



# 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 31, 2023	<b>REQUESTS:</b>
Item #: P23-100	The applicant is submitting a Zoning Compliance Verification for the properties located at 510,553,725 Upper Snow King Loop., Lots 53, 57, and 58. PIDNs: 22-41-16-34-3-04-001, 22-41-16-34-3-07-002, and 22-41-16-34-3-07-001
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 307-733-0440 x1305, or e-mail to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a>	
<b>Owner:</b> Jackson 53, LP 4713 Lovers Lane Dallas, TX 75209	
<b>Applicant:</b> Bear Development, LLC 4011 80 <sup>th</sup> St Kenosha, WI 53142	
<b>Please respond by:</b> June 21, 2023 (with Comments)	

**Owner:**

Jackson 53, LP  
4713 Lovers Lane  
Dallas, TX 75209

**Applicant:**

Bear Development, LLC  
4011 80<sup>th</sup> St  
Kenosha, WI 53142

The applicant is submitting a Zoning Compliance Verification for the properties located at 510,553,725 Upper Snow King Loop., Lots 53, 57, and 58. PIDNs: 22-41-16-34-3-04-001, 22-41-16-34-3-07-002, and 22-41-16-34-3-07-001

For questions, please call Tyler Valentine at 307-733-0440 x1305, or e-mail to the address shown to the left. Thank you.

**RESPONSE:** For Departments not using SmartGov, please send responses via email to:  
[planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440  
P.O. Box 1687 [www.townofjackson.com](http://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 Lots 53, 57 & 58  
Physical Address: 510, 553 & 725 Upper Snow King Loop  
Lot, Subdivision: 53, 57 ,58 Grand View Lodges PIDN: 22-41-16-34-3-04-001, 22-41-16-34-3-07-001 & -002

**PROPERTY OWNER.**

Name: Jackson 53, LP Phone: \_\_\_\_\_  
Mailing Address: 4713 Lovers Lane, Dallas, TX ZIP: 75209  
E-mail: erik@astreadevelopment.com

**APPLICANT/AGENT.**

Name: Bear Development, LLC Phone: 262-308-2656  
Mailing Address: 4011 80th Street, Kenosha, WI ZIP: 53142  
E-mail: northmann@bearddevelopment.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 checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
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)	<b>Miscellaneous</b>
<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](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 #: \_\_\_\_\_

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. Goto [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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

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

**Bear Development, LLC (Nick Orthmann)**

Name Printed

**5/25/2023**

Date

**Project Manager**

Title



Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
[www.jacksonwy.gov](http://www.jacksonwy.gov)

Date: 5-24-23

**LETTER OF AUTHORIZATION**

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: Erik De Vries Title: Manager

Being duly sworn, deposes and says that Jackson 53, LP is the owner in fee of the premises located at: Name of legal property owner as listed on deed

Address of Premises: 725 Upper Snow King Loop & 510 Upper Snow King Loop & 553 Upper Snow King Loop Jackson, WY 83001

Legal Description: See attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Bear Development, LLC

Mailing address of Applicant/agent: 4011 80th St Kenosha, WI 53142

Email address of Applicant/agent: northmann@bearddevelopment.com

Phone Number of Applicant/agent: 262-308-2656

Is authorized to act as property owner's agent and

permit to perform the work specified in this (these) application(s) at the premises listed above:

- Public Right of Way Permit  Grading and Erosion Control Permit  Business License Application  
 Demolition Permit  Home Occupation  Other (describe) ZCV Letter Request

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.

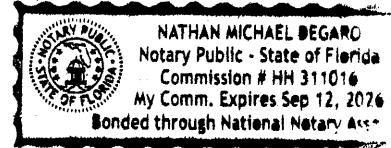
Entdekkung

Property Owner Signature

## Manager

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

STATE OF Florida )  
)  
COUNTY OF Palm Beach )  
)



The foregoing instrument was acknowledged before me by Eric Devries this 24<sup>th</sup> day of May, 2023. WITNESS my hand and official seal.

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Notary Public

My commission expires: 6/2024

9/12/2026

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded April 1, 2008 as Plat No. 1236.

AND

Lots 57 and 58 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333.

