



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: August 20, 2019

Item #: P19-201

Planner: Tyler Sinclair

Phone: 733-0440 ext. 1301

Fax: 734-3563

Email: [tsinclair@jacksonwy.gov](mailto:tsinclair@jacksonwy.gov)

**Owner/Applicant:**

Snow King Resort Master Association  
c/o Ryan Stanley  
PO Box 1846  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for an Amendment to the Resort Master Plan for Snow King Master Association located at 10 E. Snow King Ave., legally known as PT NW1/4SW1/4, SEC. 34, TWP. 41, RNG. 116 TRACT B.

For questions, please call Tyler Sinclair at 733-0440, x1301 or email to the address shown below. Thank you.

**Please respond by: September 2, 2019 (Sufficiency)  
September 9, 2019 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[tstolte@jacksonwy.gov](mailto:tstolte@jacksonwy.gov)



August 12, 2019

Max C. Chapman Jr.  
President  
Snow King Resort Master Association

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

Dear Tyler,

On behalf of the Snow King Resort Master Association (SKRMA) Board we would like to submit for review a proposed amendment to the Snow King Planned Resort District Master Plan. We greatly appreciate the time and effort you and the Town of Jackson have put into providing public feedback for this proposal over the past three years. We look forward to working with you as part of this review process over the coming months.

Sincerely,

A handwritten signature in black ink that reads "Max C. Chapman Jr." The signature is fluid and cursive, with "Max C." on top and "Chapman Jr." on the line below.

Max C. Chapman Jr.

## **LETTER OF AUTHORIZATION**

Snow King Resort Master Associates, "Owner" whose address is: \_\_\_\_\_  
400 E. Snow King Ave., Jackson, WY, 83001  
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

more specifically legally described as: \_\_\_\_\_, as the owner of property

PT NW 1/4 SW 1/4, SEC. 341, TWP. 41, RNG. 116, Tract B

**(If too lengthy, attach description)**

HEREBY AUTHORIZES Ryan Stanley as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

**OWNER:**

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming

1

COUNTY OF Tate

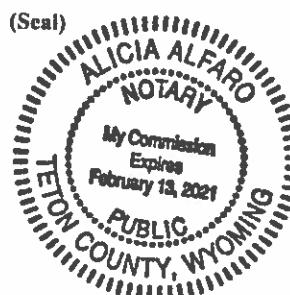
3

The foregoing instrument was acknowledged before me by Max Chapman this 13 day of August, 2009.

WITNESS my hand and official seal.

~~(Notary Public)~~

My commission expires: RS/13.2021





**PLANNING PERMIT APPLICATION**  
Planning & Building Department

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

*For Office Use Only*

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

*Please note: Applications received after 3 PM will be processed the next business day.*

**PROJECT.**

Name/Description: Snow King Resort Master Association - Resort District Amendment  
Physical Address: 10 E. Snow King Ave, Jackson WY 83001  
Lot, Subdivision: PT NW 1/4 SW 1/4 Sec 34, TWP 41, RNG 116 Tract B, Deed 090086 PIDN: 22-41-16-34-3-00-003

**PROPERTY OWNER.**

Name: Snow King Resort Master Association - CO Ryan Stanley Phone: 307 734-3351  
Mailing Address: PO Box 1846, Jackson WY ZIP: 83001  
E-mail: ryan@snowkingmountain.com

**APPLICANT/AGENT.**

Name: Ryan Stanley Phone: 307 734-3351  
Mailing Address: PO Box 1846, Jackson, WY ZIP: 83001  
E-mail: ryan@snowkingmountain.com

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning)

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<input type="checkbox"/> Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Other: <u>Resort Amendment</u>
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: 8/16/19 Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: 8/31/19

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

Have you attached the following?

**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at [www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).

**Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

**Ryan Stanley**

Name Printed

**Aug 13, 2019**

Date

**Vice President**

Title



August 13, 2019

Ryan Stanley  
Vice President  
Snow King Mountain Resort  
Jackson, WY 83001

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

**RE: Summary of 2019 Snow King Planned Resort District Master Plan Amendment**

Dear Tyler,

An extensive list of conditions for approval were negotiated as part of the 2018 Snow King Resort District Master Plan Amendment process which occurred between October 2017 and January 2019. These conditions were brought up by planning staff, Planning Commission, and the Town Council. We have incorporated all of these conditions of approval into the proposed 2019 Master Plan Amendment with the exception of conditions related to temporary uses and events.

Follows is a brief summary of the proposed changes to the Snow King Planned Resort District Master Plan including changes made prior to the 2018 review, those conditions required in response to the 2018 review, and those changes that are new for the 2019 proposed amendment.

The following changes were made to the master plan prior to the 2018 review and remain in the 2019 amendment:

**General Changes:**

- Maps and associated text have been updated to reflect development that has occurred since the original Master Plan was created in 2000.
- Added employee housing complex, mountain sports training facility, and maintenance shop to proposed master plan map.
- Indicated platted condominium/housing lots 53, 57, and 58 on maps.
- Included a second sheet of ice and expansion of the existing Lodge Room to the maps for visual presentation recognizing that they fall outside the area governed by the master plan.
- Sub-areas were updated to be consistent with use within the sub area i.e. condo, hotel, recreation.
- 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.

**2018 Changes by Chapter:**

**I. Statement of Purpose and Existing Conditions**

- Updated references to importance of conference business.
- Updated reference to Pine Lodge (now One Town Hill Condominiums).



- Updated references to Sub-Area 7.
- Updated maps to include satellite imagery of existing conditions and ownership changes since 2000.
- Updated ski area map and added map of accepted USFS Master Plan for the ski area.

IV. Master Site Plans

- Updated Proposed Master Plan Map & Sub-Area Maps.

V. Land Use Plan

- Updated uses permitted within the recreation land use zone.
- Added a paragraph on uses not governed by this Master Plan.

VI. Design Guidelines

- Changes to section on roof materials and design.
- Changes to reflect sub-area numbering changes on maps.

VII. Dimensional Limitations

- Added specific considerations for sub-areas 3, 4, and 5 with respect to dimensional limitations.
- Clarified FAR definition to reflect usage within the Master Plan.
- Updated Sub-Area Maps.

VIII. Housing Element

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

IX. Transportation Elements

- Added requirement for parking analysis associated with transportation demand monitoring requirement.

XI. Phasing and the Snow King Resort Master Association

- Updated SKRMA requirements and role within the Resort District.

XII. Community Services Element

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



The following are changes that have been added to the proposed 2019 Master Plan amendment that were requested or required by the Town Council and Town Planning Staff as part of the 2019 Master Plan amendment review process:

1. **Chapter 2:** Revised to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
2. **Chapter 3:** References to Land Development Regulations have been updated to reflect most recent LDRs.
3. **Chapter 4:** Sub-area maps have been updated to ensure buildings fall entirely within one sub-area and uses are more consistent within each sub-area.
4. **Chapter 4:** The existing condominium area (sub-area 7) was added back to the master plan and it has been indicated that all property owners within the sub-area will be encouraged to be a part of SKRMA.
5. **Chapter 5:** No changes have been proposed to the land use schedule. A zip-line is proposed for sketch plan approval as part of the master plan in sub-area 4.
6. **Chapter 5:** Changes have been made to indicate the importance of temporary uses and events within the resort district as well as indicating how these uses are consistent and permitted at other resort districts in the region.
7. **Chapter 5:** Day care/education has been added as an allowed basic use in all building envelopes.
8. **Chapter 5:** Example development chart has been updated to reflect new proposed sub-areas and associated uses.
9. **Chapter 6:** A requirement has been added that all buildings be reviewed for compliance with Master Plan Design Guidelines by the Town Design Review Committee.
10. **Chapter 7:** Language has been added that additional landscaping and screening could be added at time of development plan for lots 53, 57, & 58 and building designs have been updated to include architectural plans that were previously approved for construction by the Town of Jackson.
11. **Chapter 7:** A requirement for alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive has been added.
12. **Chapter 7:** A revised building plan for buildings on Vine St. has been provided with a maximum building height of 39 feet listed.
13. **Chapter 7:** The use table has been revised to allow for light industrial uses in sub-area #4 and #5.
14. **Chapter 7:** Language has been added that all development within the Master Plan shall meet LDR Hillside Development Requirements.
15. **Chapter 7:** Sub-area #5 has been revised to include an option for a second sheet of ice.
16. **Chapter 7:** A revised plan is presented for a gondola that does not land disturb the area commonly known as Phil Baux Park. The plan includes a gondola landing on leased land for the operation of the ski area to the South of the existing parking lot with design considerations



for circulation, building placement, and street level elevation as suggested upon review.

