



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: May 6, 2021	REQUESTS:
Item #: P21-112	
Planner: Tyler Valentine	The applicant is submitting a request for a Zoning Compliance Verification for the properties located at 510,553,725 Upper Snow King Loop, PIDN: 22-41-16-34-3-07-001, 22-41-16-34-3-04-001, and 22-41-16-34-3-07-002, legally known as LOT 57, GRAND VIEW LODGES, THIRD ADDITION, LOT 53, GRAND VIEW LODGES 2ND ADDITION, and LOT 58, GRAND VIEW LODGES, THIRD ADDITION
Phone: 733-0440 ext. 1305	For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown to the left. Thank you.
Email: tvalentine@jacksonwy.gov	
Owner: Snow King Mountain Resort PO BOX 10309 Jackson, WY 83002	
Applicant: Prugh Real Estate PO Box 3274 Jackson WY 83001	
Please respond by: May 20, 2021 (Sufficiency) May 27, 2021 (with Comments)	

Owner:

Snow King Mountain Resort
PO BOX 10309
Jackson, WY 83002

Applicant:

Prugh Real Estate
PO Box 3274
Jackson WY 83001

Please respond by: May 20, 2021 (Sufficiency)
May 27, 2021 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



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**
Physical Address: **510, 553, 725 Upper Snow King Loop Jackson, WY 83001**
Lot, Subdivision: **57, 53, 58 Grand View Lodges** PIDN: **22-41-16-34-3-07-001, 002, 22-41-16-34-3-04-001**

PROPERTY OWNER.

Name: **Max C. Chapman, Jr c/o Gardner Capital and Snow King** Phone: **307-201-5004**
Mailing Address: **PO Box 10309 Jackson, WY** ZIP: **83002**
E-mail: **ryan@snowkingmountain.com**

APPLICANT/AGENT.

Name: **Greg Prugh, Prugh Real Estate** Phone: **307-413-2468 or 307-690-7923**
Mailing Address: **PO Box 3274 Jackson, WY** ZIP: **83001**
E-mail: **g@prugh.com and margi@prugh.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

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 checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	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)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<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 and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

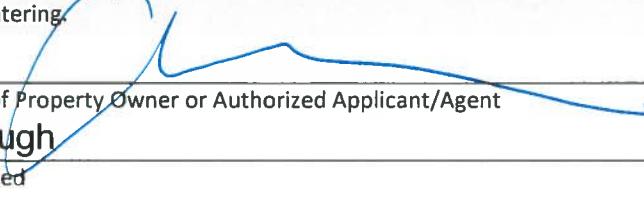
Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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 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


Greg Prugh

Name Printed

5/5/2021

Date

Broker/ Agent

Title

LETTER OF AUTHORIZATION

Max C Chapman Jr., "Owner" whose address is: _____

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

as the owner of property
more specifically legally described as: Lots 57, 53 & 58 Grand
View Lodges 3rd Addition

(If too lengthy, attach description)
HEREBY AUTHORIZES

HEREBY AUTHORIZES Greg Flugh, Plough Lane Estate 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:

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

STATE OF Wyoming
COUNTY OF Teton

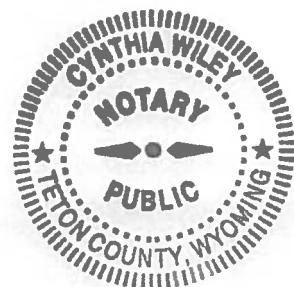
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SS.

The foregoing instrument was acknowledged before me by Max C Chapman this 30th day of April, 2021.

WITNESS my hand and official seal.

Lydia Wiley
(Notary Public)
My commission expires: 6/18/21

(Seal)



May 5, 2021

Tyler and Paul,

Thank you for your consideration for the following questions regarding Lot 53, Lot 57, Lot 58 in Sub-Area 3.

Regarding Section 5.4.2 of the town LDRs addresses 'Unstable Soils', and states: 'No physical development, use, development option, or subdivision shall be permitted on unstable soil as determined by the Town/County Engineer except under the following conditions: ...when the potential for soil movement is only in a shallow surface area and risk to the physical development can be prevented with appropriate anchoring to a solid substrate'.

Question 1: If Geotech and Civil engineers devise industry-standard/acceptable solutions for building on Lot 58, will the Town of Jackson approve?

Regarding Section 5.4.1.A of the Town LDRs states that 'No physical development shall be permitted on natural slopes in excess of 25%.' Lot 58 is sloped greater than 25% but it's also entitled for condominium development as part of the approved Snow King Master Plan.

Question 2: With approved Geotech and structural plans, can we build on Lot 58 per the current Snow King Master Plan entitlements?

Regarding Pages 70 and 77 of the Snow King Master Plan cover 'specific considerations for Sub-Area 3' (Lots 53, 57, 58). All three lots are entitled for condominium development of '3-levels over parking'.

Question 3: What are the specific building height regulations and building setbacks for Lot 53, Lot 57 and Lot 58?

Question 4: Lot 53 entitlement is stated as 52,952 SF, Lot 57 stated as 25,393 SF, Lot 58 stated as 30,000 SF, is this habitable/air-conditioned square footage? Do the figures include circulation i.e. hallways, mechanical, garage parking, outdoor balconies? What is the maximum gross square footage for buildings on each lot per the current entitlement?

Question 5: Can the floor areas be adjusted among Lot 53, Lot 57, Lot 58 to maintain views from all three lots with the aggregate total FAR consistent with the Master Plan?

Question 6: What are the parking regulations for condominiums, and is parking and below-grade habitable floor area included in the FAR calculations?

Question 7: The Master Plan states that 'buildings for Lot 53 and Lot 58 must fit with the bulk, scale, and character of the existing Grand View Condominiums', and 'plans for Lot 58 must ensure compatibility with the neighborhood to the east'. What are the specific guidelines for determining if our architecture is 'compatible-with neighboring' and of the 'same character' as existing units?

Regarding Section 5.4.1.C.6 of the town LDRs states that 'in addition to the required information set forth in this Section, additional submittals and information may be required by the Planning Director.'

Question 8: Please clarify what the additional submittals would be regarding standards in Hillside Areas.

It is our understanding that as part of the SKR Master Plan approval, the Sketch Plan phase and the Development Plan phase have both been completed/approved relative to overall development review process; and that only the Building Permit phase remains to be completed. However, we are planning on a more modern architectural interpretation of the sketch plans shown in the master plan.

Question 9: What are the exact phases/steps required in order for building permits to be issued for Lot 53, Lot 57, Lot 58?

Question 10: Please confirm the lots are in the Snow King Resort and applicable to the Master Plan.

Question 11: Does the Snow King Master Plan supersede the LDRs and if the Master Plan is silent, do the LDRs hold?

Question 12: What is the role of the Town of Jackson Design Review Committee in this property/project?

Question 13: What are the Landscape ratio requirements for Lot 53, Lot 57, Lot 58?

Question 14: Is a Town of Jackson Hillside Conditional Use Permit required for Lot 53, Lot 57, Lot 58?

Question 15: Are there any Housing Mitigation credits from earlier development?