PIDN: 22-41-16-34-3-04-001, 22-41-16-34-3-07-002, 22-41-16-34-3-07-001



May 31, 2023

Town of Jackson- Planning & Building Department  
150 E Pearl Avenue  
Jackson, WY 83001

Re: Zoning Compliance Verification- 510, 553 & 725 Upper Snow King Loop

To Whom It May Concern:

Bear Development is evaluating the opportunity to acquire and develop the three parcels located at 510, 553 & 725 Upper Snow King Loop, also known as lots 53, 57 & 58 of Grand View Lodges (2<sup>nd</sup> and 3<sup>rd</sup> Additions) ("the lots"). Our understanding is that the lots are located within Sub-Area 3 of the Snow King Master Plan, and the purpose of this request is to clarify the development rights and opportunities on each lot. In general, our proposed development plan will include the construction of approximately 50-60 for-sale residential condominium units. Our questions are below:

1. On June 23, 2021 the town issued a ZCV letter to Mr. Greg Prugh (P21-112) for the lots (the "2021 ZCV Response"). Can you confirm that the responses to each question in the ZCV letter are still accurate as of the time of this ZCV request? A copy of the letter is attached for reference.
2. Will development of the lots require an Environmental Analysis per section 8.2.2 of the LDRs?
3. Will development of the lots require a Neighborhood Meeting per section 8.2.3 of the LDRs?
4. Please confirm the remaining gross floor area available for development in SKMP Sub-Area 3.
5. Please confirm that:
  - a. the three parcels are zoned "Planned Resort—Snow King" aka "PR-SK," and are part of the "Snow King Resort" aka the "Snow King Ski and Summer Resort," as referenced in LDR §4.3.1.B.1;
  - b. the by-right permitted uses under the three parcels' zoning are: (i) residential condominiums or townhouses, (ii) Short-Term Rental units (Per section 6.1.5.C of the LDRs), and (iii) the uses contained on the "Snow King Resort Land Use Schedule"<sup>1</sup> that are marked with a "Y" for the "Building Envelope Zone."
  - c. there are no Town of Jackson current zoning violations or open zoning enforcement actions in relation to these three parcels under the LDRs or the Snow King Master Plan, as amended.
6. Please confirm whether the affordable housing that is required to be provided is exempt from the overall FAR calculation for the lots. Per page 102 of the Snow King Master Plan Amendment:

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<sup>1</sup> Page 51 of the original Master Plan and page 52 of the recently amended and restated Master Plan

*Habitable spaces built within the Snow King Resort PRD District to comply with the requirements of this Housing Element will be exempt from consideration in any maximum development space and FAR computations.*

7. We anticipate a phased build out of the lots:
  - a. Would there be one housing mitigation calculation required for the three parcels in aggregate, or would the Town require three separate housing mitigation calculations (one for each lot)?
  - b. From a housing mitigation standpoint could the required affordable housing be aggregated into a specific lot? By example, could the required affordable housing generated by Lot 58 development be constructed on Lot 57?
8. The 2021 ZCV Response stated that a Hillside Conditional Use Permit under § 5.4.1 of the LDRs would not be required. The 2021 ZCV Response also stated that Lot 58 will be subject to hillside regulations in place at the time of building permit submittal, and that the existing “retaining wall will likely need to be re-evaluated to ensure its structural integrity adheres to the currently adopted hillside regulations.” At what point in the development application process (see question/answer #9 in the 2021 ZCV Response) will these hillside matters be evaluated? Can a specific submission as to these matters be made prior to submitting for a building permit?
9. Please confirm that each of the three lots constitutes a separately platted parcel and no further action is necessary in order to plat or divide the property or to apply for an exemption from Town land division requirements.
10. Please confirm that the landscape ratio requirements for each lot (10% per response #13 in the 2021 ZCV Response) is measured in relation to each of these three separate lots, and does not require a measurement of landscape existing on any other parcel in the Snow King Master Plan.
11. Please confirm if there are any schools, parks or utilities exactions (i.e., payment of money or contribution of in-kind property) required by the Town of Jackson in relation to the development of these three parcels.
12. Please confirm if any off-site utility upsizing, lift stations or facilities will be required by the Town of Jackson in relation to the development of these three parcels.