17. **Chapter 8:** Statement that all future development shall be subject to TOJ Housing requirements in the LDRs has been added.
18. **Chapter 8:** Language regarding banking credits for housing units has been removed from chapter 8.
19. **Chapter 9:** TDM requirements have been revised to include free or reduced level bus passes to all employees, free or reduced level bus/bike passes to guests, off-site parking for employees, the promotion of alternative modes of transportation including START bikes, and the promotion of transit usage in marketing and website promotional material. TDM requirement has been updated to include a minimum of 5 TDM strategies at all times.
20. **Chapter 9:** The most current TDM report has been included with the Master Plan.
21. **Chapter 9:** The gravel lot in sub-area must be paved in conjunction with development of a gondola as a temporary measure prior to development of the sub-area 2 parcel. This lot will be designated for tour bus parking with appropriate signage to direct guests to amenities within the resort.
22. **Chapter 9:** Master plan is revised to state that resort district will participate in TDM programs with surrounding property owners and users in the future.
23. **Chapter 9:** Master plan is revised to require the provision of parking counts for all surface parking lots over 10 spaces as part of TDM requirements.
24. **Chapter 10:** A paragraph pertaining to the existing engineering plans has been added to address topics raised by the Town Engineer.
25. **Chapter 11:** A collection of phasing and specific entity requirements has been added to this chapter as discussed by Town Council. These include the following additions:
  - a. Statement that SKRMA bylaws have been provided to the Town of Jackson outlining membership and participation requirements.
  - b. A 1% funding fee requirement has been adopted by SKRMA and the agreement will be provided to the TOJ.
  - c. Requirement has been added that if private shuttle services stops then SKRMA will have to contribute to START.
  - d. Requirement that Snow King Mountain will maintain 49 hours of operation a week during the winter and maintain access to current user groups has been added.
  - e. Requirement that SKRMA provide an annual report to the TOJ has been added.
  - f. Requirement for TDM plan compliance remains in effect.



The following are new changes made as part of the 2019 Master Plan Amendment Submission:

1. Sub-area 1 has been updated to reduce the number of additional wings proposed on the Snow King Hotel from five to two and it is proposed that the use change from hotel rooms to condominiums.
2. The Snow King Loop Road is proposed to be moved in order to accommodate additional employee housing buildings on Vine St.
3. Additional buildings are proposed on Vine St to meet the higher mitigation rates of the Town of Jackson updated employee housing requirements.
4. An optional change in use for the conference center in sub-area 2 is proposed so that it could be considered for indoor recreation or conference space at the time of development plan.
5. A zip-line is proposed to land in sub-area 4 in place of sub-area 5 and sketch plan level drawings are included for the zip-line.
6. Additional detail has been provided for buildings on lots 53, 57, and 58 including architectural plans for buildings on lots 53 and 57. These architectural plans were previously approved for construction by the Town of Jackson.
7. A site plan for a gondola landing to the south of the parking lot in Phil Baux park on land currently leased for ski area operations has been included for sketch plan approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Stanley'.

Ryan Stanley



August 13, 2019

Ryan Stanley  
Vice President  
Snow King Mountain Resort  
Jackson, WY 83001

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

**RE: Findings for Approval**

Dear Tyler,

**Follows are the findings of approval for applicable sections of the Teton County Land Development Regulations required for submittal of an amendment to the Snow King Planned Resort District Master Plan.**

