Photographs 12-13)

Determined eligible for listing in the National Register of Historic Places in 2005, the circa 1920 Kelly-Murie House is an excellent local example of a log bungalow. Additionally, it is significant for its association with the residential and community development of Jackson. Though it serves as the current offices of Snow King Mountain Resort, it has no historic associations with the development of the ski area, as is documented in the accompanying Wyoming Cultural Properties Form for Snow King Ski Area (48TE 1944), where the Kelly-Murie House is documented as resource #30. Due to the near total screening by intervening terrain and mature conifers, it is determined that the proposed projects will have no effect on the building's NRHP eligibility.

Snow King Ski Area, (NRHP-eligible core 48TE 1944), 100-330 E Snow King Avenue (Photographs 1, 2, 20, and aerials previous 3 pages)

About 180 acres of the historic core of the present, much larger Snow King Mountain Resort ski area has been determined eligible as part of this project. The grouping of 26 resources constructed between 1935 and 2005 represent the winter recreational development of the site as Jackson emerged as a preeminent ski destination in the mid-20th century. Though abutting the proposed project site, due to the total or near total screening by intervening terrain and mature conifers, it is determined that the proposed aerial adventure course and replacement chairlift projects will have no effect on the ski area's NRHP eligibility. The addition of about 8 acres (5 on USFS land and 3 on private land) of cleared trees for the new lift and two small access runs adjacent to the NRHP-eligible area of the ski area represents a small percentage of the overall ski area - only 4.4 percent of 180 acres comprising the NRHP-eligible area – and

is minimized by the retention of a near-solid tree buffer between the historic area and the proposed project area, with the exception of a small 80' cut into the east edge of the Grizzly run, discussed below.

Grizzly Ski Trail

(Photographs 14-17)

This ski trail dates to circa 1958. It is not individually eligible, but is counted as a contributing site to the NRHP-eligible Snow King Ski Area (48TE 1944) documented in the accompanying Wyoming Cultural Properties Form, where it is resource #7. This advanced trail forms the east edge of the NRHP-eligible area at Snow King and is characterized by a solid wall of conifer trees lining each side of its path. It is significant for its ability to communicate its historic associations with the recreational development of Snow King. Due to the intervening terrain and mature conifers providing complete or near-complete screening, it is determined that the proposed aerial adventure course and new chairlift will have no effect on the ski trail's NRHP eligibility. The proposed small ~80' cut into the east edge of Grizzly run, a contributing resource to the ski area at its east boundary, represents a very small alteration and loss of less than 3 percent of the overall 2,740' of tree walls that flank this run. This minor alteration does not affect the overall ability of the run to contribute to the significance of the Snow King Ski Area.

CONCLUSIONS

Direct Effects - Based on the materials provided, research, and field documentation, PSLLC finds the proposed introduction of the aerial adventure course project and replacement of the Rafferty Chairlift will have **No Effect** on historic resources. The new ski run cut intersecting the Grizzly ski run, a contributing resource to NRHP-eligible area of the Snow King Ski Area, will be minimal and will have **No Adverse Effect** on the overall eligibility of the resource or the Snow King Ski Area as a whole.

Indirect Effects - Based on the materials provided, field survey documentation, view shed analysis, and research, PSLLC concludes that the proposed project components will present **No Adverse Effect** on identified historic resources in the Area of Potential Effect (APE). Based on the field verification, the proposed project components will either not be visible or only minimally visible from any of the NRHP-eligible resources in the APE.

It is PSLLC's opinion that no NRHP-eligible properties will be adversely affected and recommends approval of these projects as described.

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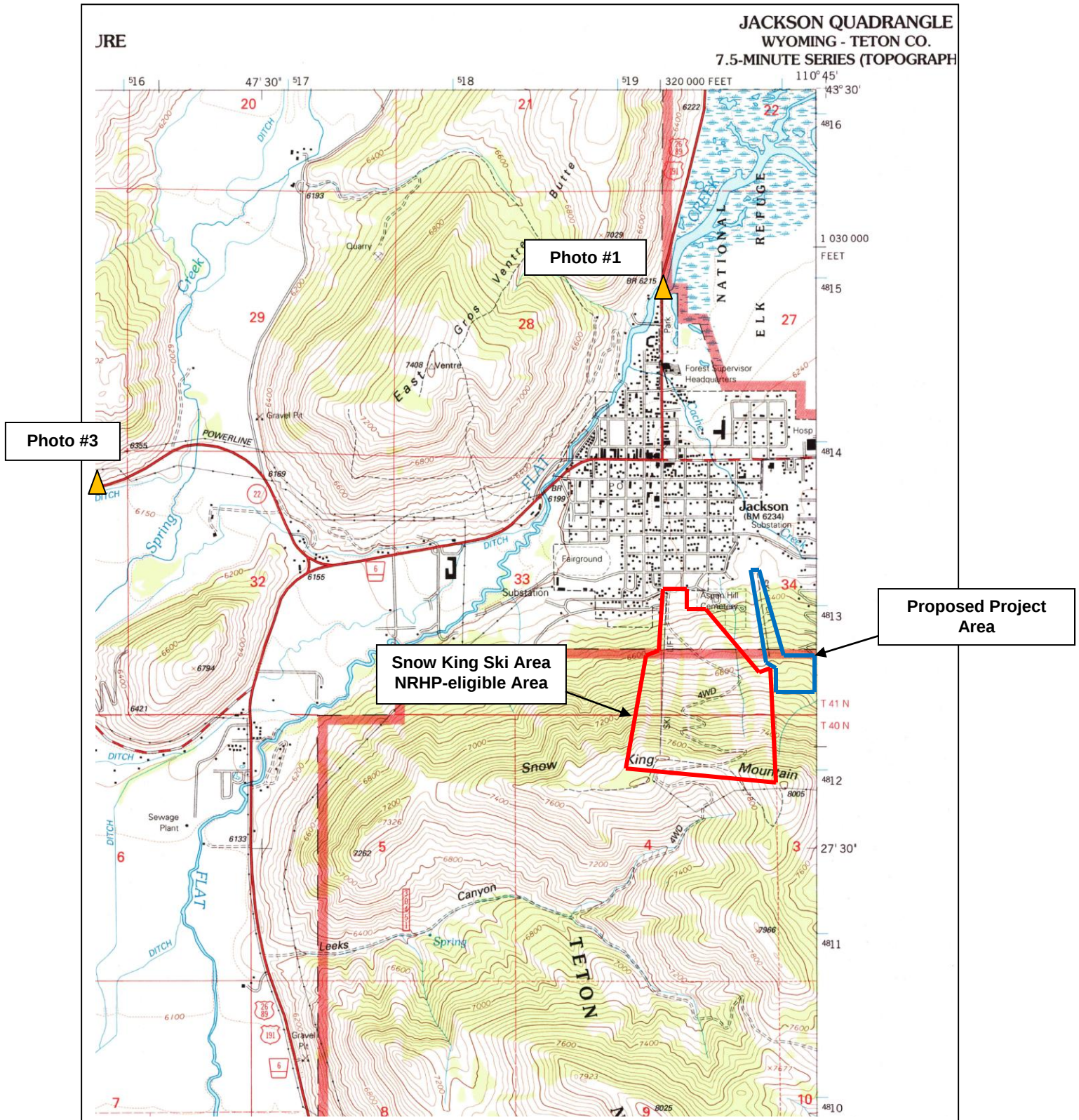
Photograph Collection.

Schoen, Jamie. "White Pine Ski Area." IMACS Site Form, 48SU1747. Jackson, Wyoming: Bridger-Teton National Forest, 1994.

Winter Recreation Permit Files.

FIGURES

USGS QUADRANGLE



FIGURES

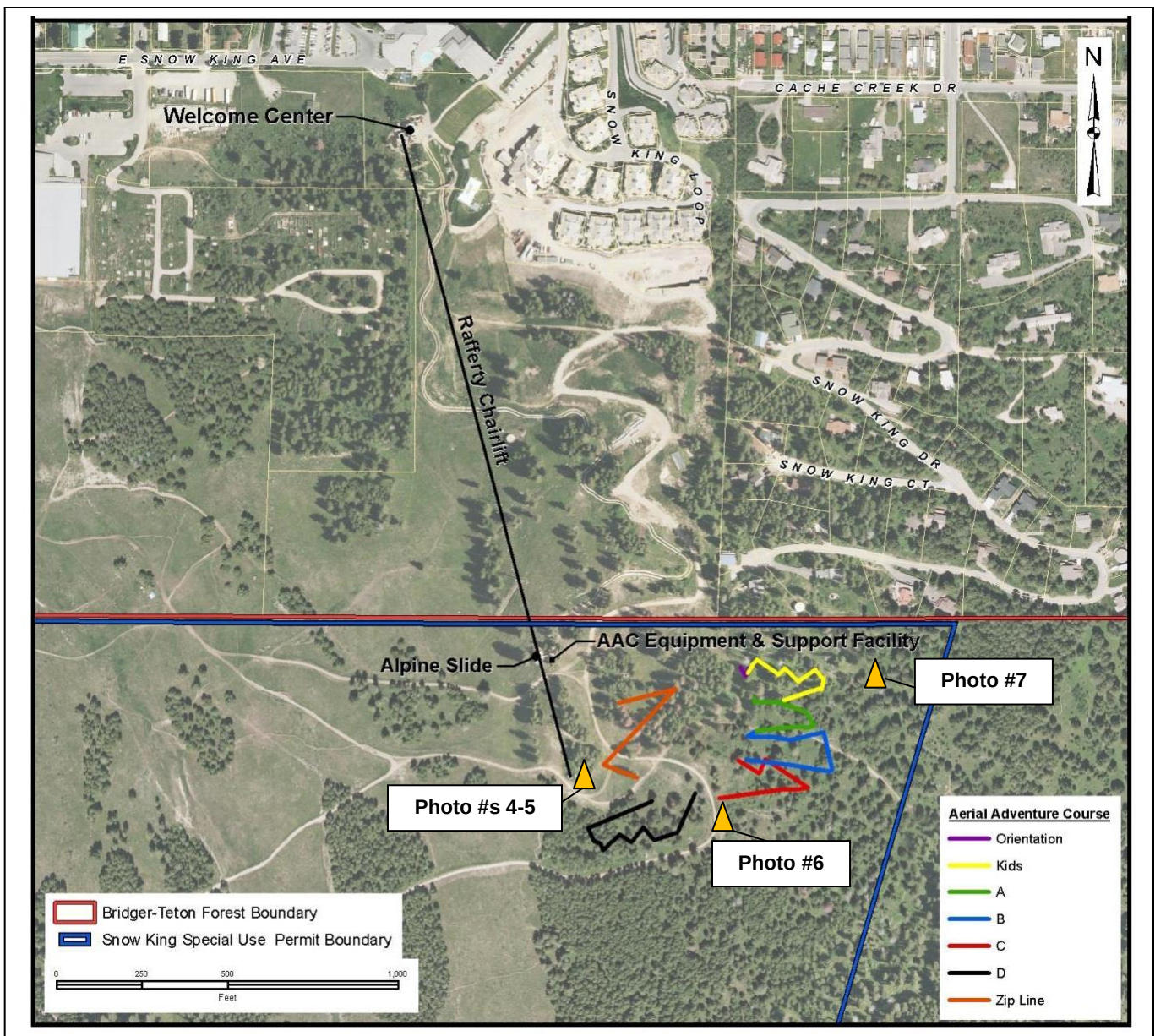
AERIAL VIEW – PROPOSED AERIAL ADVENTURE COURSE AREA



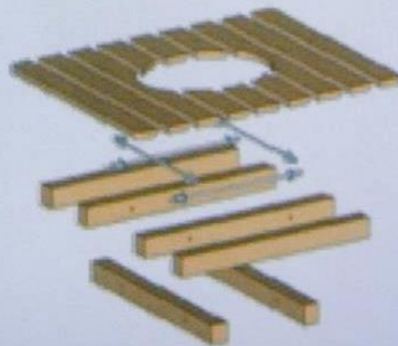
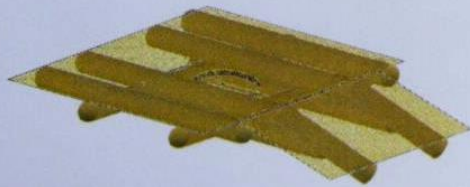
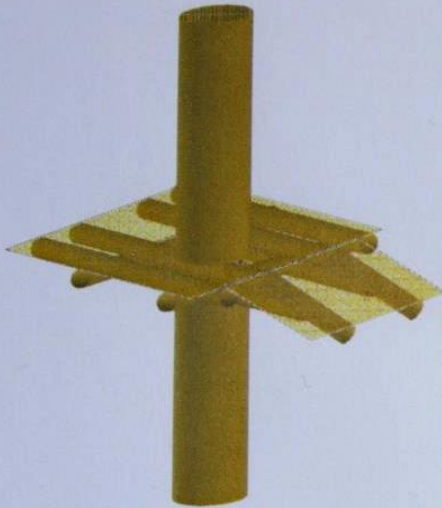
Figure 1 – Proposed Aerial Adventure Course Area, ~16 acres
Base map courtesy Teton County GIS