Sincerely,



Nick Orthmann  
Project Manager  
Bear Development, LLC



## PLANNING & BUILDING DEPARTMENT

June 23, 2021

Greg Prugh – Prugh Real Estate  
PO Box 3274  
Jackson, WY 83001

RE: P21-112  
Zoning Compliance Verification  
Properties Addressed as Lots 53, 57 & 58 (The "Property")

Dear Mr. Prugh:

After reviewing the Town Planning & Building files, the Snow King Report Master Plan, and the information provided in your submittal letter dated May 6, 2021 for the Property referenced above, the Planning Director has made the following determinations regarding the items requested by the applicant (provided in *italics*) for verification

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 is also entitled for condominium development as part of the Snow King Master Plan.)*

**Response:** Lot 58 of the Snow King Resort Master Plan (SKRMP) has development entitlements that will be subject to the hillside regulations in place at the time of building permit submittal. The Town will permit development on this lot provided the development meets all recommendations in the geotechnical and slope stability analysis prepared by a Wyoming licensed geotechnical engineer and after being reviewed to the satisfaction of the Town Engineer.

Additionally, lots within SKRMP, which include Lot 58, are not subject to LDR Section 5.4.1.A which prohibits physical development on natural slopes in excess of 25%. The Master Plan approved future physical development on all lots with the acknowledgement of steep slopes in certain areas. Thus, no variance is needed to develop on slopes greater than 25% within the SKRMP.

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.'*

**Response:** Assuming that geotechnical and structural plans are approved according to the currently adopted hillside regulations in place at the time of building permit submittal, Lot 58 can be developed according to the current SKRMP entitlements. Staff would like to point out that the existing structural retaining wall will likely need to be re-evaluated to ensure its structural integrity adheres to the currently adopted hillside regulations. Please see the response to Question #4 regarding entitlements.

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

**Response:** There is no specific building height listed for any of these lots. Future development must comply with the Specific Considerations Related to Sub-Area 3 (Shown below) which states that "lots will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums. Parking is to be primarily provided on-site and generally consistent with neighboring development. Plans for Lot 58 must ensure compatibility with the neighborhood to the east at the time of development plan including but not limited to additional landscape screening and architectural design that best incorporates the building into the hillside."

#### Specific Considerations Related to Sub-Area 3

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

Although the above language does not specify a building height, staff would like to provide some helpful information as to what has already been approved in the past on some of these lots. For example, Lot 53 received Development Plan approval in 2006 for a 47,470 sf, 3-story condominium building with an

average ground-to-eave height of 26'2". In addition, Lot 57 received Development Plan approval in 2006 for a 22,500 sf, 3-story building with an average ground-to-eave height of 31'10". The plans for Lot 57 also indicate that the south elevation was 68' tall at its highest point (i.e. highest roof line). Finally, The Grand View Lodge received Development Plan approval in 2003 reflecting a building with a total height of 52' from ground to the highest roof line.

With regard to setbacks, the answer is similar to that above in that there is no specific setback listed for each lot. Building envelopes for each lot are shown on the plan below and future development will need to be generally consistent with these envelops:



4. *Lot 53 entitlement is stated as 52,952 sf, Lot 57 stated 25,393 sf, Lot 58 stated 30,000 sf, is this the 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?*

**Response:** The floor areas listed in the SKRMP associated with Lots 53, 57 & 58 (shown above) are not guaranteed buildouts for each lot, but rather are examples of potential development. The actual achievable square footage for each lot will be determined by several factors including, but not limited to, parking requirements, setbacks, height and the aggregate floor area amongst Sub-Areas 1-5 which is discussed below in question #5. With that being said, the Town has previously approved a Development Plan for 47,470-sf building on Lot 53, and a 22,500-sf building on Lot 57. Thus, the square footages depicted in the above graphic are relatively achievable. As it relates to the question of maximum gross square footage for each lot, staff unfortunately cannot confirm this because the SKRMP does not list such information by lot. There is however an aggregate maximum floor area ratio for several Sub-Areas which is further discussed below in question #5.