**8.7.3 Findings for Approval:**

1. The extent to which the PUD enhances the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning:
  - This amendment helps implement key components of the Comprehensive Plan. One of the Comp Plans Goals is to focus commercial activity in the Downtown core around the Town Square and at Snow King. This amendment will ensure commercial development occurs in this desired location. Additionally, this amendment memorializes more stringent workforce housing mitigation requirements that will ensure that more workforce housing is built. This will help achieve the community and comprehensive plan goal of housing 65% of our workforce locally.
2. The findings for the applicable PUD option found in Article 4. - 4.3.1.D defines the findings for approval as
  1. Consistency with the Comprehensive Plan - See above
  2. Consistency with the purpose and intent of 4.3.1.A
    - Encourage recreational Activities - This Master Plan Amendment includes Gondolas, trails, Expansion of Park use, and a mountain training facility.
    - Provide flexibility for planning and developing recreational resort facilities - This Master Plan Amendment allows flexibility and creativity that is reflective of an extraordinary public process that allowed us to meld community wishes into the proposal. It allows us to serve visitor and local's experiences.
    - Create a collaborative process between landowners and local government - This process has set a standard for collaboration to date, and the Amendment ensures that collaboration will continue as future applications for construction will require further public input.
    - Permit resort development that expands winter and shoulder economic seasons - Our amendment is directly aimed at all seasons, but the gondola (centerpiece of the amendment) will ensure the ski area's viability to transport skiers for generations to come and will impact winter economic conditions for the town.
    - Ensure that resort plans incorporate a mix of land uses - Mountain Biking, hiking trails, climbing, mountain training, and skiing are all included. Additionally, sidewalks and pedestrian friendly components are built in to the plan already. The amendment adds seasonal workforce



housing on site to alleviate traffic from employees not needing to commute to work. Finally, the amendment calls out a pilot shuttle to cut down on traffic.

- Ensure resort plans are consistent with the comp plan. - See above
- Enable long range planning for infrastructure and predictability - This amendment sets out maximum size of potential development, and gives ability for investing for long range infrastructure development with items like the proposed gondola and workforce housing.
- Ensure a balance between tourism and community - This amendment has strong tourism and community based proposals. The mountain Training facility came from local input. The gondola will serve tourists and local kids and parents learning to ski, racing or recreating. Trails will be used by both locals and visitors, with a lean towards locals traffic.
- Produce resort plans that make significant contributions towards protecting attributes of the community - This amendment will ensure the viability of the state's oldest ski area, and ensure that Jackson has a function ski area in town for generations to come. This will be the recreation hub for the community.

3. Affordable and Employee Housing - This plan will move us to the current LDR's and adds seasonal workforce housing that is beyond the requirements.

3. NA

4. 8.7.1 findings lay out

1. Is consistent with LDR's - This amendment is consistent with the LDR's
2. Improves consistency with LDR's - This amendment moves us to current LDR standards in the way we describe building massing and workforce housing mitigation.
3. Provides flexibility for landowners in character - This amendment allows flexibility for landowners to develop amenities and assets that facilitate recreation and further the comp plan.
4. Is necessary to address changing conditions, public necessity - An aging summit lift and old workforce housing mitigation standards are among many other factors that necessitate this amendment.
5. Improves implementation of the comp Plan - See above
6. Is consistent with Town Ordinances - This amendment is consistent with Town Ordinances.

5. NA

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Stanley'.

Ryan Stanley

August 14, 2019

SKRMA

ATTN: Ryan Stanley, General Manager Snow King Mountain Resort  
PO Box 3520  
Jackson, WY 83001

Re: 2019 Masterplan Update Utility Review

Dear Ryan:

It is my pleasure to have the opportunity to review the 2019 Snow King Resort Masterplan Update in regards to the utility needs associated with the proposed Resort Masterplan modifications from the Town Approved 2000 Masterplan. The utility review Nelson Engineering conducted looked specifically at the water supply, sanitary sewerage, and storm sewer infrastructure needs as well as electrical power and communications. Please note that at your request, this utility review is limited to a comparison of the Updated Masterplan to the 2000 Masterplan to determine if any significant changes to the utility masterplan are required or recommended. The review, therefore, reviews the utilities in a qualitative rather than a quantitative design specific manner and also does not include a conceptual design of utility infrastructure.

#### Summary

In summary, our study of the 2000 and 2019 masterplans concluded that the proposed changes to the masterplan development will not significantly affect the 2000 utility masterplan in regards to impacts to Town infrastructure. This conclusion was drawn because the development proposed in the 2019 masterplan is similar to the types of development and number of square feet previously analyzed and approved and is essentially reorganized to occur in slightly different locations or configurations and therefore, will have a very similar impact on infrastructure as the 2000 Masterplan. In the 2000 Masterplan it was identified that the only impact to Town utilities was the need for an upgrade from 8-inch diameter to 10-inch diameter to the sanitary sewer which parallels West Karns Avenue located between Mateosky Park and Flat Creek Drive. If this line was upgraded by the Town since that time then the sewer capacity of the Town collection system is considered adequate to serve the 2019 Snow King Masterplan improvements. However, if this segment, or a portion of this segment, of sewer remains 8-inch diameter, it will need to be upgraded prior to the flow in the line reaching 80% of the 593 gpm full-flow capacity. In summary, this review concludes that the Town water and sewer and stormwater systems are currently adequate and should remain so to support the proposed development within the 2019 Masterplan with the exception of the sewer segment discussed which will require an upgrade to a 10-inch collector if verification confirms it is 8-inches in diameter.

#### Water Supply

In regards to water supply, the 2000 Masterplan concluded that the Town of Jackson water system has sufficient water supply and storage to meet the maximum day demand of 548 gpm and the peak fire flow and domestic demand of 2300 gpm. This 2000 conclusion was drawn by calculating the (then) current demands at Snow King and the demands of the development proposed in the masterplan, and by running these demands in an analysis of the Town of Jackson water system. Development proposed in the 2019 Masterplan is not expected to significantly increase the demands that the 2000 Masterplan development would have put on the Town System and therefore it is reasonable to conclude that the Town System can still provide sufficient supply and storage to meet the 2019 Masterplan water supply needs. This conclusion is further supported with the understanding that the Town of Jackson replaced an 800,000 gal storage tank in east Jackson with a 1.2M gallon tank a number of years ago.

Specific extensions to the Town systems to serve the 2019 Masterplan development will be privately owned water mains and services and will be designed as the development phases occur in the future.

#### **Sanitary Sewer**

In regards to sanitary sewer collection, the 2000 Masterplan concluded that the Town of Jackson systems were deficient only within the segment of the collection system which parallels West Karns Avenue located between Mateosky Park and Flat Creek Drive. It should be verified if this section of sewer main was already increased to a 10-inch diameter sewer by the Town of Jackson. If any portion of this main remains 8-inch in size, then it should be upsized to 10-inch at the point when the flows in the 8-inch pipeline reach 80% of the 593 gpm full-flow capacity. It is recommended that the size of pipe within this reach be verified and if any segments are 8-inch diameter, then the flow in this pipeline segment should be measured to ascertain the current peak hour flow rate and projections made as to when the line will need to be increased in size. Specific extensions to the Town sewer collection system to serve the 2019 Masterplan development will be privately owned sewer mains and services and will be designed as the development phases occur in the future.

#### **Stormwater**

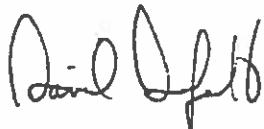
Stormwater controls in the 2019 Masterplan remain the same as the 2000 Masterplan. Essentially, it is understood that no development proposed shall cause landowners, water courses, or conduits to receive stormwater runoff from the proposed development at a higher peak flowrate than would result from the same 10 to 100-year storm event occurring over the site if the land was in its undeveloped condition. Therefore, on-site infiltration and detention, collection and transport systems with controlled release rates will still be required to be designed and implemented during development of any of the proposed 2019 Masterplan improvements. Due to controlled release rates and on-site detention and infiltration, there will be no impacts to the town of Jackson's stormwater infrastructure due to the development proposed in the 2019 Masterplan. 1 to 10-year stormwater runoff events from roads and parking lots will pass through treatment facilities to remove and trap settleable solids and floating petroleum products from the stormwater without resuspension of the contaminants by runoff from subsequent storm events. Stormwater runoff generated by 10 to 100-year storm events will bypass the treatment facilities and proceed directly to Town of Jackson collection facilities, but shall not discharge at a rate greater than the pre-development rate for the corresponding 10 to 100-year events.

#### **Other Utilities**

The Snow King Resort is currently supplied with sufficient capacity of electrical, natural gas, telephone and communications lines. If development exceeds these systems capacities, the Resort will work directly with the utility provider(s) to expand the facilities as needed for the Resort.

Please let me know if you have any questions.

Sincerely,



Dave Dufault, PE  
Senior Project Manager

RELEASED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

## WARRANTY DEED

Snow King Holdings, LLC, a Wyoming limited liability company, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Snow King Mountain Resort, LLC, a Wyoming limited liability company, GRANTEE, whose mailing address is P.O. Box 1846, Jackson, Wyoming, 83001, the following described real estate, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

State Parcel ID No.: 22-41-16-34-3-00-003

Together with and including all oil, gas, and other minerals and mineral rights appurtenant thereto and owned by Grantor, if any, and all improvements and all other appurtenances and hereditaments thereunto belonging; subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS our hands this 27 day of NOVEMBER, 2017.

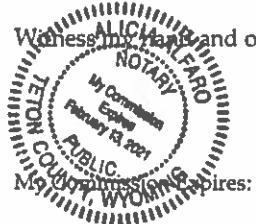
GRANTOR: SNOW KING HOLDINGS LLC  
 GRANTEE: SNOW KING MOUNTAIN RESORT LLC  
 Doc 0940086 Filed At 14:53 ON 11/28/17  
 Sherry L. Deigle Teton County Clerk fees: 18.00  
 By Mary D Antrobus Deputy

Snow King Holdings LLC, a  
 Wyoming limited liability company

By:   
 Max C. Chapman, Jr.  
 Manager

STATE OF WYOMING      )  
                             )  
                             ss  
 COUNTY OF TETON      )

The foregoing instrument was acknowledged before me by Max C. Chapman Jr., who is personally known to me or has established his identity and authority to me by reasonable proof, as Manager of Snow King Holdings, LLC, a Wyoming limited liability company, this 27 day of November, 2017.



Notary Public

February 13, 2021

EXHIBIT A

LEGAL DESCRIPTION  
FOR  
TRACT B, EXCEPTING  
PINE LODGE ADDITION

A Parcel of land located in the NW1/4 SW1/4, Section 34, Township 41 North, Range 116 West, 6<sup>th</sup> PM, Town of Jackson, Teton County, Wyoming, said Parcel of Land being all of Tract B of that Map to Accompany Lot Division Application recorded as Map T-71B in the Office of the Clerk of Teton County, EXCEPTING THEREFROM the Pine Lodge Addition to the Town of Jackson, recorded as Plat No. 1257 in the Office of the Clerk of Teton County, said Parcel being more particularly described as follows:

Beginning at a Point on the northerly boundary line of said Tract B, Record Map T-71B, said Point of Beginning also being the northeast corner of Lot 1, of said Pine Lodge Addition, Plat 1257 and being N89°54'18"E, 145.07 feet, from the X Corner common to Sections 33 and 34 of said Township 41 North, Range 116 West;

Thence along the northerly boundary of said Tract B, N89°54'18"E, 409.06 feet, to the northwest corner of Tract A of said Record Map T-71B;

Thence along the westerly boundary of said Tract A as follows:

S0°45'37"W, 37.21 feet;  
Thence S89°08'12"E, 35.13 feet;  
Thence S1°36'36"W, 26.18 feet;  
Thence S89°01'27"E, 16.06 feet;  
Thence S0°46'07"W, 90.01 feet;  
Thence N88°57'07"W, 34.01 feet;  
Thence S0°58'04"W, 120.04 feet, to the southwest corner of said Tract A;

Thence along the southerly boundary of said Tract A, S89°02'41"E, 206.99 feet, to the southeast corner of said Tract A;

Thence along the easterly boundary of said Tract B, S0°18'16"E, 147.86 feet, to the southeast corner of said Tract B;

Thence along the southerly boundary of said Tract B, N89°50'34"E, 682.90 feet, to the southeast corner of Lot 2 of said Pine Lodge Addition, Plat No. 1257;

Thence along the easterly boundary of said Pine Lodge Addition, N4°31'20"E, 424.03 feet, more or less, to the Point of Beginning.

As shown on Exhibit B, attached hereto and by this reference made a part hereof.

Said parcel contains 5.18 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of right and/or of record.

Michael Quinn  
Wyoming PLS 4270  
Nelson Engineering  
Project 17-126-01

EXHIBIT B