PLANS

PROPOSED AERIAL ADVENTURE COURSE AREA

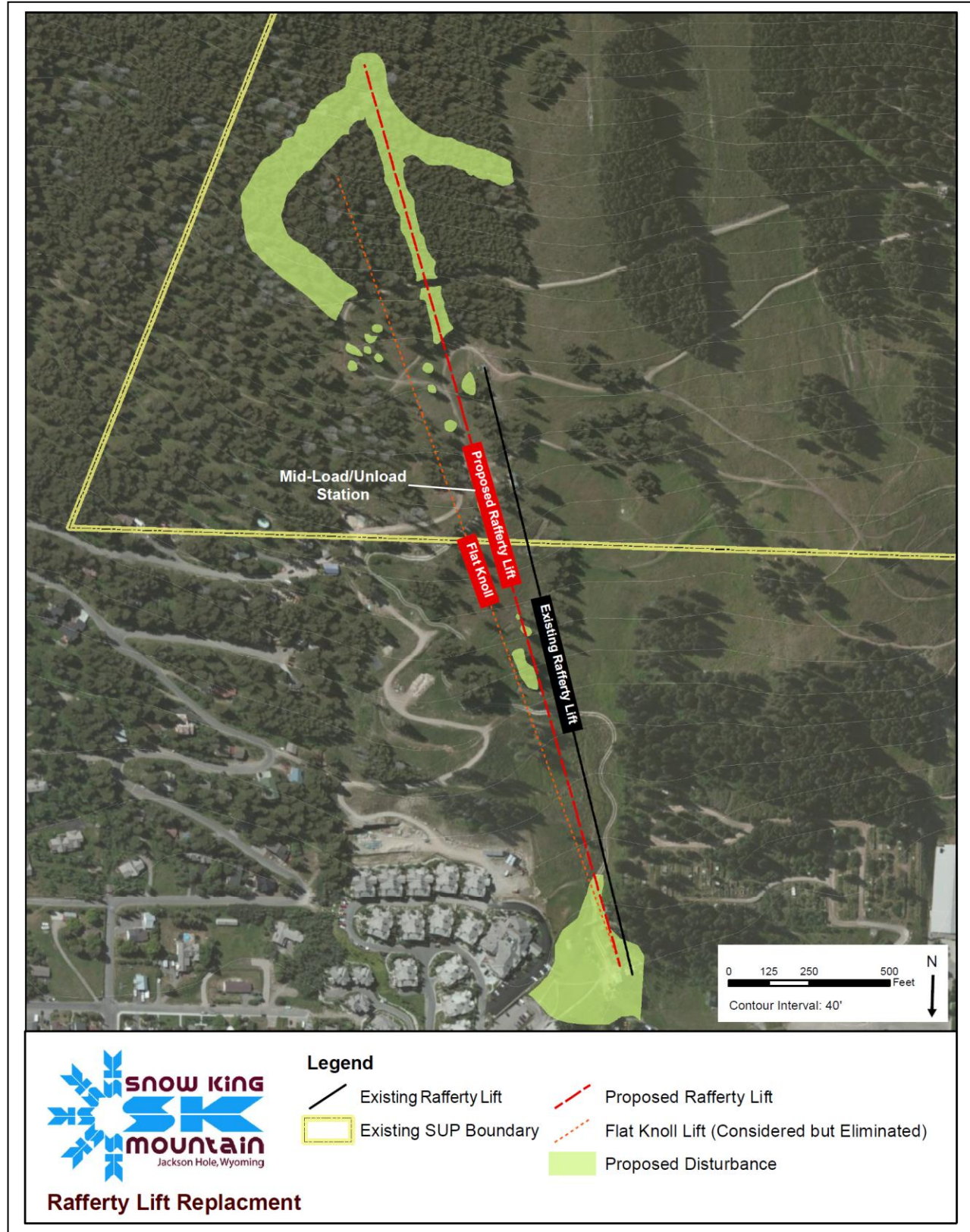


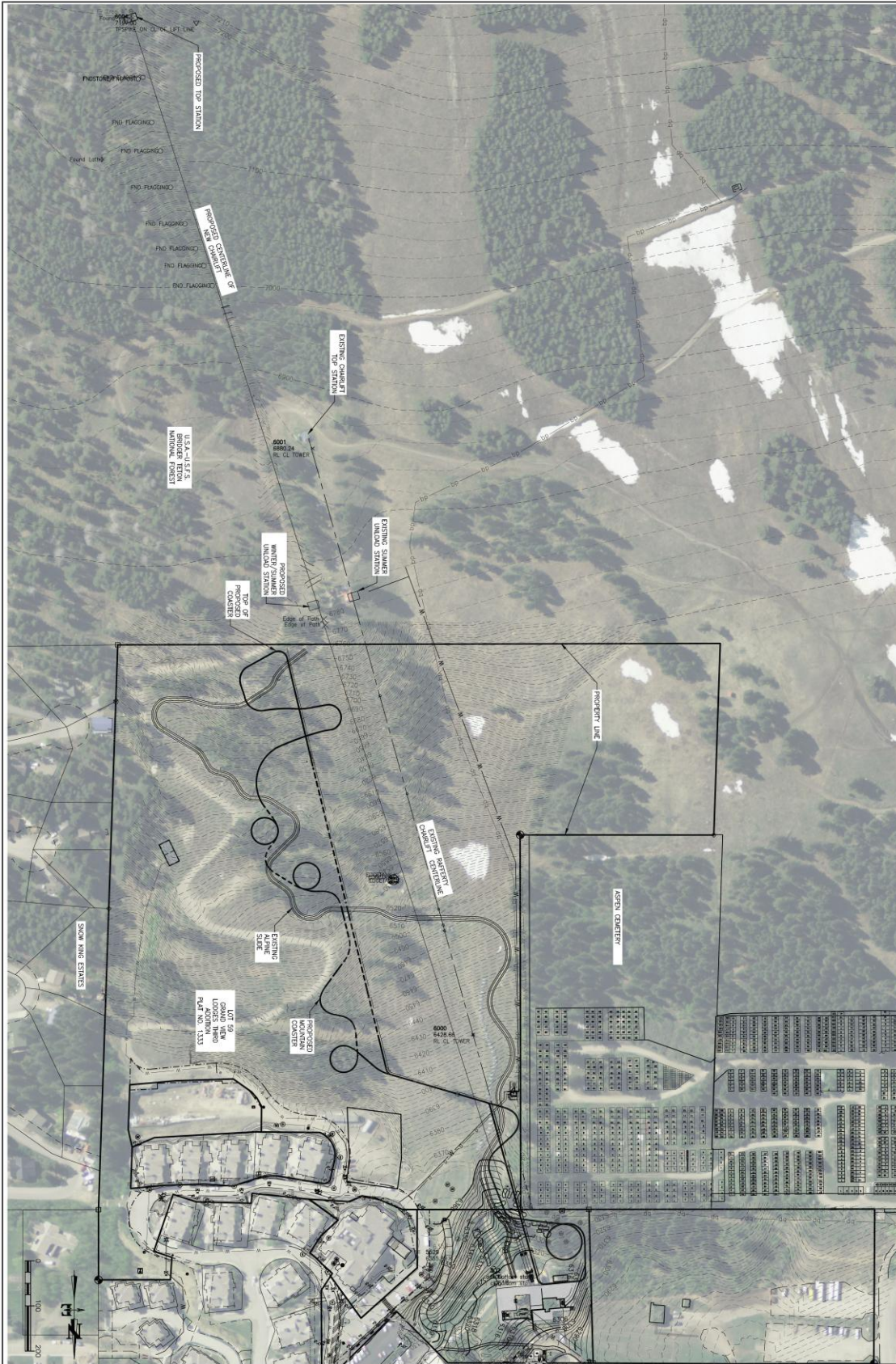
The platforms are assembled as follows (bottom view):



Proposed Tree Platforms

PLANS – CHAIRLIFT REPLACEMENT & NEW SKI RUNS





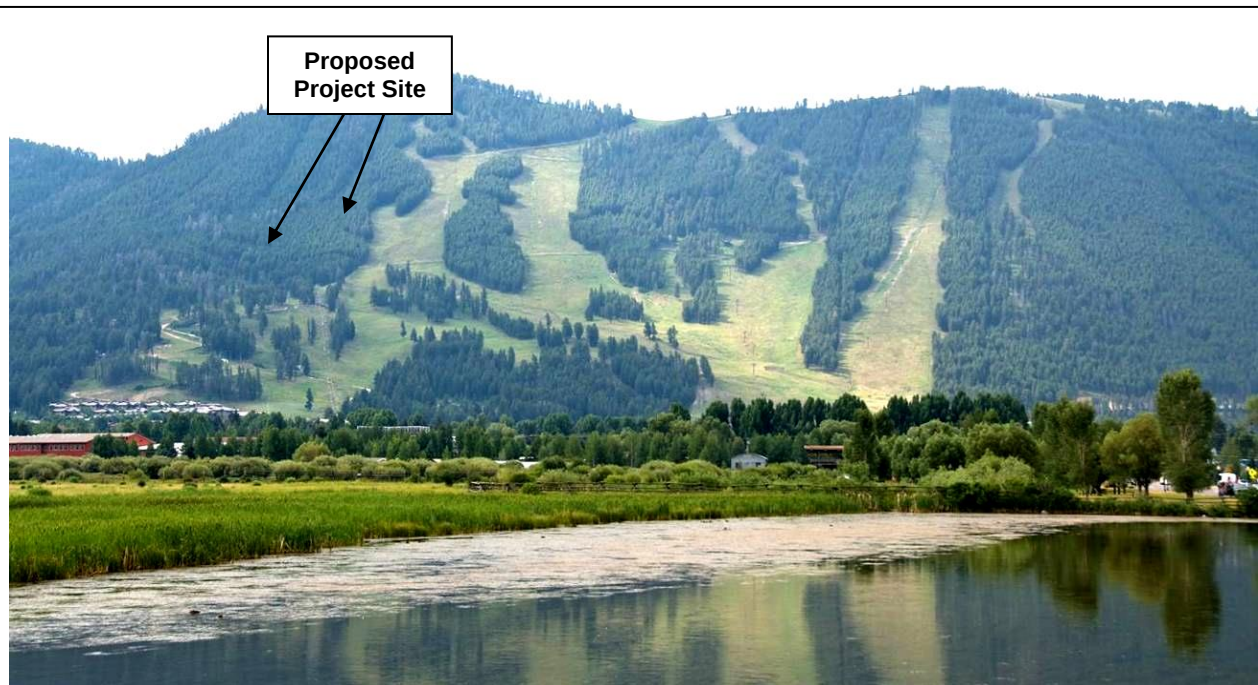
DRAWING NO 2	JOB TITLE Snow King Mountain Raftery Base Area Redevelopment Jackson, WY	DRAWING TITLE Overall Site Plan and Proposed Lift and Mountain Coaster Plan	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	SNOW KING AVENUE 10/14 REV. SURVEYED ne ENGINEERED ed DRAWN sk CHECKED APPROVED
JOB NO 14-231-01				

PLANS – CHAIRLIFT REPLACEMENT

**PLANS AND ELEVATIONS OF BASE STATION, MID-LOAD/UNLOAD STATION, AND TOP
STATION, AS WELL AS TOWERS, CABLES, AND CHAIRS
TO BE PROVIDED BY SNOW KING MOUNTAIN RESORT UNDER SEPARATE COVER**

PHOTOGRAPHS

PROJECT SITE DOCUMENTATION



1. Snow King Ski Area, view S-SE from Highway 89, 1.8 miles N of project site, Summer 2013

Note: Lack of visibility of existing chairlift or existing ski runs in project area, comparable to proposed lift and runs

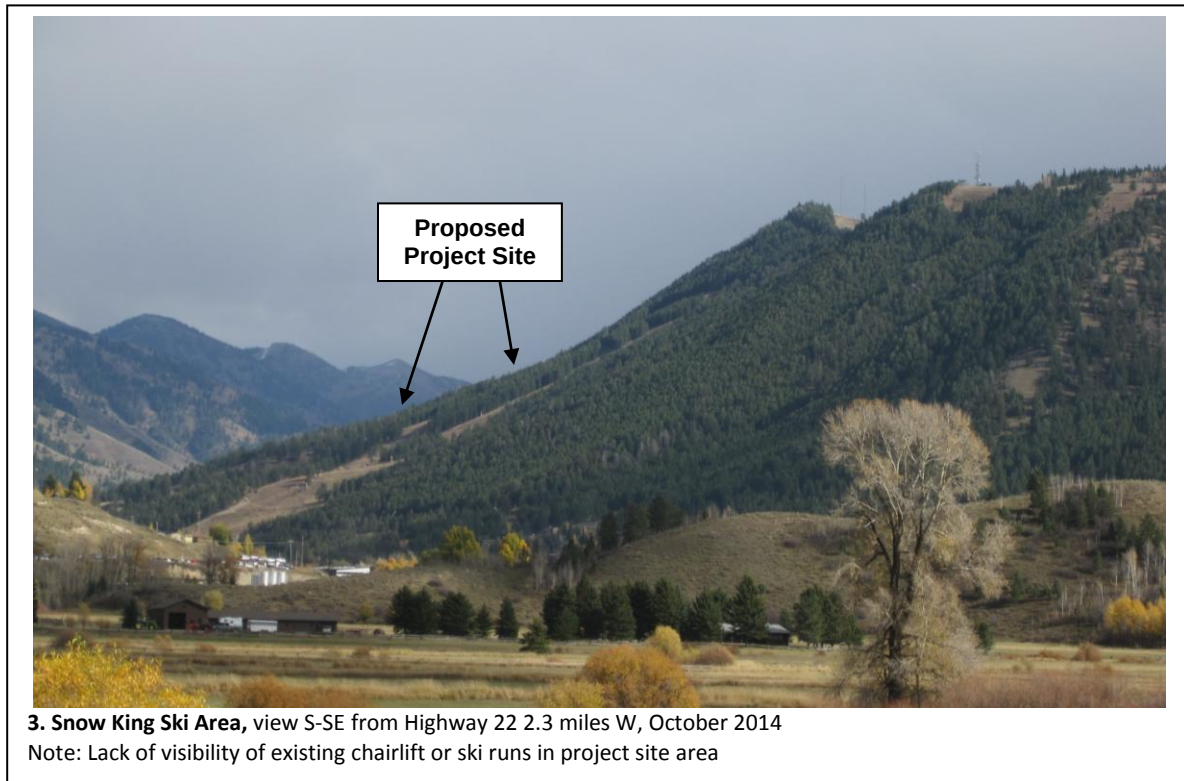


2. Snow King Ski Area, view S from hotel, October 2014

Note: Minimal visibility of existing chairlift, comparable to visibility of proposed chairlift

PHOTOGRAPHS

PROJECT SITE DOCUMENTATION



PHOTOGRAPHS

PROJECT SITE DOCUMENTATION – AERIAL ADVENTURE COURSE



4. Aerial Adventure Course Project Site, view E-NE from Rafferty Top Station, October 2014



5. Aerial Adventure Course Project Site, view SE from Rafferty Top Station, October 2014

PHOTOGRAPHS

PROJECT SITE DOCUMENTATION – AERIAL ADVENTURE COURSE



6. Aerial Adventure Course Project Site, view W toward Rafferty Top Station, October 2014



7. Aerial Adventure Course Project Site, view W from NE corner of aerial course site, October 2014

PHOTOGRAPHS

PROJECT SITE DOCUMENTATION – RAFFERTY LIFT



8. Snow King Ski Area, Rafferty Lift (1978), view NW, October 2014



9. Snow King Ski Area, Rafferty Lift, Snake River & Towers Runs (left), view S-SE, October 2014

PHOTOGRAPHS

PROJECT SITE DOCUMENTATION – RAFFERTY LIFT & NEW ACCESS RUNS



10. Snow King Ski Area, NH Rafferty Lift (1978), view NW, October 2014



11. Snow King Ski Area, Grizzly run, aerial, 2014
Courtesy Google Maps

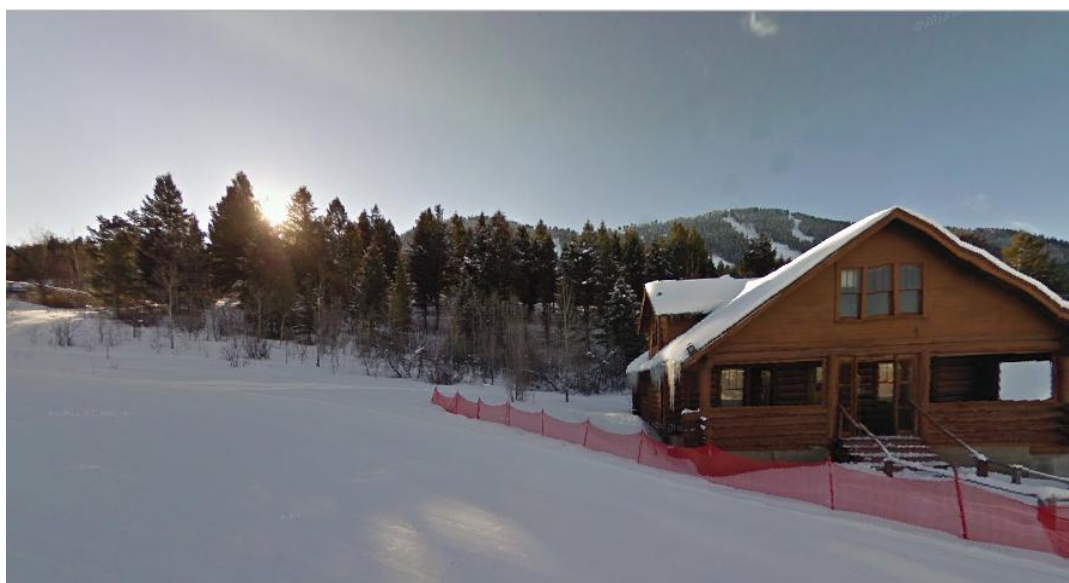


PHOTOGRAPHS

HISTORIC RESOURCE DOCUMENTATION



12. Kelly-Murie House 48TE 1700, view SW from E Snow King Avenue, October 2014



13. Kelly-Murie House 48TE 1700, view S-SE toward project site, Winter 2013-2014

Note: Lack of visibility of existing chairlift or proposed project site

Image courtesy Google Street View

PHOTOGRAPHS

HISTORIC RESOURCE DOCUMENTATION



14. Snow King Ski Area, Grizzly run, view N, October 2014



15. Snow King Ski Area, Grizzly run, view S, Winter 2013-2014

PHOTOGRAPHS

HISTORIC RESOURCE DOCUMENTATION



16. Snow King Ski Area, Grizzly run, view E toward project site



17. Snow King Ski Area, Grizzly run, view NE toward project site, October 2014
Note: Minimal Visibility of existing lift, comparable to new lift

PHOTOGRAPHS

APE DOCUMENTATION



18. Snow King Ski Area, view S toward project site from E Simpson and S Gros Ventre, Oct 2014
Note: Minimal visibility of existing lift, comparable to new lift



19. Snow King Ski Area, view S-SE toward project site from E Gill and N King, October 2014
Note: Minimal visibility of existing lift, comparable to new lift

PHOTOGRAPHS

APE DOCUMENTATION



20. Snow King Ski Area, view SE toward project site from N Jackson and W Deloney, Oct 2014
Note: Minimal visibility of existing lift, comparable to new lift



United States
Department of
Agriculture

Forest
Service

Bridger-Teton
National Forest

340 North Cache
P.O. Box 1888
Jackson, WY 83001-1888

File Code: 2360-3

Date: January 6, 2015

Mary Hopkins
Wyoming State Historic Preservation Office
2301 Central, Barrett Building
Cheyenne, Wyoming 82002

Dear Mary,

Enclosed for your review and comment is the Cultural Resource Investigation for the Snow King Mountain Resort Aerial Adventure Course & Chairlift Replacement/Extension Projects and site form for the Snow King Ski Area (48TE1944) prepared the Preservation Solutions. The Bridger-Teton National Forest concurs with Preservation Solutions that the Snow King Ski Area (48TE1944) is an eligible historic district comprised of contributing and noncontributing buildings, sites and structures. We also recommended that the alternate boundary option as identified on page 32 (figure 2) of the site form be included within the site boundary because ski runs 8, 15 and 16 were initially constructed in 1959 and should be considered historic. We also agree that these three ski runs are noncontributing portions of the National Register eligible site.

The Bridger-Teton National Forest also concurs with the recommendation that construction of the aerial adventure course and chairlift replacement will have no effect on historic properties and the new proposed ski run will have no adverse effect on the overall eligibility of site 48TE1944. No National Register eligible properties will be adversely affected by the proposed actions and cultural resource clearance is recommended.

Please feel free to contact me at (307) 739-5523 if you have any questions regarding this project.

Sincerely,

Jamie Schoen

Archeologist

Enclosure



ARTS. PARKS. HISTORY.

Wyoming State Parks & Cultural Resources

State Historic Preservation Office
2301 Central Ave., Barrett Bldg. 3rd Floor
Cheyenne, WY 82002
307-777-7697
FAX: 307-777-6421
<http://wyoshpo.state.wy.us>

Feb 3, 2015

Jamie Schoen
Bridger-Teton National Forest
P.O. Box 1888
Jackson, WY 83001-1888

re: Snow King Mountain Resort Aerial Adventure Course and Chairlift Replacement/Extension Projects,
Teton County (SHPO File # 0215BAB001)

Dear Mr. Schoen:

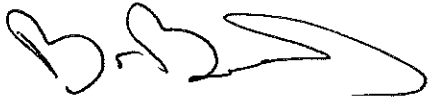
Thank you for consulting with the Wyoming State Historic Preservation Office (SHPO) regarding the above referenced undertaking. We have reviewed the associated report and find the documentation meets the Secretary of the Interior's Standards for Archaeology and Historic Preservation (48 FR 44716-42). We concur with your finding that Snow King Ski Area (48TE1944) is eligible for listing in the National Register of Historic Places and will not be adversely affected by the undertaking as planned.

We recommend that the undertaking proceed in accordance with state and federal laws subject to the following stipulation:

If any cultural materials are discovered during construction, work in the area shall halt immediately, the federal agency and SHPO staff be contacted, and the materials be evaluated by an archaeologist or historian meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 22716, Sept. 1983).

This letter should be retained in your files as documentation of a SHPO concurrence with your finding of no historic properties affected. Please refer to SHPO project #0215BAB001 on any future correspondence regarding this undertaking. If you have any questions, please contact me at 307-777-8594.

Sincerely,



Brian Beadles
Historic Preservation Specialist



Matthew H. Mead, Governor
Milward Simpson, Director

Jackson's Town Hill: Snow King Ski Area



"Snow King, the town hill, rising up abruptly at the south edge of Jackson provokes fond memories for townspeople who were growing up in the days when skiing was becoming popular as a sport, and Snow King was becoming developed as a ski hill."

Survey and Preliminary Evaluation of Historic Significance and Integrity

Prepared by Mary Humstone, Humstone Consulting

for the

Teton County Historic Preservation Board

November, 2011

Revised January, 2012

Jackson’s Town Hill: Snow King Ski Area

Survey and Preliminary Evaluation of Historic Significance and Integrity

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Executive Summary

Since the 1930s, the Snow King ski area has played an important role in recreation, commerce and community development in Wyoming and Jackson Hole. As Wyoming's first ski area, Snow King paved the way for similar winter resorts on Forest Service land in the Wind River, Bighorn and Medicine Bow mountains. Within Jackson Hole, the development of Snow King fostered a community culture built around the enjoyment and skill of winter sports, which eventually made Jackson Hole an international ski destination. Although later eclipsed by the Jackson Hole Ski Area, Snow King first established Jackson's reputation as a ski town.

The Snow King ski area can be evaluated from many different perspectives, including those of skiers, hikers, naturalists and planners as well as cultural historians. This report examines the property as a cultural landscape which reflects the development of skiing and ski culture in Jackson Hole. As an operating ski area, Snow King has necessarily changed to keep pace with the changes in the sport of skiing, and many of the character-defining features of the historic landscape have been replaced in the past 50 years with updated ski facilities. However, the mountain itself and the ski trails retain integrity as character-defining elements of the cultural landscape that have shaped the image and character of Jackson Hole since the late 1930s. While Snow King is used and enjoyed year-round, it is when the mountain is covered with snow and its trails distinctly defined that its visual and cultural connection with the community is the strongest.

In order for a property to be listed on the National Register of Historic Places, it must have documented historic significance and retain historic integrity, so that its significance can be seen and understood. There is no doubt that the Snow King ski area is significant in Jackson Hole history and culture. This preliminary evaluation has determined that the property also retains sufficient integrity to warrant nomination to the National Register of Historic Places as a cultural landscape. Further research is required to positively identify and evaluate all of the contributing and non-contributing features of the landscape.

Snow King Time Line

- 1926: Mike O'Neil builds a ski jump on Jackson's "Town Hill"
- 1932 (circa): Town hill named the "Ruth Hanna Simms Ski Hill" in honor of local resident who donated money to build a ski jump
- 1936: CCC constructs horse and hiking trail to the top of the hill
- 1937: Jackson Hole Ski Association and Jackson Hole Ski Club formed
- 1938 (circa): Ski area name changed to "Snow King"
- 1939: Town of Jackson purchases 7 acres at foot of ski hill
- 1939: Old Man's Flats rope tow, first cable tow on Snow King, opens; Neil Rafferty becomes part-time lift operator
- 1940: First annual Tri-State (WY, ID, UT) meet sponsored by Jackson Hole Ski Club
- 1944: Community-built ski shelter dedicated by Olaus Murie
- 1946: Jackson Hole Winter Sports Association formed to upgrade ski area; purchases old gold-ore tram from Salida, Colorado for chairlift
- 1947: Single chairlift opens (January 7)
- 1949: Single chairlift carries 8,500 people to the top of Snow King during the 1948-1949 season
- 1954: Jackson Hole Ski Club and Snow King host Junior Nationals
- 1958: Supervised Forest Service burn on Snow King for clearing brush and new runs; work begins to convert single chairlift to a double chairlift
- 1959: Double chairlift opens
- 1963: Jackson Hole Ski Club and Snow King host Junior Nationals
- 1971: Western Standard Corporation purchases the Snow King ski area operation and 60 acres at the base of the hill; hires Neil Rafferty as ski area manager and Manuel Lopez as project manager for development of Snow King Resort
- 1974: Neil Rafferty retires after 35 years
- 1976: Snow King Ramada Inn opened by Western Standard Corporation
- 1978: Rafferty lift constructed on east slope of Snow King; land leased to Western Slide Corporation to build and operate a summer slide
- 1981: new Summit Lift constructed
- 1981: Americana Hotels buys part interest in Snow King
- 1987: Western Standard Corporation reclaims full ownership of resort and ski area
- 1989: community celebrates 50th anniversary of Snow King
- 1993: Snow King Center (ski center and ice rink) opens; old ski shelter demolished
- 1994: Cougar triple chairlift opens; 1,200 riders per hour
- 1996: Jackson Hole Ski Club hosts regional race teams pre-season invitational
- 1998: King's Tubes (tubing hill) opened
- 2002: Pre-Winter Olympic Training at Snow King (8 international ski teams, many medaled)
- 2005: Snow King Holdings formed from Western Standard Company
- 2010: Pre-Winter Olympic Training at Snow King, U.S and French women's ski teams

History of the Snow King Ski Area

Early history

Skiing has been part of Jackson Hole culture for more than 100 years. Historic photographs and local histories show that by the early 1900s skiing was established as a way to get around the valley during the long winter months, and a necessity for carrying the mail before an official post office was established. As transportation improved, skiing changed from a necessity to winter recreation. The hill now known as Snow King offered an ideal location for skiing. It was conveniently located right in town, and its lower slopes were sparsely forested due to a forest fire in 1879, making skiing down viable – if not exactly easy. Starting in the 1920s, skiers began hiking up the mountain – sometimes called Kelly’s Hill or simply “the town hill”- and enjoying the steep downhill run.¹

Early on, ski jumping was a popular sport on the hill. Mike O’Neil, who moved to Jackson during the winter of 1925-1926 with the Forest Service, built one of the first ski jumps on Snow King. “Everybody around here in the early thirties was just going to the top of the hill and going straight down and trusting to a bit of ability and a heck of a lot of luck,” said longtime skier and eventual Snow King manager Neil Rafferty. “Or they were building a jump somewhere and trying to ride over it. Jumping was a big kick then.”²

In 1936, the Civilian Conservation Corps (CCC) constructed a horse and hiking trail to the top of Snow King for the Forest Service, thus making the first of many physical changes to the hill to facilitate its use for recreation. The CCC trail became the first “official” ski run on the mountain. The following year, mountaineer and skier Fred Brown helped to form the Jackson Hole Ski Association which launched a national campaign to promote skiing in Jackson Hole. Among the events promoted by Brown and his colleagues were a demonstration of the latest techniques and equipment by the Dartmouth College ski team, and “ski circuses” – entertainment on skis put on by a local group called the “Hoback Boys” who performed in cowboy garb.³ Brown also became the first president of the Jackson Hole Ski Club, which was organized that same year to develop ski activities, including a racing program, for the local community. In its first year the Jackson Hole Ski Club sponsored a ski jump and downhill competition that started from what is now called Old Man’s Flats and followed the switch-backed CCC trail, challenging skiers who had previously only skied straight downhill.⁴ The ski club was responsible for changing the name of the hill to Snow King in the late 1930s.

¹ Thomas Turiano, *Teton Skiing: A History and Guide to the Teton Range* (Moose: Homestead Publishing, 1995), 34.

² As quoted in David Gonzales, *Jackson Hole, On a Grand Scale* (Boulder: Mountain Sports Press, 2001), 32.

³ Gonzales, 35.

⁴ “The Town Hill,” *Teton Magazine*, V. 6 (1973-74), 24.

Neil Rafferty, who came to Jackson in 1930 and was one of the town's early ski promoters, was instrumental in developing and running the ski area at Snow King for 35 years, earning the moniker "Father of Snow King." His first few years of skiing involved hiking up to Old Man's Flats and skiing down. However, in 1939 he competed for and won a contract with the Jackson Hole Club, an early chamber of commerce, to build an "uphill" facility on Snow King. In exchange for building the cable tow, he was given a lease on the town land. He secured a permit from the Forest Service to run the lift, and a new ski era in Jackson began.

The cable, bought used from an oil drilling company in Casper, Wyoming, ran through a narrow cut in the forest up the west side of the ski area. It was powered by an old Ford tractor. Skiers attached themselves to the cable with metal clamps and ropes for their 8-minute ride up the mountain to Old Man's Flats. The cable tow could handle 18 to 20 skiers at a time. Skiers were supposed to return the clamps to the base after their ride, but many left them at the top for Rafferty to collect at the end of the day.⁵

Once the tow was established at Snow King, skiing gained in popularity and the Jackson Hole Ski Club began regularly sponsoring races and other events, starting with the first annual Tri-State meet in 1940. By 1945 Rafferty had added two rope tows and was operating the ski area Wednesday and Thursday afternoons, and weekends from 11 am to 6 pm. He added lights to the slopes to allow the area to stay open past dark. In addition to running lifts, Rafferty had to clear trails and build roads. "With lots of help from locals, Neil was able to create the first prepared ski slopes in northwest Wyoming."⁶

Rafferty was well known for developing a good relationship with the Forest Service. Snow King was one of the first ski areas to be permitted on Forest Service land, and its success laid the foundation for later development of other Forest Service ski areas.⁷ The 1939 Teton National Forest "Recreation Master Plan" makes a brief mention of skiing and other winter sports, identifying the "Jackson Winter Sports area" (Snow King) as "easily accessible to school children and local residents." The plan notes that the Forest Service boundary cut across the face of the hill, with the lower portion being owned by the town of Jackson. The plan also notes that because of its proximity to town this area received more intensive



Figure 1: Cable tow at Snow King, 1940 (Jackson Hole Historical Society)

⁵ *Jackson Hole Guide*, 1/18/89.

⁶ *Jackson Hole Guide*, 5/17/95.

⁷ *Ibid.*

use during the winter months than the Teton Pass area, which at this time had no lift facilities but was accessible by highway.⁸



Figure 2: First chair lift, Snow King, c. 1950 (Jackson Hole Historical Society)

The first chairlift

Rafferty ran the Snow King ski operation on his own, as a part-time job, from 1939 until 1946. That year a new corporation, the Jackson Hole Winter Sports Association, was formed with its immediate purpose being to take advantage of the post-war boom in the ski industry nationwide by installing a chairlift to the top of Snow King. The association raised \$40,000 from local investors, bought an old tramway which had been used in a gold mining operation near Salida, Colorado, and hired a Denver contractor to construct a lift from it. Included in the purchase were structural beams for the top and bottom terminals, bullwheels, cables, towers and carriers. The ore buckets that originally hung from the carriers were replaced with single chairs. The lift was installed in 1946-1947 and was an instant sensation; in its first full year of operation (1948-1949), more than 8,500 people rode the lift to the top of the

mountain. Rafferty was hired as the association's full-time director, and continued to manage the ski operations until his retirement in 1974.

The 3,800'-long lift rose 1,400 feet through a narrow cut in the trees to the summit of Snow King, and serviced trails such as Belly Roll (described in a 1949 guide as a 1.25-mile expert racing trail) and Elk Run, a 1.25 mile intermediate trail. Both of these trails still exist today, although somewhat wider than they were 60 years ago. The run called "Exhibition" today was a winding trail through the trees known as Screwly Schuss; today's Cougar was called The Funnel. There were also two rope tows of 1,000 and 600 feet respectively which serviced open slopes, and two jumps, a 40-meter and a 20-meter. Warming lodges were available at both the top and bottom of the ski area, with a snack shop at the top.⁹

⁸ *Teton National Forest Recreation Master Plan*, 1939 (Karl C. Allan Collection, Box 5, American Heritage Center, University of Wyoming).

⁹ Joan and David Landman, *Where to Ski: Ski Guide to the U.S. and Canada* (Boston: Houghton Mifflin, 1949), 178.

When the lift opened, the upper part of the mountain was quite heavily wooded. Throughout the 1940s and 1950s improvements were made to the trails on the hill, which gradually went from narrow cuts through the forest to bona fide ski runs. A June 1946 newspaper article notes that “a great deal of timber clearing is to be done on the hill.”¹⁰

A 1948 brochure about Jackson Hole has this to say about Snow King:

“Snow King Mountain in Jackson, where the high capacity chairlift rises 1600 feet above town, offers a variety of runs for expert and novice skiers [sic] and a special children’s area with bunny tow. A paid patrolman is on duty at all times and the ski lift is located within six blocks of one of Wyoming’s best equipped hospitals.”¹¹

Although the new lift was popular, the ski area was not an immediate financial success, and Neil Rafferty credits Jackson Hole Winter Sports Association president Fred Toppan with helping to keep the operation afloat for the first ten years or so.¹² In order to increase use of the lift, the association added a half-way station to enable novice skiers to access suitable terrain without resorting to a rope tow. They also began serious promotion of summer lift rides to the top of Snow King.¹³

By the late 1950s, the single chairlift was decidedly outdated and the Winter Sports Association began making plans to upgrade it to a double chair. Work began in fall 1958. The old cable was replaced with an 8,800-pound track cable and a new break-over tower was constructed at the top of the lift for unloading the double chairs. The new lift opened in 1959.



location.

The upper bullwheel was likely housed in what is now the ski patrol building. The unloading platform was constructed of steel posts and girders, with board decking, ramps and stairs. It still exists in much the same configuration today and is used as an observation deck. On the deck were two small, gable-roofed buildings, a lift service building and the “Snack Shack,” which sported a sign reading “Order Picnics Here.” It appears that the small lift service building was of half-log construction and dated from the earlier lift; the Snack Shack is still located at the top of the mountain, although moved from its original

Figure 3: Top of double chairlift, c. 1960, showing unloading area now used as observation deck (Jackson Hole Historical Society)

son Hole Guide, 11/17/66.

¹¹ “Jackson Hole Wyoming” brochure, 1948 (Jackson Hole Historical Society)

¹² “The Town Hill,” 60.

¹³ Jackson Hole Winter Sports Association records, Ina Rafferty Collection (Jackson Hole Historical Society).

A 1963 guide to Jackson Hole notes the features of the Snow King ski area, including the “1,700-foot vertical drop, excellent trails for the advanced beginner, intermediate, and expert skier, and a 40 meter jump . . . Serviced by a 4,000 foot double chairlift and three rope tows.” The entry also notes the certified ski school and the “public lodge, eating facilities and skating rink” located at the base of the mountain.¹⁴

Recent history

In 1971, Western Standard Corporation of Riverton, Wyoming, purchased the Snow King ski area operation along with 60 acres at the base of the mountain. The corporation’s main interest was developing a resort hotel and convention center. At the time of purchase, Western Standard also secured a lease from the town of Jackson on 27 contiguous acres on the mountain, and a 20-year Forest Service lease on the Snow King ski and recreational area (approximately 375 acres). As part of the ski area acquisition, the company acquired the double chairlift, the log ski shelter building at the base, and the warming building and snack shack at the summit, as well as the log house known as the Kelly-Murie house and the Alphorn Motel at the base of the mountain. Western Standard created a wholly-owned subsidiary, Snow King Inc., to manage the ski area, and hired Neil Rafferty as manager. Rafferty retired three years later, in 1974.

Western Standard built the current Snow King Lodge, which opened as the Ramada Snow King Inn in 1976. In 1979, the operations and property development of Western Standard in Jackson Hole, including the Snow King Inn and Snow King ski area, were consolidated under Snow King Resort, with Manuel Lopez as general manager. In 1981 Americana Hotels bought a part interest in the operation, and the hotel was renamed the Americana Snow King. This came to an end in 1987, when Americana’s interest was bought back by Snow King Resort. In 1992 Snow King Resort was restructured as Snow King Resort, Inc.

Western Standard continued to develop the ski area. A new lift named after Neil Rafferty was built on the east side of Snow King (Kelly’s Alley) in 1978, to service an alpine slide in the summer as well as winter skiing, and ski runs and trails were expanded. Night skiing was introduced as a regular feature at Snow King during the 1980-1981 season. That same year a new double chairlift replaced the old lift first constructed in 1946. The triple-chair Cougar lift was added in 1994, providing better access to intermediate terrain.

Summer lift rides

Soon after constructing the first chairlift, the Jackson Hole Winter Sports Association decided to try to increase profits by running the lift in the summer. The summer business helped the bottom line, especially after the double chairlift was installed in 1959. By 1961, Snow King had a summer business

¹⁴ Dick and Fran Lange, *Jackson’s Hole—A Winter Adventure* (Jackson: Frontier Press Inc., 1963), 17.

that included an alpine slide and chairlift rides to the summit, where one could get a snack and take in the view at the glass-walled restaurant known as Panorama House.¹⁵

Ski school and ski patrol

By the early 1940s Snow King had a ski school with highly qualified operators who were competitive skiers. This tradition has continued for decades, and includes the Great American Ski School at Snow King Mountain established by Bill Briggs in 1967. The school has taught some of the best skiers in the valley. In the 1970s, Briggs wrote and published two skiers' manuals on his unique ski instruction method.



Figure 4: Snow King Ski School, 1940-1941 (Jackson Hole Historical Society)

Snow King also established a ski patrol manned by members of the local community. It was officially established as the Jackson Hole Chapter of the National Ski Patrol in 1941.

Community connections: the “Town Hill”

Snow King has always been the local hill, or the “town hill.” “For three generations, Snow King Mountain has been the town ski hill, and it and the first operator, Neil Rafferty, were valley parents’ babysitters of choice,” writes Connie Wieneke. “Talk to anyone who grew up in the town hill’s shadow during those years [1950s through 1970s] and you’ll be talking to someone who learned to ski not long after learning to walk.”¹⁶ Many of these Snow King kids went on to ski on their college teams and compete and coach nationally and internationally.

“[Snow King] was really a success because it was right there. My kids were brought up on that mountain. Everybody’s kids were. You could leave the babies in the bassinet in the station wagon at the bottom of the hill, take a run, then go check on them,” said Virginia Huidekoper, a top ski racer in the 1930s and 1940s who eventually settled in Jackson and was a founding member of the Jackson Hole Winter Sports Association and founder of *Jackson Hole News*.¹⁷

The Jackson community pitched in to make the ski area successful, whether by investing in its operations, volunteering for ski patrol, or volunteering labor and materials to build the ski shelter, which was constructed of logs over a period of years starting in 1939 and was dedicated by local

¹⁵ Orrin H. and Lorraine G. Bonney, *Bonney’s Guide: Grand Teton National Park & Jackson’s Hole* (Houston: O.H. and L.G. Bonney, 1961), 100.

¹⁶ Connie Wieneke, *Jackson Hole: Crossroads of the West* (Helena: American & World Geographic Publishing, 1996), 71.

¹⁷ Gonzales, 36-37.

conservationist Olaus Murie in 1944.¹⁸ “The demolition of the old Shelter [in 1993] signaled the end of an era. No longer could dances and box socials alone pay for buildings and coaches.”¹⁹

“Many people really helped at these critical times,” said Neil Rafferty, “by cutting trees, burning and building the ski shelter. Many businessmen in town would finance a man’s wages for one day or two days. The community really appreciated what skiing could do for them.” The ski club members even indulged in some secretive night-time tree cutting to open up a bottleneck area where the Forest Service declined to allow additional cuts.²⁰

Starting in the 1930s, the ski club began sponsoring events such as the Town Downhill, the Ski Ball and the 49er Ball to raise money for the ski area as well as encourage residents to come out and ski. Since 1967 the ski school has hosted a winter carnival for kids on the last day of ski classes. That same year the Snow King Climb, the valley’s oldest foot race, was first held. Starting in 1975 a season-ending snowmobile climb has marked the official end of the skiing season. In a joint project sponsored by the Jackson Hole Winter Sports Association and the Forest Service from 1960 to 1965, Jackson Hole grade school students planted lodgepole pine trees as a snow fence to prevent drifting snow and build up of cornices at the summit.²¹



Figure 5: Skiers at the 1940 Tri-State meet at Snow King (Jackson Hole Historical Society)

Snow King is well known for hosting races, jumping competitions and other events. In 1954 the Jackson Hole Ski Club and Snow King hosted the Junior National races. Concerned about the lack of snow on the slopes, residents began hauling snow by truck from the Teton National Forest in Wilson – until they were stopped by the Forest Service. Undeterred, local ski enthusiast Jim Huidekoper drove all the way to Colorado Springs to procure a snow-making machine, which was

used round the clock but only produced ¼ inch of snow. Fortunately nature cooperated and brought a good snowfall just before the meet.²²

¹⁸ “The Town Hill,” 52.

¹⁹ Wieneke, 71.

²⁰ “The Town Hill,” 56, 61.

²¹ Rebecca Woods, *Jackson Hole Hikes* (Jackson: White Willow Publishing, 2009), 289.

²² “The Town Hill,” 62-63.

“Every time we had a ski race there were always the mothers that were at the foot of the hill. They always put up a tent and mostly the mothers of the kids that skied were out there selling hot dogs or hamburgers for the benefit of the ski club,” local resident Mugs Schultz told *Teton Magazine* in 1973. “Snow King had the best ski races held in the United States for years and years. They had more devoted people in Jackson that were out there for gate keepers, timers and starters. The course was always in excellent condition.”²³

Snow King’s anniversaries have been well celebrated by the community, starting with a “40 years of chair lift service” Snow King Festival celebration in 1987, with races and a kids’ carnival. A 50-year anniversary celebration in January 1989 was a “wild, week-long bash” that went on for nine days and featured all kinds of races, outdoor barbeques, concerts, fireworks, a kids’ carnival and dances as well as banquets honoring the founders of the ski area.²⁴

Snow King is mostly, but not solely, about skiing. During the off season it has been used by the community as a concert and party venue. It is estimated that about 500 people climb up Snow King every day during the summer months, and many more ride the chairlift to take in the view, or enjoy a fast, downhill mountain bike ride. “Climb the King” is a summer-long fund raiser for the Jackson Hole Community Counseling Center. In 2009, 646 climbers made the ascent 8,146 times, raising almost \$75,000.



Figure 6: Summer lift ride on the single chair, 1955 (Jackson Hole Historical Society)

²³ Ibid, 62-64.

²⁴ *Jackson Hole News*, 1/25/89.

Description and Property Types

Snow King Ski Area comprises 465 acres at the base and on the north-facing slopes of Snow King Mountain. The area is situated just east of the center of Jackson, Wyoming. The ski area is served by three chairlifts and rises from 6,237 feet at the base to 7,808 feet at the summit, a vertical rise of 1,571 feet. Land for the ski operation not owned by Snow King Resort is leased from the Town of Jackson and the U.S. Forest Service.

The ski area consists of a resort hotel (Snow King Hotel), condominiums (Love Ridge Resort Lodges at Grand View Lodge), the Snow King Center (base lodge with cafeteria and indoor ice rink) and lift stations at the base of the mountain; three ski lifts; an alpine slide; trails and open ski slopes; an observation deck, ski patrol lodge and restaurant building at the top of the mountain; and numerous small landscape features. Also within the overall ski area, although separated from it by a chain-link fence, is Jackson's Aspen Cemetery.

The ski area is visible from almost everywhere in Jackson, and vice versa. The mountain rises steeply from the valley floor. Vegetation, consisting of aspen at the lower elevations and evergreens above, is thick except where cut for ski trails and slopes. Numerous trails and a main service road traverse the ski slopes. These are popular for hiking, mountain biking and horseback riding in the summer months.

Character-defining features

Character-defining features of a cultural landscape are those features that best represent the character and historic and cultural significance of the property. The character-defining features of the Snow King ski area include the mountain itself, ski slopes and trails, ski lifts and hospitality and service buildings. Of these, the most visible and significant are the ski slopes and trails, which can be seen from any place in Jackson Hole and the surrounding area, and which have come to define the image of Jackson for residents and visitors alike.



Figure 7: Aerial view of Snow King and Jackson, showing the ski area as a visual backdrop for the town (Jackson Hole Historical Society)

Ski runs and trails

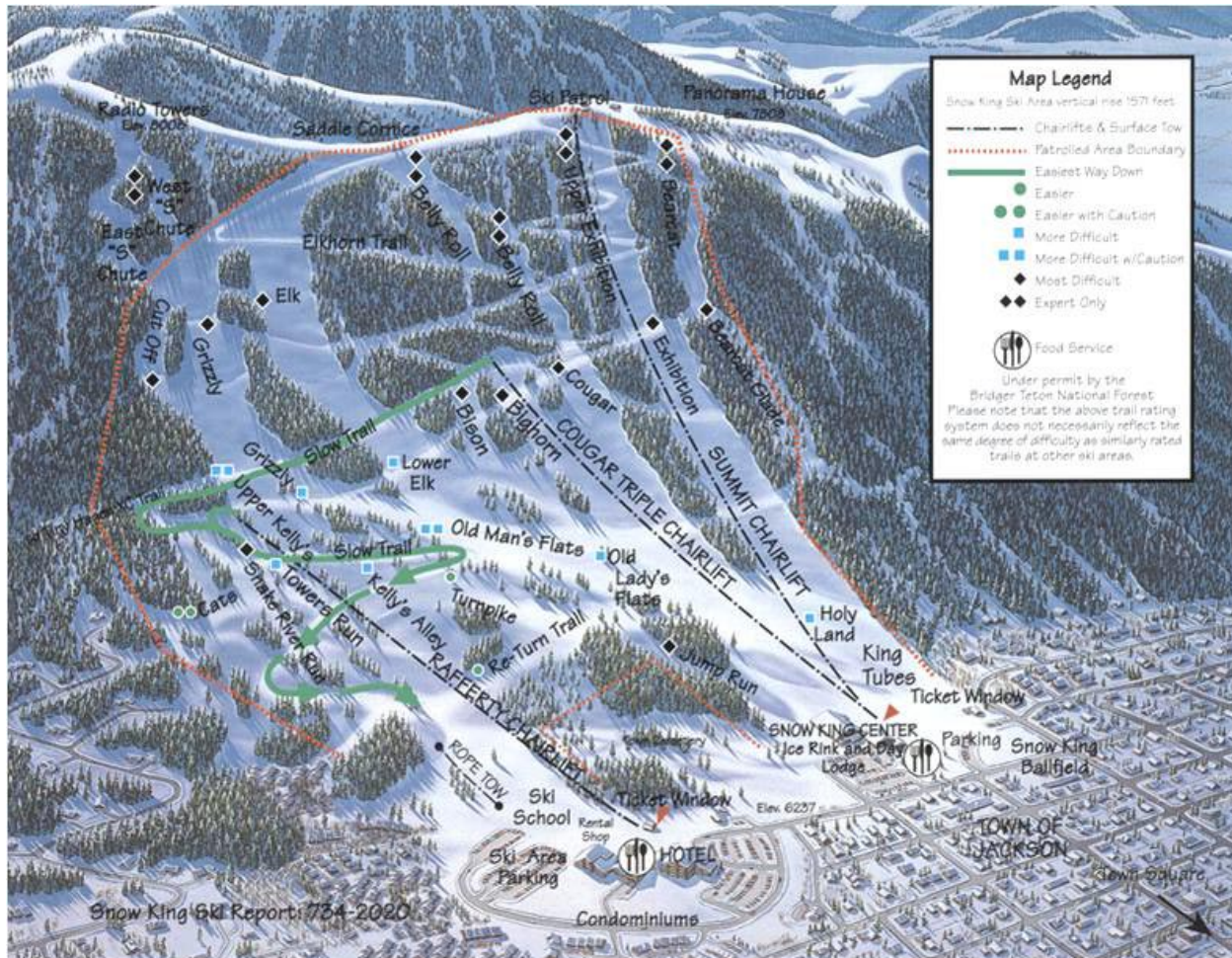


Figure 8: Snow King ski area trail map, 2011 (Snow King website, <http://www.snowking.com>)

The most visible and recognizable features of the Snow King landscape are the ski runs and trails. These appear in photographs of Jackson dating back to the 1930s. They serve as a backdrop for the town of Jackson, and have come to define its image. Photographs dating from the 1940s show much the same configuration of ski runs and trails as is found today. The base of the mountain has remained mostly open, while the upper runs have gradually been widened. By comparing pre-1965 maps and photographs of the ski area with the mountain as it appears today, it is possible to determine which trails are historic, and which retain integrity. The following runs and trails appear in pre-1965 maps and photographs of the ski area:

Exhibition: This run follows the original chairlift line. Although the lower portion of the run has not been changed, the upper portion (Upper Exhibition) has been widened. This run was accessed by a midway station about three-quarters of the way up the mountain until the old lift was replaced in 1981.

Bearcat/Beartooth Glade

Belly Roll/Cougar

Elk/Lower Elk/Old Man's Flats: Old Man's Flats was the location of the first cable tow in 1939.

Grizzly

Kelly's Alley

East "S" and West "S"

Towers Run

Jump Run

Snake River Run

Cate

Traverses: Elkhorn Trail, Slow Trail, Re-turn Trail

The following runs appear to have been built after 1965:

Cut Off/Upper Kelly

Big Horn/Old Lady's Flats

Lifts and slide

Lifts consist of towers, a base station, a top station, cables and chairs. None of the existing lifts is historic, with the oldest (Rafferty Lift) dating from 1978. However, remnants of the 1946/1959 Snow King chairlift remain.

Old Snow King Lift (1959): In 1959 the original single chairlift (1946) was replaced by a double chairlift. This lift operated from the old lift station (described below) to what is now the observation platform at the summit. The old lift line started west of the current Summit lift and crossed it about three-quarters of the way up the mountain. The current observation deck was formerly the unloading area built for the double chairlift. The metal structure that supports the deck and the metal railings around the deck appear to be original, as is the concrete retaining wall to the east of the observation deck.



Figure 9: Unloading area for 1959 chairlift, now observation deck (Mary Humstone, 2011)

The current ski patrol cabin appears to have originally housed the top cable mechanism for the Snow King lift. One of the towers of the Summit lift (about three-quarters of the way up the mountain) appears to have been built on an older concrete pad which is in line with the old Snow King lift. It is likely that other remnants of the 1959 lift line could be found with further investigation.

Summit Chairlift (1981): The Summit Chairlift replaced the old Snow King chairlift (1946 and 1959); however, remnants of the Snow King chairlift remain.

Rafferty Chairlift (1978): Named after Neil Rafferty, this lift opened up new intermediate ski terrain and provided access to an enlarged Alpine Slide.

Cougar Triple Chairlift (1994): Built in 1994, this 2,435-foot-long lift opened more terrain for intermediate skiers.

Alpine Slide (1978): This 2500-foot-long plexiglass slide winds under the Rafferty lift.

Buildings – hospitality

Hospitality buildings provide food, lodging and other amenities to skiers and other recreationists. Most of these buildings have been built within the past 35 years.

Snow King Resort Hotel & Condominiums (1976): This 200-room facility was built by Western Standard Corporation, which purchased property at the base of Snow King for the express purpose of developing a resort hotel. Over the years the hotel has been a Ramada Inn (1976 – 1981) and an Americana Hotel (1981 – 1986); it is now owned by Snow King Holdings, LLC. The hotel retains almost all of its original features. The first Ramada Snow King Inn brochure describes the hotel:



Figure 10: Snow King Resort Hotel (Mary Humstone, 2011)

Blending majestically into the lower slopes of Snow King Mountain, surrounded by the beauties of nature, is the Ramada Snow King convention center resort hotel. . . The spectacular Inn lobby is four stories high with mezzanines overlooking it from four levels. The fireplace lobby looks out through tall windows onto the Snow King Mountain ski slopes. . . The 40-foot high fireplace rises up the middle of the lobby, built of native Wyoming stone quarried near Dubois. A gorgeous 30-foot long “waterfall” chandelier hangs sparkling between the dining room and the lobby mezzanine.²⁵

The hotel was designed to blend into the mountain, with its sloped roof lines, cedar-sided exterior walls and cedar-shingled roofs. Although the hotel is only 35 years old, it is in close to original condition and should be considered as a potential contributing feature in the future.

Snow King Center (1993): In 1992, Snow King Inc. donated more than an acre of land at the base of the ski area to the town of Jackson and entered into an agreement with the town and Jackson Youth Skating to develop a conference center and indoor ice rink, with the caveat that Snow King Inc. be allowed to manage the facility and use the rink for a conference center during the off season. The center consists

²⁵ Ramada Snow King Inn brochure (Roy Peck Collection, University of Wyoming American Heritage Center).

of a base lodge and cafeteria for skiers, headquarters for the Jackson Hole Chapter of the National Ski Patrol and an indoor ice rink that is used by the community at large. The center also functions as a convention center. At the time of this writing, a change in management of the property is underway.

Panorama House (c. 1960): A restaurant facility, called Panorama House, was constructed around 1960 at the summit of the mountain. Panorama House lies next to the Summit Lift, and is perched on the edge of the hilltop, facing northwest

(called north for purposes of this description). A wood boardwalk leads to the building from the top of the lift.

The 30'-by-60' steel-frame building has a low gable roof supported by steel trusses. The building is sheathed in metal siding and has a metal roof. It sits on a poured-concrete foundation, which is deeper on the downslope end of the building. Surrounding the building on three sides is a raised deck which has concrete decking on the north and west sides and wood decking on the east side. The deck is supported



Figure 11: Panorama House, c. 1960 (Jackson Hole Historical Society)

by metal posts set on concrete pads

and has a metal railing. Three sides of the building have banks of 2-sash metal sliding windows, five on the east and west elevations and four on the north elevation. The east and west elevations also have two-leaf metal doors with upper lights. The south elevation has a single metal door and a non-original 3-light wood window.

The building is in original condition except for the window on the south elevation, a microwave tower on the east end of the roof, and a new concrete-block basement under the north deck that appears to store electronic equipment.

Love Ridge Resort Lodges at Grand View Lodge and Spa (2010): This is a newly developed property to the north of the Snow King Hotel.

Snack shack (c. 1959): This is a small (5'-by-7') wood-frame building that has been moved from its original location on the unloading platform for the old (1946/1959) Snow King lift, but otherwise retains its historic integrity. The building has a gable roof that is overshot on the south side, sheltering a wide service window and wooden shelf. The walls are sheathed in board-and-batten siding and the roof is sheathed with asphalt shingles. In the summer the building is used as a photo center, where visitors can purchase photos of themselves as they reach the top of the lift.



Figure 12: Snack shack (Mary Humstone, 2011)

Buildings – service

Service buildings are used to operate, store and maintain equipment.

Maintenance Shop (date unknown): To the south and downhill from the Snow King Lodge, on Vine Street, is a rectangular 27' by 65', gable-front maintenance shop. The walls and roof are sheathed in standing-seam aluminum. The façade has a garage door and a man door, and additional garage doors are found on the east elevation. Windows are 6-by-6-light sliding sash. A shed-roofed addition extends to the rear. It is possible that this building is more than 50 years old. Old lift chairs are stored in and around the building.



Figure 13: Maintenance shop (Mary Humstone, 2011)

Ski Patrol cabin (c. 1959): This building likely housed the engine and bullwheel for the top of the 1946/1959 Snow King lift. It is now used by the ski patrol. It is located in a direct line from the old lift station at the bottom of the hill. The front-gabled building faces north and has two oversized, two-leaf hinged doors which make up most of the north elevation. These doors appear to be original. The building sits on a concrete foundation. Exterior walls are sheathed in rough-cut board-and-batten siding, but wood shingles are visible beneath the newer siding. While most doors and windows are new, older 6-light windows are found on the east and west elevations and 1-over-1, double-hung windows are present on the south elevation. This building likely dates from the 1959 expansion period and could be historic.



Figure 14: Ski patrol cabin (Mary Humstone, 2011)

Old lift house (c. 1959)

(part of 1-acre parcel sold by Snow King, now owned by Jim Walters): The old lift house is located at the west edge of the ski area, and is no longer owned by Snow King. The large bullwheel for the lift is reportedly still intact inside the building, although access was not available to confirm this during the field visit.

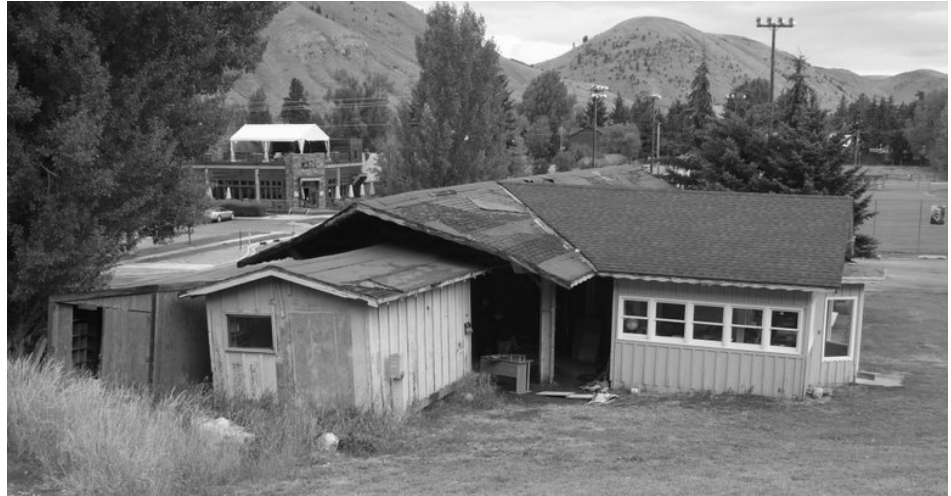


Figure 15: Old lift house (Mary Humstone, 2011)

The rectangular, gable-roofed building is constructed with massive wood posts reinforced with steel, and has a concrete floor. The roof at the south end shelters an open space that once housed the loading area. Walls are sheathed with board and batten siding, and windows (now boarded up with plywood) are flanked by wood shutters decorated with cut-out pine tree motifs. The steel posts that supported the lift system are still visible in the open section of the lift house.

A small gable-roofed shed has been shoved part-way beneath the overhanging roof of the lift house, and a shed-roofed shed lies to its west. An addition has been built to the east, and the building now serves as the base of operations for the winter tubing business. Although this building is historically significant, in its current configuration it lacks historic integrity.

Rafferty Lift Building (c. 1978): This 36'-by-26', eave-front, gable-roofed building houses a ticket office, storage and an upstairs apartment. The building rests on a concrete foundation, is sheathed in composite sheet siding with shingled gable ends and has a shake-shingled roof and metal windows. A shed roofed dormer and a wooden upper deck project from the south elevation.



Figure 16: Rafferty lift building (Mary Humstone, 2011)

Small ski-related buildings: Additional small buildings are found at the loading and unloading areas of the three lifts, as well as scattered on the mountain. Further examination is necessary to determine if any of these is historic. They appear to date from the 1970s and later.

Other landscape features

The Snow King Ski Area contains numerous small landscape features which contribute to the cultural landscape of the ski area. All of these are significant elements of the ski landscape, although not all of them are historic. These small-scale landscape features include trail signs, fences, small utility buildings, stationary snow-making equipment and lights (indicating night skiing). In addition, newly installed communication towers are now a prominent feature of the landscape and one that detracts from the historic integrity of the ski area.

Unrelated buildings

Kelly-Murie House (48TE1700) (c. 1920): Located near the Rafferty lift, this property consisting of a log house and garage is owned by Snow King but is a separate property not related to the ski area. It has been used as a residence and office, but is currently vacant. The property was determined eligible for the National Register in a 2005 Teton County Historic Site Survey.



Figure 17: Trail signs and other small landscape features contribute to the cultural landscape of the ski area (Mary Humstone, 2011).

Analysis and recommendations

Previous studies

Forest Service reports on the Snow King ski area dating from 1981, 1994, 1998 and 2002 were examined for references to cultural resources. These previous studies focused narrowly on archeological resources that might be found within the direct path of construction, as opposed to the cultural landscape approach that characterizes this study. All of the reports concluded that the area contains no cultural resources, although one report (McKay, 1994) states that there is the possibility that parts of Snow King could be significant to Native American tribes. The 1998 report noted the existence of the Panorama House but did not include any research on its history nor evaluation of its significance. In this same report, the 1959 lift unloading deck (now observation deck) and lift house were not mentioned.

Evaluation of historic significance

The Snow King ski area appears to be eligible for the National Register of Historic Places as a rural historic landscape under Criterion A, with areas of significance in Community Development and Recreation. The ski area has played a major role in the development of Jackson Hole as a ski destination. Although later eclipsed by the Jackson Hole Ski Area, Snow King was the first ski area to be developed in Wyoming and early on established Jackson Hole's reputation as a ski town. Snow King has also played a major role in the culture and traditions of Jackson Hole, from fund raisers, carnivals and other community events to ski races and exhibitions.

Evaluation of historic integrity

As an operating ski area, Snow King has necessarily changed to keep pace with the changes in the sport of skiing, with new, faster lifts, wider trails, and updated ski facilities. However, while many of the character-defining features of the historic ski area have been replaced in the past 50 years, the mountain itself and the ski trails retain integrity as character-defining elements of the cultural landscape that have shaped the image and character of Jackson Hole since the late 1930s. Features described above that are more than 50 years old and retain historic integrity are also contributing features in the rural historic landscape. In addition to ski runs and trails, specific buildings and structures more than 50 years old include:

- Old Snow King lift line and unloading station (1959)
- Panorama House (c. 1960)
- Snack shack (c. 1959)
- Maintenance shop (date unknown)
- Ski patrol cabin (c. 1959)
- Old lift house (1959)

Recommended next steps

Further documentation - National Register nomination

If the Teton County Historic Preservation Board and/or the owner of Snow King wish to pursue a National Register nomination for the property, the following additional research and evaluation will be needed:

- Develop history and contexts for areas of significance (Community Development, Recreation).
- Determine period of significance.
- Locate and examine historic trail maps and narrative reports of skiing at Snow King to confirm dates of construction and historic configuration of ski runs and trails. Possible sources include the 1939 Teton National Forest “Recreation Master Plan” and subsequent plans.
- Determine the route of the 1936 CCC trail, and identify intact segments.
- Document construction and use of Panorama House and other buildings more than 50 years old.
- Document and map small landscape features such as trail signs, fences and small utility buildings.
- Document location, construction history and current condition of the 40-meter jump.
- Evaluate the historic integrity of all resources more than 50 years old.
- Determine boundaries.

Further research

Conduct oral interview with Manuel Lopez, who has served as general manager of Snow King since the early 1970s.

Preservation concerns

The 1959 lift house is no longer part of the Snow King property. Although this building has been significantly altered, it is still an important feature of the landscape, providing a physical representation of the early history of the ski area. It is recommended that the TCHPB contact the current owner, Jim Walters, to apprise him of the potential historic significance of the property and discuss preservation options.

Interpretation

The Snow King ski area has a fascinating history which is closely tied to the history of Jackson Hole and its development as a ski destination. Opportunities for on-site, internet and/or walking tour/brochure interpretation could be explored by TCHPB.

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Acknowledgments

Research assistance for this report was provided by Cassidy Stickney. Shannon Sullivan, Curator of Collections for the Jackson Hole Historical Society, was very helpful in providing access to the collections of the organization's archives.

Front cover: photo of Snow King from Jackson, c. 1950 (Jackson Hole Historical Society); quote from "The Town Hill," Teton Magazine, 1973-1974, 20.

From: [Laurie Genzer](#)
To: [Town Council](#)
Subject: Snow King Expansion
Date: Saturday, November 24, 2018 7:46:19 PM

November 24, 2018

Jackson Town Council and Mayor
Jackson, WY 83001

RE: Snow King Mountain Resort Expansion

Dear Council and Mayor

There are many issues with Snow King Mountain Resort Phase 2 plan. We have lived in Snow King Estates for 44 years and have watched Snow King Resort from its planning stages to the now existing resort and ski area. THEY ARE NOT TO BE TRUSTED! And it does not matter who owns the resort and ski area. They have continually "used" their neighbors on both the east and west side of the ski area as well as the town. There is a lot of history with them but let me just mention one from the past and move on to the present. When they were building the Alpine Slide they used the Snow King Estates private road a significant amount of time. We were a private homeowners association at that time and not in the city limits. They never asked permission and never contributed to the HOA for road maintenance.

Recently I (Jim) attended all but one of the "Stakeholder Meetings" and came away feeling pretty good about Snow King Management's (Jeff Golightly and Ryan Stanley) interest in listening to and going along with a moderate expansion of the Ski Area and amenities. But within two months they were back talking about the whole expansion as if the Stake Holders group had never met. The only thing it appears they gave up was the ski run on the far east side of the ski area. They still intended to put in a new road which would go way out of the current east boundary and also use it in ski season as a ski path from the top of the mountain to the bottom. We are absolutely against this. They can upgrade the existing road and stay within the current ski area. They were going to give up doing anything on the west side of the ski area, I thought, but back they came with their mountain bike trails and additional ski area on the west side. Then there is the lift station in the city park for the Gondola and Zip Line, which is a "no way in hell" item as far as we are concerned. The Stakeholder Committee had been played once again, and once again the "new" owners are almost completely ignoring what had been discussed and essentially agreed on just a short time before.

Max Chapman, Jr. is the principal investor in Snow King Mountain Resort and has a disreputable history in public stewardship. Several years ago he razed the historic red barn in the East Broadway block he seeks to destroy now. He completely disregarded the fact that the barn was on the National Historic Register. He didn't care. Consider, too, Chapman's Brooks Lake Lodge dumping sewage into Brooks Lake, on USFS land, destroying the lake's health and fish. He didn't care. Certainly he had the money to properly handle sewage from the Lodge and cabins, but he didn't care about the environment or our public lands and lake. I think Jeff Golightly was the manager at Brooks Lake Lodge at that time. They aren't to be trusted on city land or Federal land, our public lands.

Please understand SKMR's recent history. Maintenance was minimal on the ski operation for many

years as former CEO Manuel Lopez funneled out money to himself and to the hotel part of the resort. Separate corporate entities were established to hide income, such as the towers leases, income they have ONLY because they have a USFS lease on the tower site due to the ski operation. Finding themselves in debt, SKMR tried to sell. But a buyer only took the hotel and forced the sellers to keep their debt. SKMR is crying poverty, saying the ski hill operates in the red, but if they showed the towers' lease money on the ski hill books, we think the ski operation would be in the black. SKMR cried that they needed a new longer chair lift and a mountain coaster and a ropes course to be profitable, which were not in the 2000 Master Plan. They got those things and now they scream that they need more expansion and zip lines and a gondola to pay for the mountain coaster! Now SKMR says they love the community and they are the "town ski hill". We believe SKMR is growing themselves much, much bigger only to sell and finally dissolve the debt they hold. The piece-meal expansion with a mountain coaster, new lift and ropes course dodged an EIS by claiming each piece was less than 5 acres. We aren't sure that each piece WAS less than 5 acres, but SKMR got away with that when all 3 parts were very much part of a single expansion and certainly should have undergone the scrutiny of an EIS! To be clear, SKMR is making a big corporate "grow to sell" move on PUBLIC LAND, at the expense of wildlife, neighbors' quality of life and the forest! Do not fall for the TOWN HILL ploy or the LOVE THE COMMUNITY ploy! This is purely a corporate move!

Thank you for your consideration,

Jim and Laurie Genzer



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [astephenson](#)
To: [Jim Stanford](#)
Subject: Snow King
Date: Sunday, November 25, 2018 5:04:47 PM

Dear Jim,

Your concerns for the future of the Snow King ski area are well founded. I urge you and the Town to review the founding of Snow King as a unique, thriving ski area run by the Jackson Hole Ski Club and supported by the Town and County. From the old log cabin to the present Center, Snow King has been a home to the children and adults of Jackson and Teton County.

I realize that times do change, but to insure that the changes adhere to the powerful history of Jackson Hole, I recommend that you gather input from the Jackson Hole Ski Club patrons and historians, many of whom you interviewed in your JH News and Guide reporting days. Scott Bowdler, Greg Cisco, Jim Sullivan, Tom Johnston, and Andy Chambers can provide history, to name a few. Brian Krell, of the Ski Club, the needs of today.

The 21st Century is moving us to different needs and decisions, but I would hope the community has a firm grasp and appreciation of its winter history that made Jackson Hole and Snow King a pioneer and leader in the world of Skiing, before they make some irreversible decisions.

Thanks for your hard work!

Most Sincerely,

Sent from my iPad

From: [susan blasko](#)
To: [Town Council](#)
Subject: snow king planetarium
Date: Saturday, October 06, 2018 10:52:21 AM

I support the building of the planetarium on snow king
it will be a wonderful addition to our town; for educational purposes
thank you,
susan blasko

November 5, 2018

Dear Mayor Muldoon and Town Councilors,

Thank you for your time and energy spent reviewing the proposed Snow King base area master plan amendment. My name is Tisa Djahangiri and I am coming up on my 5th year as a year round resident of Jackson. When I first moved here, the financial investment of skiing was (and still is) a barrier to enjoying the “ski” part of living in a ski town. Snow King was a great place for me to become a better skier affordably during my first season and an even better way for me to learn the basics of backcountry skiing in a safe environment a few years later. Now, I live on Willow Street two blocks away and you can find me on Snow King in every season enjoying what makes our community so special: a communal bond over unparalleled access to public lands. With the new master plan amendment, I fear that the characteristics that have made Snow King such a fantastic community resource for so many of us will be lost to the interests of the few looking to profit from our local hill.

I have done some analysis on the array of community support and opposition on this issue and I would like to share what I have gathered. I have read every email that community members have sent to Town Council within the last year in regards to Snow King and I have a few takeaways:

- 1) The historical context of Snow King’s prior agreements and the year 2000 Masterplan were not mentioned by anyone in support of the new proposal (save for two commenters who referenced “Friends of Snow King” and financial burdens leading to the unsuccessful attempt as a non-profit model for Snow King in 2010). I believe those who are expressing blanket terms of support for this proposal are either solely invested in the potential economic benefits or are simply enamored with the idea of “new facilities”. Additionally, there were many letters from people who live outside of our community who have real estate/ development interests in Jackson that wrote in with sweeping favor of the proposal “as soon as possible”.
- 2) Those who wrote you opposing parts or all of this proposal seemed to have greater understanding of what the proposal entails, the historical perspective and what is at stake for our Town Hill. Folks writing in with detailed information and well formed opinions tended to have oppositions about some part of the proposal: largely the road, boundary expansion and issues with SKRMA’s accountability. Many community members realized that adding the new road under the guise of “beginner skiing terrain” is illogical and impractical. It is clear to me that folks who value our Town Hill for its close knit, close to home, community character were the most informed and most opposed.

One fundamental problem of getting the community informed with what is going on is that the issue is extremely complex for anyone who has not been following and/or does not spend or have the time to dig in and get the whole story. Even our County’s board chairman

Mark Newcomb was unaware of the Town's process in approving this amendment¹. It is clear to me that the current owners are attempting to take advantage of the complexities of this issue and evade their prior agreements. Please do not let this happen. Please hold them accountable to what they agreed to in 2000. Most importantly, SKRMA's responsibilities to fund the mountain's operations. As a young person scraping by in this town, I believe the claim that they need all these "improvements" and "new assets" to make Snow King viable blatantly disregards the community at large. It is offensive that they are now charging nearly as much for one person's human powered access to the Town Hill as they are paying to lease said land. Who's to say they won't keep selling off their assets and charging the locals more and more as they ask for more and more development at the expense of our community character, wildlife habitat and local, affordable skiing?

Another fearful aspect of the proposal is the potential for unchecked real estate sales/development on Lots 53, 57, 58 and KM-6. It is clear that the investors are primarily interested in real estate development as indicated by their proposed amendments to make these areas easier to sell. A base area littered with unaffordable condos would contribute to the systemic problems our community is already facing. Not to mention it would disrupt the small town feel that is woven into the fabric of our community. If they do sell these parcels, it is imperative that revenue from these sales is secured in an attempt to mitigate the difficulties in collecting SKRMA dues from sold properties.

In my opinion, our Town Hill is already viable as just that. It will never be able to compete with JHMR. By nature of elevation, slope aspect and climate change, Snow King will never be what the current owners are conjuring. In the same vein, there is no easy way down. The mountain is steep. No amount of manipulation to the structure of the mountain will create a quality, easy way down from the top. This is one of many one-liners that are getting people to support the plan without full comprehension of what impacts these amendments will have on the Town of Jackson and the base area alike. Snow King will be most successful as a community resource (as it has been for 80 years) by making improvements within the existing guidelines, preserving the base area as public park space and finding a balance between making improvements and preserving the community benefits of our beloved Town Hill.

As an invested young person of Jackson and close neighbor to Snow King Mountain, I sincerely hope you will consider these comments in the master plan amendment process. Thank you for your continued hard work on this and for putting the community first.

Sincerely,
Tisa Djahangiri

¹ Mark Newcomb, BCC Voucher Meeting, October 29, 2018: Item IV A, minute 3:30.
<https://tetoncountywy.swagit.com/play/10292018-547>

From: [Godwin, Denielle](#)
To: comments-intermtn-bridger-teton-jackson@fs.fed.us; [Town Council](#); [County Commissioners](#)
Subject: Snow King Mountain Resort - support for improvements
Date: Monday, October 08, 2018 11:45:15 AM
Attachments: [image001.png](#)

To: comments-intermtn-bridger-teton-jackson@fs.fed.us
council@jacksonwy.gov
commissioners@tetonwyo.org

Dear Council and Commissioners,

Please accept this letter as a formal request for consideration of support for the continued growth and development of Snow King Mountain, Jackson, WY.

As the Hotel that is situated upon the famed Snow King Mountain, which represents over 30,000 room nights annually -- the success of the Snow King Resort Hotel and Condos, the livelihood of our valued employees and condo owners, and enhanced guest experience; significantly depends on Snow King Mountain's continued improvements, success, development and amenities that appeal to all age groups, skill levels, and year-round interests.

Many of our very own employees, families, colleagues, friends, locals and visitors alike-- grew up on this mountain. Building memories and tradition is the foundation of this mountain and those who seek this lifestyle. We hope to be a part of continued improvements and accessibility in support of the next generation of mountain enthusiasts.

The mountain has built its reputation on being affordable and accessible to all. The locals and tens-of-thousands of visitors that adorn our town, shop in our stores, dine at our restaurants, and experience our rivers, mountains and outdoor activities generate valuable revenues for the town, and employ hundreds year-round. If the mountain wasn't affordable and wasn't able to offer plenty of year-round activities that rivaled other mountain towns, those revenues would likely move to a neighboring state.

Additional ski terrain for all ski levels, a new gondola, mountain sports training facility, downhill bike trails in the summer, a hill-top restaurant, and other planned activities invites the outdoor enthusiast of all skill levels and ages to enjoy the mountain year-round at a reasonable cost, far below other resorts in the Jackson Hole area or other mountain towns.

Our employees, guests and owners support and depend on the continued growth and development of Snow King Mountain. Without viable upgrades and accessibility, the impact of devalued property that surrounds the mountain, Hotel and surrounding business revenues; as well as the employment and livelihood of hundreds would be detrimental.

Warm Regards,

DENIELLE GODWIN

DIRECTOR OF SALES & MARKETING

Snow King Resort Hotel & Condos

dgodwin@snowking.com | www.snowking.com

307.734.3212 | 400 East Snow King Avenue | PO Box 3520, Jackson, WY 83001



From: [Tim Hendrickson](#)
To: comments-intermtn-bridger-teton-jackson@fs.fed.us
Cc: [Town Council](#); [County Commissioners](#)
Subject: Snow King Improvements
Date: Monday, October 08, 2018 5:17:38 PM

To Whom It May Concern:

I am in support of the improvements to Snow King Mountain. It has always been and will always be important to have facilities where families can connect and children can explore. Snow King Mountain is a true and dying gem as ski resorts find it tougher and tougher to keep up with the costs or running a resort or resorts are becoming so large and expensive it no longer is a local facility. The town of Jackson hopefully will understand they are in a very unique situation that still has this amazing opportunity for the community but it no supported Snow King will unlikely be able to service the community as it is impossible to remain as is. It must move into the next generation and create a sustainable business plan to raise the revenue to continue. The plan laid out by Snow King is a proven plan in the ski industry to transition from a winter ski area to a year around recreation facility. Please support the plan of Snow King to continue to do what is necessary to maintain a viable and open recreation area for all to enjoy.

Sincerely,

Tim Hendrickson

T 801.316.6942 | M 435.901.4304 | tim.hendrickson@amwins.com

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From: [Susan Marsh](#)
To: [Town Council](#)
Subject: Snow King changes
Date: Tuesday, November 06, 2018 9:46:49 AM

Dear Mayor Muldoon and Councilors:

I wish to express my complete support for the letter you received yesterday (11/5/18) from the Jackson Hole Conservation Alliance. It states my concerns better than I can, and brings up some important considerations that I hope you can incorporate as you work through this issue. Thanks for your service and time.

Susan Marsh

From: [Mike May](#)
To: [Town Council](#)
Subject: Snow King comment for public record
Date: Monday, November 05, 2018 5:00:41 PM

Good day Mr. Mayor and Town Councilors,

I'm writing in advance of next week's meetings on Snow King. You've heard from me before on this topic so I'll keep this as brief as possible. Thanks, as always, for your service to this community and for considering these comments.

I think we all agree that as Snow King celebrates its 80th year this season we'd like to see it around for another 80 years. That said, as you're discussing the base area master plan amendments in upcoming meetings I ask that you keep a few things in mind.

First, Snow King can succeed but it doesn't need to build out to the absolute maximum and become Disneyland to do so. Much of the land in question that Snow King is looking to develop is public land and under the purview of the Forest Service, but where you have jurisdiction at the base please insure that a balance is struck to avoid over-commercialization of what has historically been and should remain our Town Hill.

Secondly, please remember that a deal is a deal. Snow King received a huge amount of commercial development rights in 2000 in exchange for collecting HOA dues of sorts (SKRMA) to keep the ski area operational. For whatever reason that never materialized, Snow King was never held accountable and now ownership is looking to negotiate new revenue vehicles (zip lines, boundary expansion, a huge commercial complex up top, etc) to help pay for ski operations which SKRMA should have been paying for all along?

All I ask is that you simply hold Snow King ownership to task. Just as they knew they were buying a steep, north-facing, cold and confined ski area when they bought it – one that they now decry needs more beginner terrain – they also knew the parameters of the 2000 up-zone they bought into in exchange for keeping the resort running. To upend that deal and grant Snow King ownership their amenities and amusements AND let them keep their up-zone betrays the spirit of the original deal and our community. Not to put too sharp a point on it but to do so would considerably degrade our Town Hill and the quality of life in and around Snow King.

I know it's a complex issue, and that's why we're counting on your leadership to cut through it all and find a solution that works for all Snow King stakeholders – the public, ownership, adjacent landowners, the community at large and not the least of which, the wildlife that

make this area home.

Sincerely,

Mike S. May
Jackson, Wyoming

From: [Chris Moran](#)
To: [Town Council](#); [Pete Muldoon](#)
Subject: Fw: Snow King Expansion
Date: Saturday, October 06, 2018 10:49:38 AM

From: Chris Moran
Sent: Saturday, October 6, 2018 4:47 PM
To: commissioners@tetonwyo.org
Subject: Snow King Expansion

Dear Council and Jackson Mayor,

I'm writing to express my support for **limiting** Snow King's expansion plans. Personally I'd like to zero growth of the resort particularly when it is at the expense of our community and quality of life. I do not believe that such expansive growth of the resort is needed for locals or tourists, especially when we've seen more rain in town during the winter months than is usual for us (thanks to climate change).

Thank you for your time and hard work dealing with some many issues for our community.

Chris Moran
264 Scott Lane
Jackson

From: [Frederick Reimers](#)
To: [Town Council](#)
Subject: Snow King changes to base area masterplan
Date: Tuesday, November 06, 2018 3:04:32 PM

Dear Town Council,

I thank you for your careful and time consuming consideration of Snow King's proposed base area master plan amendments. These are critical decisions that may alter the character of our town forever.

Snow King investors are asking the town to let them to increase their revenue at the direct expense of town residents. Their proposed on-mountain and base area developments will undeniably impact the way of life we hold dear here in Jackson in terms of traffic, impacts to infrastructure, and noise. Perhaps change is inevitable, but when there is already a plan in place to augment the resort's revenue stream to help pay for operations—the uncollected resort fees and 500,000 additional feet of development rights—we should put off that change for as long as possible.

Snow King investors are charging town residents for uphill human-powered travel even though the town gives Snow King sweetheart leases on almost 30 acres of town land. Where is the community interest in that?

Breaking the 2000 agreement would betray the promises made to the people of Jackson by the original owners (and their successors) and the former Town Council in 2000. The Town of Jackson remains one of few resorts where the community is, in fact, a community. Please support that by holding the investors accountable to their almost-20-year-old obligations that were designed to maintain our community character.

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

From: [Christopher Smith](#)
To: [Pete Muldoon](#); [Jim Stanford](#); [Don Frank](#); [Hailey Morton Levinson](#); [Bob Lenz](#)
Subject: FW: Snow King Improvements
Date: Tuesday, November 06, 2018 7:28:14 AM
Attachments: [image001.png](#)

Dear Mayor Muldoon and Town Council,

Hogadon Basin operates here in Casper Wyoming at a 60% cost recovery, which at times we feel and hear about this burden from Casper's tax payers. It is challenging as a manager here to work with this know that we feel we could reduce the subsidy if we operated the entire facility. Here we only sell lift and seasons passes; and receive a nominal percent of net gross and facility rental from our user groups. I feel we could reduce our subsidy if the Hogadon took on all aspects of the revenues stream however the way the City has its pay structure we would have to increase our subsidy \$150,000.00 for three full time staffer and increased seasonal workers.

So we look to current trends, in past 4 years the City of Casper has re invested in the Hogadon Basin right around 8.5 million dollars. My management team is now looking at industry trends to aid in our cost recovery efforts. Unlike other ski area Hogadon Basin is not a destination ski area, we are small local mountain area so while the new lodge is moving toward year round access in weddings, corporate events and parties we feel just expanding the 'awareness in our region is key. So hiking trails, biking trails and snowshoeing are great family fun activities that will bring guests to the area to see what we have here now. Ropes/Adventure courses, winter tubing, night skiing are also activities we are exploring.

Still working with a city council is a great challenge, new member come and go, so if you feel you have an approval one year you may not the next. We also see that councils are reluctant to sign or commit to long range project; not wanting to burden the next group of councilman with past decisions that may or may not have been good decision, this is growing concern.

One thing that has helped Hogadon Basin is we had a group of private businessmen form a 501c3, Friends of Hogadon, they have raised over \$80,000.00 in funds that they pump directly back into the ski area. We see that council is more apt to move on a project if they have the ski/snowboard community behind them We also rally the ski/snowboard community anytime there is a vote on anything for the ski area, it's a task however we feel it give council support that they need to justify their decisions.

Thank you

Chris

Christopher J Smith

Hogadon Basin Ski Area Superintendent

[307-235-8379](tel:307-235-8379) (O)

[307-259-3278](tel:307-259-3278) (M)

chsmith@casperwy.gov

Do something today your future self will thank you for.



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To: Jackson Town Council

From: Jim LaRoe, Brad Nielson, Geneva Chong, Rod Newcomb (members of the Snow King Stakeholder Group)

Date: November 5, 2018

Re: Snow King base area masterplan amendment

Clarification of the Snow King Stakeholder process and outcomes

We want to thank the Town Council and planning staff for your investment of time and resources into this critical issue for our Town, County and our public lands. We understand the multi-faceted approval process that surrounds this decision and are heartened with the cooperation between the Town Council, the County and US Forrester Service. Despite the bifurcated approval process we believe it is imperative to review Snow King as a whole as was done throughout the Stakeholders process. The top and the bottom of the mountain are intricately connected.

All of us were active participants of the Snow King Stakeholder Group that was convened to discuss various issues associated with the proposals that these investors were preparing to submit to the Town of Jackson (TOJ) and the USFS. As such, we all invested considerable personal time and effort to develop a thoughtful and clear understanding of all the issues raised by Snow King's proposal. The Stakeholder process provided a valuable forum to openly discuss and debate some of the complex details surrounding Snow King's proposal and the long-term impacts on our community.

We want to present three important points to clarify the results of our work:

- (1) the scenarios do not reflect all of the discussions and the give and take behind each component
- (2) more importantly, none of the scenarios should be taken as "the proposal" of all Stakeholders
- (3) Snow King's proposal should certainly not be read as a summary of a position reached, and agreed to, by all Stakeholders.

Although there were four scenarios that were eventually published as the "product" of that effort, it is critically important to understand that those scenarios do not reflect all the important discussions, concerns and commitments that were raised with regard to each of the key issues associated with the Town Base Area Master Plan Amendment (BAMPA) or USFS proposals.

The scenarios cannot be taken as the only four possible development scenarios for the Snow King resort area. More importantly, none of the scenarios should be considered as scenarios that all Stakeholders agreed to and would unanimously recommend for implementation. Any attempt to couch these Scenarios as "unilaterally accepted" by all Stakeholders is very misleading.

Each of the components of Snow King's proposal which became the focus of the Stakeholders' discussions (e.g. SKRMA responsibilities, boundary expansion, road expansion, gondola, zip line, restaurant, observatory, additional ice rink, mountain recreation center) raised important commercial, cultural, and environmental concerns and tradeoffs. Unfortunately, many or most of those tradeoffs are not adequately addressed and reflected in Snow King's final proposals.

The inclusion of any component (say for example the location of the proposed gondola) in any of the scenarios involved a discussion about the various tradeoffs, commitments and compensation that would be expected in exchange for that component. Therefore, even though some of the Stakeholder may have supported the possibility of a gondola landing in what is now Phil Baux Park (and not all did), they only did so after taking into consideration other significant concessions to be received from Snow King with regard to other components of that scenario or even more importantly, just compensation to be paid by Snow King in consideration for including that component.

This attribute of the process has been taken advantage of by Snow King in their proposals to TOJ and USFS. What Snow King has done in their proposal is select various components from each of the scenarios while ignoring the important tradeoffs, commitments and compensation that were discussed, stressed and *required* by many of the Stakeholders in exchange for the inclusion of that component in that particular scenario. As a result, any statement by the developers that their proposals reflect the outcomes of the Stakeholder process or the desires of a majority of the public in general is misleading and seriously misrepresents the discussions that took place throughout the Stakeholder process.

In essence, what Snow King has delivered to the TOJ, USFS, and the community at large is extremely vague and leaves out many of the essential details and commitments that are directly connected to each item in their proposal. This negates the months of work by the Stakeholder Group and public participation. With all the investment made by the Town planning staff and so many people we expected a fully detailed proposal reflecting the in-depth issues, impacts and trade-offs which have been considered, discussed and mandated. *We cannot see how the TOJ, the USFS and the County can be expected to respond or comment on so little information on such a critical long-term decision for the community.*

In light of the foregoing, as members of the Stakeholder Group, we request that you kindly consider the following points as you review the facilitator's summary, other materials presented as products of the Stakeholder Group, and the proposals submitted by the investors/developers.

The Gondola Landing

Showing a new Gondola landing in what is currently Phil Baux Park (PB Park) is misleading without considerable insight into the Stakeholder discussions on this point. The idea of a Gondola in PB Park was only supported by many of the Stakeholders on the basis that it would be granted in exchange for significant commitments by Snow King, both financial and otherwise. In addition, the majority of public comment was against landing the gondola in Phil Baux Park.

Nonetheless, Snow King's proposal lands the gondola in PB Park and includes only a vague reference to expanded green space which is far-off from the type of financial and other commitments that were discussed during the Stakeholder process.

The footprint of the Gondola station is a small part of the issue. A Gondola in PB Park will draw large crowds of tourists going to the restaurant and may overrun PB Park negating any public use. We hope the Town Council will consider that a Restaurant at the top will have a large and direct impact on PB Park at the Base. If the developers' proposal is adopted, PB Park will never be the summer haven for TOJ citizens that it is today. Tourist buses, restaurant, a zip line, huge increase in human traffic will forever change the character of PB Park.

We recommend considering landing a Gondola next to the new Town Hill Lofts Condominiums over the current Tubing Park. This maximizes the open space at the bottom – a primary goal of the Ski Club. Further this would not split PB Park giving local citizens unobstructed access up our Town Hill, the existing trail system and the National Forest.

We also strongly recommend, as was discussed in the Stakeholders process, that at a minimum Snow King should deed over to the TOJ the small 5 acre parcel they own uphill to the south of PB Park (Noted as parcel SKM1 in Stakeholders process.) This is an appropriate ask of Snow King given the great impact on PB Park. This will give TOJ direct access to public land on the upper mountain and will eliminate future conflicts. *This will also allow the Town to control the design for the best use of that space in conjunction with PB Park*

Zip Line in PB Park

In our opinion a zip line has no place landing in PB Park. A Zip-Line is an isolated thrill-ride that does not encourage people to explore nature and greatly disrupt the current trail system. If the gondola is located in PB Park, there will already be considerable new congestion from tourists loading the Gondola as well as associated new bus traffic at the Base. We also believe that a Zip-Line does not fit the character of our Community that prides itself in embracing nature and the Wild outdoors.

SKRMA – Structure

The MOU, which set the stage for the Stakeholder process, was between Snow King Resort Management Association (SKRMA) and the TOJ. It was not with Snow King, LLC. Snow King representatives in the Stakeholder group stated they could not speak for, nor make commitments on behalf of all of SKRMA. Both the Snow King Hotel and Crystal Creek Capital were not represented. These two significant owners within SKRMA were absent from the process – and still are absent.

Before accepting any changes to the BAMPAs, we recommend that all parties understand the roles and responsibilities for all SKRMA members – all owners within the resort district including Snow King Mountain, Gardner Capital, Snow King Hotel, Crystal Creek Capital and others with regard to the BAMPAs. The Town should understand who has authority to negotiate and enter into agreements on behalf of SKRMA as well as Snow King and understand the financial structure of SKRMA itself to back-up their commitments.

SKRMA – Current

Our understating from the Stakeholders process was that SKRMA's commitments and structure were to be presented and accepted by TOJ *before* any new approvals were to be addressed. While the existing Resort Master Development Plan is in effect, Snow King, SKRMA and Gardner Capital should be required to fulfill and be in compliance with all of their respective current commitments under that plan before the BAMPAs is considered.

It is our understanding that Gardner Capital and JMI (Snow King Hotel) were granted significant Up-Zoning in the 2000 resort agreement increasing their land value and the ability for much greater Commercial Development. This was specifically done to allow Snow King to run indefinitely without ever having to suffer any financial challenge with Mountain Operations.

Stated specifically on page 173 of the 2000 masterplan, *“It must be noted that many of our community partnership activities mentioned above often come at a high cost to Snow King. Resort operation of lodging and other facilities provides the financial operational platform and the resources to support these and community-oriented activities.*

We are not challenging these development rights as long as the associated obligations are fulfilled. *Given the tremendous value in these development rights we believe that Snow King should be financially sustainable right now, today.*

Please note; despite changes in land ownership since the year 2000, this agreement is still in-force to SKRMA members. Real Estate benefits and obligations “run with the land” and do not change with a change of ownership.

SKRMA – proposed

The SKRMA agreement was discussed extensively in the Stakeholders process. Each of the four scenarios had a long and thorough write-up regarding SKRMA that was almost identical for each scenario. We ask that TOJ give special attention to that section of the Stakeholders scenarios.

Additionally, the SKRMA organization filed proposed amendments to the 2000 agreement as part of their approval process. Although we are confident that TOJ will do an excellent job navigating this agreement there are a few items worth highlighting. We would like to ensure that the voting structure with-in SKRMA is transparent to TOJ. Unlike a private HOA, the SKRMA voting structure can make *internal decisions* that have a large *public impact*.

In 2012, the SKRMA voting structure was amended to give voting rights based on either acreage owned or square feet of buildings. This structure has resulted in giving power to one or two parties for all issues related to SKRMA. *Ultimately giving tremendous power to a small group on issues with important public impact.*

We strongly recommend that the Town of Jackson have a seat at the table with SKRMA and be given a vote on all SKRMA issues. This makes sense given that the TOJ owns a considerable amount of land with-in the Resort District that makes up SKRMA. We believe this will be healthy for all parties involved going forward.

The Base in General

We fully support the concept of a Mountain Sports Center and believe it can be wonderful addition to the community. However again we are very concerned about the minimal details given by Snow King in their proposal. We highly encourage that TOJ get specific commitments and general specifications on these offerings, before approving the BAMP. A general building footprint is not a commitment.

Traffic and Parking

Traffic and parking will clearly become a major issue with their proposal. We ask that Snow King provide all the necessary projections to allow the TOJ to perform a comprehensive Traffic

study that incorporates all businesses at the base. Additionally, we encourage the Town to ask Snow King to use the Hotel grounds and the underground parking proposed on KM-6 to alleviate the parking demands as a result of their proposal.

The Road

We do not support the large road expansion outside the boundaries. Our 2012 Comprehensive Plan states no resort expansion. Please urge respect for that plan and ask the Forest Service to deny boundary expansion. Alternative front-side road options exist. Alternative summer roads were provided by Snow Engineering Group that could also serve beginner skiers. Or, as stated in Rod Newcomb's letter, we recommend that Snow King instead use the existing road up the back. We were disappointed that Snow King refused to consider this throughout our discussions. The backside road and a helicopter can be used for any type of construction on the summit: a common construction practice used by many ski areas. It was our clear understanding in the Stakeholders process that any proposed boundary expansion by Snow King was to be strictly limited to footprint of the road itself and no more.

The Boundaries and the Back Side

We do not support boundary expansions as proposed. Snow King has proposed very large boundary expansions. Their proposal ignores many of the other options discussed and recommended during the Stakeholder process. We saw boundaries and the back-side as a potential area for compromise: expand one way and reduce the other. Instead, Snow King has proposed expanding in all directions. This was not our vision and we do not support it. Expanded snowmaking was not explicitly discussed and impacts to the town are potentially significant and warrant in-depth examination and detailed agreements for water use and management.

A Summit Restaurant

We ask again that the Town Council work closely with the Forest Service to take special care in evaluating the Restaurant's impact on the Base of the Mountain. In general, the majority of users will gather at the Base in PB Park to use the Gondi as the only way to reach the restaurant. We do believe that a restaurant can be a nice amenity for the community if well-designed and takes into consideration its greater impact.

We encourage the Town Council to work with the Forest Service to ensure the structure be one story, a low visible profile using green design parameters. *The visual impact of that restaurant will have a huge effect as seen from the Town and will make a strong statement reflecting the cultural of our community.*

We again want to again thank the Town Council for leading this process and for taking the time to consider our detailed thoughts and concerns. Please do not hesitate to contact any of us with any questions.

Geneva Chong, Geneva.chong@gmail.com

Jim LaRoe, jtlaroe7@gmail.com

Rod Newcomb, newcomb@wyoming.com

Brad Nielson, bknielson@me.com

BOARD OF COMMISSIONERS

Rec'd 10/30/18



www.tetonwyo.org

October 29, 2018

Mayor Muldoon and the Jackson Town Council

Mark Newcomb, Chair
Natalia Macker, Vice-Chair
Greg Epstein
Smokey Rhea
Paul Vogelheim

Hand Delivered

**RE: Proposed Amendments to the Snow King Resort District Master Plan
(PUD2018-0003)**

PO Box 3594
200 South Willow Street
Jackson, Wyoming 83001

Dear Mayor and Town Council,

ph: 307.733.8094
fax: 307.733.4451

On September 28, 2018 and again on October 22, 2018, the Board had an opportunity to review the 2018 Snow King Master Plan Amendment proposal pursuant to Section 4.3.1.E.4 of the Town LDRs where each jurisdiction shall receive and consider recommendations from the other jurisdiction when a Planned Resort application is submitted for review or amendment. The purpose of the County's review of any Planned Resort in the Town's jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.

The Teton County Board of County Commissioners offer the following comments regarding the proposed Snow King Resort District Master Plan Amendments:

- The Board is generally supportive of the comments made by the Town Planning Commission regarding the recommendation to outline minimum requirements of the Snow King Resort Master Association (SKRMA) such as defining the entity structure and ensuring adequate funding.
- The Board encourages participation in a Transportation Demand Management (TDM) program.
- The Board would like to see the gondola base located so it does not impact the existing ball field, boulder park, or playground in Phil Baux Park.
- The Board concurs with the Town Planning Commission that proposed development should meet the Hillside Development Standards.
- The Board concurs with the Town Planning Commission's recommendations pertaining to phasing.

BOARD OF COMMISSIONERS



www.tetonwyo.org

Thank you for the opportunity to provide input and for considering our comments as you move forward with this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Newcomb", written over a horizontal line.

Mark Newcomb, Chair

A handwritten signature in black ink, appearing to read "Smokey Rhea", written over a horizontal line.

Smokey Rhea

A handwritten signature in black ink, appearing to read "Natalia D. Macker", written over a horizontal line.

Natalia D. Macker, Vice Chair

A handwritten signature in black ink, appearing to read "Paul Vogelheim", written over a horizontal line.

Paul Vogelheim

A handwritten signature in black ink, appearing to read "Greg Epstein", written over a horizontal line.

Greg Epstein

cc: Tyler Sinclair, Town of Jackson Planning Director