To address the specific question about measuring floor area, the above square footages (i.e. 30,000 sf, 52,952 sf & 25,393 sf) are referring to above-ground habitable floor area. Above-ground habitable floor area includes hallways and mechanical spaces but does not include garage parking or outdoor balconies. Above-ground habitable floor also does not include any basement square footage provide the basement meets the Town definition of basement in LDR Division 9.5 Defined Terms. According to the SKRMP, building floor area is defined as:

*Floor Area. Floor area means the sum of the gross habitable floor area for each of a building's stories as measured from the exterior limits of the faces of the structure. The floor area of a building excludes attics, basements, cellars, unenclosed porches, or any floor space in an accessory building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of these Land Development Regulations.*

5. *Can 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?*

**Response:** Yes, it can. The allowed floor area according to Section VI – Dimensional Limitations Plan of the SKRMP states that the max floor area is an aggregate amongst Sub-Areas 1-5. Please see below:

**Floor Area Ratio (FAR).**

**Floor Area Ratio (FAR)** is defined as:

*Floor Area Ratio (FAR). Floor area ratio means the intensity of building, measured as a ratio derived by dividing the total floor area of a building or structure by the lot or sub-area.*

- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1, 2, 3, 4, and 5 shall not exceed .40
- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1, 2, 3 and 4 shall not exceed .60

According to the Example Development chart in the SKRMP (page 57), the following depict the total above-ground habitable square footages for each sub-area:

- Sub-Area #1: 331,000 sf
- Sub-Area #2: 244,000 sf
- Sub-Area #3: 252,000 sf
- Sub-Area #4: 17,000 sf
- Sub-Area #5: 71,000 sf

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

**Response:** Each condominium is required to provide 2 on-site parking spaces.

Parking and below-grade habitable floor area are not included in the FAR calculations.

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.')*

**Response:** The Design Review Committee (DRC) will make a recommendation and the Town Council will determine whether the buildings on Lot 53, 57 & 58 fit with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. In addition, the DRC will make a recommendation and Town Council will determine if Lot 58 is compatibility with the neighborhood to the east. Chapter VI of the SKRMP has specific design guidelines (attached) which each building must also adhere to prior to receiving Town Council approval. Even before DRC review and Town Council approval, the building design must receive approval from the Snow King Resort Master Association (SKRMA).

Regarding Section 5.4.1.C.6, this section is intended to be utilized after a submission has been reviewed and additional information is needed. At this time there is no additional information required by the Planning Director.

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 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 architecture interpretation of the Sketch Plan shown in the Master Plan.)*

**Response:** The SKRMP serves as the Sketch Plan but did not serve as the Development Plan. As stated below in question #9, all three lots must apply for separate Development Plans prior to obtaining a building permit.

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

**Response:** The SKRMP serves as the approved Sketch Plan for all lots within the Master Plan. Thus, the necessary steps to obtain a building permit are as follows:

1. Prior to submittal of any application the applicant shall ensure compliance with all aspects of the SKRMP, including obligations and commitments in the phasing plan.
2. Design review and approval from SKRMA
3. Pre-application (Optional)
4. Development Plan approval
  - Design Review Committee recommendation
  - Planning Commission review and recommendation
  - Town Council approval
5. Grading Pre-Application Meeting
6. Building Permit approval

10. *Please confirm the lots are in the Snow King resort and applicable to the Master Plan.*

**Response:** Staff confirms that all three lots are within Sub-Area 3 of the SKRMP.

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

**Response:** Correct. The SKRMP supersedes the LDRs. Items not addressed in the SKRMP revert back to the LDRs.

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

**Response:** According to the SKPMP, the DRC's role is to review and make a recommendation on development on all three lots against the Design Guidelines set forth in Chapter VI of the Master Plan (attached).

*13. What are the landscape ratio requirements for Lot 53, Lot 57, Lot 58?*

**Response:** The minimum landscape surface ratio for these lots is 10%.

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

**Response:** A Hillside Conditional Use Permit is not required to develop Lot 53, Lot 57 or Lot 58 because the Master Plan already approved development on these lots.

*15. Are there any Housing Mitigation credits for earlier development?*

**Response:** There are no housing mitigation credits on any of the three lots.

This zoning compliance shall only verify zoning compliance at the time it is issued pursuant to Division 8.6.2 Zoning Compliance Verification of the Town of Jackson Land Development Regulations. If you should have any further questions, please contact Tyler Valentine at 733-0440, ext. 1305 or [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov).

Sincerely,



Tyler Valentine  
Senior Planner

Enclosure: