



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
- 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: January 25, 2024	REQUESTS:
Item #: P24-010	The applicant is submitting a request for a Pre-Application Conference for a Development Plan on Snow King Lots 53, 57 and 58 (PIDN: 22-41-16-34-3-04-001, PIDN: 22-41-16-34-3-07-001, and PIDN: 22-41-16-34-3-07-002, respectively)
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 307-733-0440 x 1305 or email the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owners: BREG, LLC 4011 80 th St. Kenosha, WI 53142	
Applicant: Jorgensen PO Box 9550 Jackson, WY 83002	
Please respond by: February 15, 2024 (with Comments)	

Planner:

Tyler Valentine
307-733-0440 x 1305
tvalentine@jacksonwy.gov

Phone:

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



PO Box 9550 | 1315 HWY 89 S., Ste. 201

Jackson, WY 83002

PH: 307.733.5150

www.jorgeng.com

LETTER OF TRANSMITTAL

TO: Town of Jackson: Planning & Building Dept.
150 E Pearl Avenue
PO Box 1687
Jackson, WY 83001

DATE	2024.01.18	PROJECT NO.
ATTENTION:	23072	
RE:	Tyler Valentine – Senior Planner	
Snow King Lots 53-57-58 Development Plan Pre-app		

ORIGINALS	COPIES	DATE	NO.	DESCRIPTION
1	0	2024.01.17		Pre-Application Conference Request (PAP) Form
1	0	2024.01.18		Snow King Lots 53-57-58: Narrative
1	0	2023.07.28		Snow King Lots 53-57-58: Due Diligence Report
1	0	2023.07.26		Snow King Lots 53-57-58: P23-100 ZCV Final Letter
1	0	2024.01.17		Snow King Lots 53-57-58: Plans

THESE ARE TRANSMITTED as checked below:

<input type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> For review and comment
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/>
<input type="checkbox"/> FOR BIDS DUE _____		<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US

REMARKS

Information provided to schedule a Pre-Application Conference (PAP) for the Development Plan of the above reference project.

If enclosures are not as noted, kindly notify us at once

COPY TO _____

SIGNED: _____



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: Snow King Lots 53-57-58

Physical Address: 510, 553, & 725 Upper Snow King Loop

Lot, Subdivision: Lot 53, 57, & 58, Grand View Lodges

PIDN: see attached narrative

PROPERTY OWNER.

Name: BREG SK57A, LLC, BREG SK57B, LLC & BREG SK57C, LLC; BREG SK53, LLC; BREG SK58, LLC

Phone: **262-308-2656**

Mailing Address: 4011 80th St, Kenosha, WI

ZIP: 53142

E-mail: northmann@bearddevelopment.com

APPLICANT/AGENT.

Name, Agency: Owner

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

Property Owner

Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: n/a Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

TYPES OF PRE-APPLICATIONNEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

Application Fee. Go to www.townofjackson.com/204/Pre-Application.com 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>.

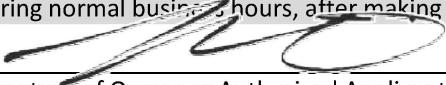
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 n/a Intended development options or subdivision proposal (if applicable)
 n/a Proposed amendments to the LDRs (if applicable)

Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
 Property boundaries
 Existing and proposed physical development and the location of any uses not requiring physical development
 n/a Proposed parcel or lot lines (if applicable)
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

Other Pertinent Information. Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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 Owner or Authorized Applicant/Agent

Nick Orthmann

Name Printed

1/17/2024

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

Date:

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

Stephen R. Mills- Authorized Member

BREG SK 53, LLC, BREG SK58, LLC, BREG SK57A, LLC, BREG SK57B, LLC & BREG SK 57C, LLC

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at:

Name of property owner as listed on deed

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

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: S.R. Mills & Nick Orthmann

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

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

Phone Number of Applicant/agent: 262-842-0452 & 262-308-2656

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application Building Permit Application

Public Right of Way Permit Grading and Erosion Control Permit Demolition Permit

Other (describe)

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.

Property Owner Signature
Authorized Member

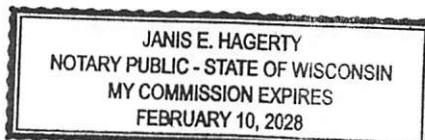
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WISCONSIN)
COUNTY OF KENOSHA)
) SS.

The foregoing instrument was acknowledged before me by Stephen R. Mills this 23rd day of January, 2024. WITNESS my hand and official seal.


Dennis E. Haggerty
Notary Public

My commission expires: 02/10/2028



Legal Description

PARCEL 1:

Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 11, 2008 as Plat No. 1236.

PARCEL 2:

Lot 57 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.

PARCEL 3:

Lot 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 (Parcel 1), 22-41-16-34-3-07-001 (Parcel 2), 22-41-16-34-3-07-002 (Parcel 3)



PO Box 9550 | 1315 HWY 89 S., Ste. 201

Jackson, WY 83002

PH: 307.733.5150

www.jorgeng.com

January 18, 2024

Town of Jackson: Planning & Building Dept.
150 East Pearl Avenue
PO Box 1687
Jackson, WY 83001

Re: Snow King Lots 53-57-58
Pre-Application Conference Request (PAP) for Development Plan
Jorgensen Project Number 23072

Dear Mr. Valentine,

This pre-application conference is intended to coordinate with Town of Jackson Planning Department and Public Works and to discuss topics related to the development of Snow King Lots 53, 57 and 58 (PIDN: 22-41-16-34-3-04-001, PIDN: 22-41-16-34-3-07-001, and PIDN: 22-41-16-34-3-07-002, respectively). We have attached the Due Diligence Report with more in-depth information regarding access, water supply, sanitary sewer, and utility infrastructure.

A summary of the currently identified points of coordination with TOJ Planning Department and Public Works is attached to this letter. We look forward to discussing these and any other project elements that the Town has identified at our pre-application conference. Please do not hesitate to contact us if you have any comments or questions.

Sincerely,
JORGENSEN ASSOCIATES, INC.

Samone Sims, E.I.
Design Engineer Technician

SUMMARY OF TOWN OF JACKSON PLANNING DEPARTMENT AND PUBLIC WORKS COORDINATION ITEMS

The project team will coordinate with the TOJ Engineering and Public Works Department on the following items:

- Sidewalk connections to Snow King Resort Circulation Trails, Pathways & Sidewalks
 - For Lot 53 – proposed sidewalk connection across road to Lot 57 sidewalk.
 - For Lot 57, please verify if sidewalk connection is required to resort amenities (“Building A” – Snow King Resort Circulation Trails, Pathways & Sidewalks)
 - Please verify that sidewalk connections for Lot 53 and Lot 57 can match grades of adjacent roads since project not within Public Right-of-Way. Are stairs acceptable?
- Confirm if exactions are payable on these lots, we believe page 102 of the SK master plan amendment exempts these lots from these fees but the ZCV letter provided was unclear.



- Confirm that all three lots may be submitted under one development plan, the ZCV letter is unclear.
 - Please verify if a single development plan application is permissible for all three lots. The development team views this as one project with a phased build out that would be detailed in the development plan.
- Given the steep grades of the site, the development team would like to discuss the site grading plan and how the building floorplans comply with the basement definition in the LDRs.
- Is it permissible to combine across lots to meet the LSR ratio?
- Please confirm the required parking ratio.

Due Diligence Report

Grand View Lodges 2nd Addition Lot 53 and Grand View Lodges Third Addition Lots 57 and 58

INTRODUCTION

Jorgensen Associates, Inc. (*Jorgensen*) has developed this due diligence report for the Subject Properties, Lot 53 of Grand View Lodges 2nd Addition (*Lot 53*) and Lots 57 (*Lot 57*) and 58 (*Lot 58*) of Grand View Lodges 3rd Addition. This report covers the items addressed in the initial scope with modifications as discussed with the project team throughout the duration of this due diligence period.

ACCESS

Snow King Loop Road is used to access all three Subject Properties from Snow King Avenue within the Town of Jackson. Lot 57 can be accessed from the top (high point) of Snow King Loop Road. Lots 53 and 58 are accessed using Upper Snow King Loop Road, a dirt road that departs from Snow King Loop Road immediately to the east of Lot 57.

Jorgensen explored the feasibility of providing residential and fire access and utilities to each of the Subject Properties. Jorgensen did not examine the capacities, or geometry of the rest of the local road or utility networks below the intersection of Snow King Loop Road and Upper Snow King Loop Road.

The following discussion of Subject Property access is based on several assumptions including:

- Snow King Loop Road will not be relocated or significantly altered.
- Upper Snow King Loop Road will not be relocated, although small alignment alterations, widening, and grade adjustments are considered.
- Upper Snow King Loop Road is allowed to end at the Lot 58 parking area and not continue up Snow King Mountain
- Lot 53 may be accessed from the west end (lower-level parking) and the south side (upper-level parking)
- Lot 58 lower-level parking may be accessed from the same spot on the road as Lot 53 upper-level parking.
- Lot 58 upper-level parking may be accessed from near the north-eastern corner of the property.

Lot 57

Access to Lot 57 could be taken from Snow King Loop Road, along the north boundary of the property approximately between elevations 6370 and 6375. Lot 57 could also be accessed from Upper Snow King Loop Road approximately between elevations 6382 and 6387. A combination of the two access points could provide an opportunity for parking on multiple levels.

Lot 53

Access to Lot 53 will be taken from Upper Snow King Loop Road, which will require improvements. Improvements will include paving, widening, and adjusting roadway grades to comply with the Teton County Fire Protection Resolution for New Subdivisions. Road improvements will allow access to a lower level of parking on Lot 53, accessed from the west end of the property at a maximum elevation of 6404 and an upper level of parking approximately 12-feet higher (maximum elevation of 6416). Since Upper Snow King Loop Road is anticipated to dead end at the Lot 58 parking area, a fire truck turn around will be required. The upper-level parking of Lot 53 could be used to provide a hammerhead turnaround to meet this requirement, provided that

the upper parking area is open air, is designed for fire apparatus structural loading, and is designed to meet the geometric requirements of the turnaround.

Lot 58

Access to Lot 58 will be taken from Upper Snow King Loop Road, which will require an extension of the improvements listed in the Lot 53 access section. Road improvements will allow access to a lower level of parking on Lot 58, immediately across the road from the Lot 53 upper-level parking and at the same elevation as well as an upper-level parking access at the end of the road approximately 12-feet higher. The dead-end road at the Lot 58 parking area will require a fire apparatus turnaround to be constructed, as discussed in the Lot 53 access section.

WATER SUPPLY

Water infrastructure exists on Snow King Loop Road and Upper Snow King Loop Road providing Town of Jackson supplied drinking water to the area of the Subject Properties. According to the Town Engineer, a 10-inch water main that is part of the Town of Jackson Public Water System supplies water to the intersection of Snow King Loop Road and Upper Snow King Loop Road. At this point the water system changes to the Snow King Public Water system, as discussed below.

From the intersection, the water is pumped using a duplex booster pump station located in the basement of Grand View Lodges, Building 48. This pump station fills a 110,000-gallon tank uphill (to the south) of lots 53 and 58, at an elevation of approximately 6600 feet. The pump station and tank are connected by an 8-inch diameter pipe that functions to both fill the tank and provide water to the properties served. There are water service stubs located at Lot 57 (visually confirmed) and Lot 53 (not visually confirmed).

A review of the DEQ Permit to Construct - *Grand View Lodges Water & Sanitary Sewer Extension – Phase A*, reveals the following. This information was produced in 2004-05 and may be dated, so should be confirmed prior to design.

- The town system has a pressure of between 30psi and 45psi at the intersection of Snow King Loop Road and Upper Snow King Loop Road. This is at or near the minimum acceptable pressure and likely below the pressure desired for high end residences. Inadequate pressure from the Town system at this elevation is the reason the booster pump station and tank were constructed.
- The 8-inch diameter water line running up Upper Snow King Loop Road was intended to accommodate possible future development and water service stubs were placed along the line.
- The 110,000-gallon tank was sized based on a 750gpm combined fire sprinkler and hydrant flow and an emergency storage reserve equal to one average daily demand of 12,000 gallons. This average daily demand was based on 54 condo units and did not account for the development of Lots 53, 57 and 58.

Discussions are ongoing between the Town of Jackson, Snow King Resort Master Association (SKRMA) and the Grand View Condominiums Homeowner's Association regarding ownership of the Snow King Public Water System. These discussions will establish ownership, authority to approve new connections and responsibility for operation and maintenance.

SANITARY SEWER

A sanitary sewer system exists up Snow King Loop Road and the bottom portion of Upper Snow King Loop Road. According to Town staff, this sanitary sewer system to the point where it drops down to Vine Street, is owned by the SKRMA. The upper end of the line appears to be at a manhole approximately 50 feet west of the western property boundary of Lot 53. Jorgensen has reviewed the DEQ Permit to Construct submittal for this section of sanitary sewer line. The submitted documents indicate that this system was constructed to support future development in the area of the subject properties and there are several sewer stubs to facilitate connection

from future construction. The design analysis included with the permit indicates that the sewer line has ample hydraulic capacity for the development contemplated for Lots 53, 57 and 58.

A brief review of the 2004 DEQ Permit to Construct for the sections of Sanitary Sewer downstream of the subject properties indicate that future flows were accounted for so long as the development of these lots is consistent with the master plan, and capacity exists to convey these flows. It should be noted that the assumptions used in these calculations have not been analyzed or updated.

GAS

Lower Valley Energy indicated that a 2-inch diameter gas main exists in Snow King Loop Road and could be extended to service the Subject Properties. They were not concerned about the available capacity based on approximately 60 residential condo units.

ELECTRICAL POWER

Lower Valley Energy indicated that connection to the existing 3-phase power in the area should be possible and they did not indicate concern about the available capacity based on approximately 60 residential condo units.

COMMUNICATIONS

We were not able to determine speed or bandwidth offered by any of the data providers at this location however Charter/Spectrum and Centurylink are available on Snow King Loop Road. Additionally, SilverLight Fiber Network plans to expand fiber service to all homes within the Town of Jackson over the coming years.

CONCLUSION

This due diligence was performed based upon the best information available including conversations with the Town of Jackson and neighboring HOA Representatives, review of the SKRMA Master Plan and the required timeline for preparation.



PLANNING & BUILDING DEPARTMENT

July 26, 2023

Attn: Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

**RE: Item P23-100
Zoning Compliance Verification (ZCV)
Properties Addressed at 510, 553, & 725 Upper Snow King Loop**

Dear Mr. Orthmann,

After reviewing the Town Planning & Building files and the information provided in your submittal letter for the "Property" referenced above, the Planning Director has determined the following regarding the questions you submitted:

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.*

Response: Staff confirms that the responses in the attached ZCV letter (P21-112) are still accurate.

2. *Will the development of the lots require an Environmental Analysis per section 8.2.2 of the LDRs?*

Response: An Environmental Analysis will not be required to develop Lots 53, 57 & 58.

3. *Will the development of the lots require a Neighborhood Meeting per section 8.2.3 of the LDRs?*

Response: No. Since the only remaining entitlement process to develop each lot is a Development Plan, a Neighborhood Meeting is not required.

4. *Please confirm the remaining gross floor area available for development in SKMP Sub-Area 3.*

Response: Based on the Example Development chart in the SKRMP (page 57), Sub-Area #3 has roughly 252,000 sf of allowed above-ground habitable square footage. However, staff cannot confirm the actual remaining floor area for Lots 53, 57 & 58 because the SKRMP does not list such information per lot. Please see staff's responses to questions #4 & #5 in the attached ZCV (P21-112). Staff advises that the applicant works with SKRMA to obtain floor area data for subareas 1-5 to determine what remains for the subject lots. Upon submittal of the first Development Plan, the applicant will be required to provide updated floor area data.

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;*

Response: Correct.

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" that are marked with a "Y" for the "Building Envelope Zone."

Response: Correct.

b. *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.*

Response: Correct.

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:*

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.

Response: Correct. Affordable housing that is required to be provided is exempt from the overall FAR calculation for the lots.

7. *We anticipate a phased build-out of the lots:*

a. *Would there be one housing mitigation calculation required for the three parcels in the aggregate, or would the Town require three separate housing mitigation calculations (one for each lot)?*

Response: Each lot will require its own Development Plan and thus there would be 3 separate housing mitigation plans.

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?*

Response: Section VII of the Snow King Master Plan allows required affordable housing to be located off-site but requires that at least 30% of required housing be located within the Snow King Resort District. Regarding your example, affordable housing generated by Lot 58 can 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?*

Response: A Wyoming-licensed geotechnical engineer should be consulted to provide the evaluation for hillside development and a geotechnical report must be submitted no later than the building permit submittal. Staff recommends providing the geotechnical report as part of the Development Plan for Lot 58.

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.*

Response: Staff confirms that each of the lots is separately platted and each can be developed without any additional subdivision. However, a subdivision plat will be required for each lot if the applicant seeks to have condominium or townhome ownership units.

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.

Response: Correct.

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.

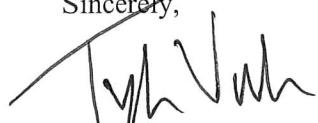
Response: At the time of building permit submittal, the Town will assess the development for water & sewer capacity fees, metering fees, and building permit review fees. There may also be right-of-way permit fees and tap fees. If the applicant plans to subdivide residential or short-term rental units into condominiums, park and school exaction fees will be assessed at the time of Subdivision Plat submittal.

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.


Response: At this time staff cannot confirm whether any off-site utility upsizing, lift stations, or facilities will be required to develop the subject properties. A Wyoming-licensed civil engineer should be consulted for utility capacity and the findings of the capacity study should be provided as part of the Development Plan.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,



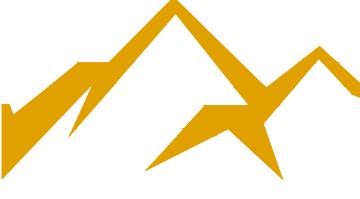
Tyler Valentine
Senior Planner



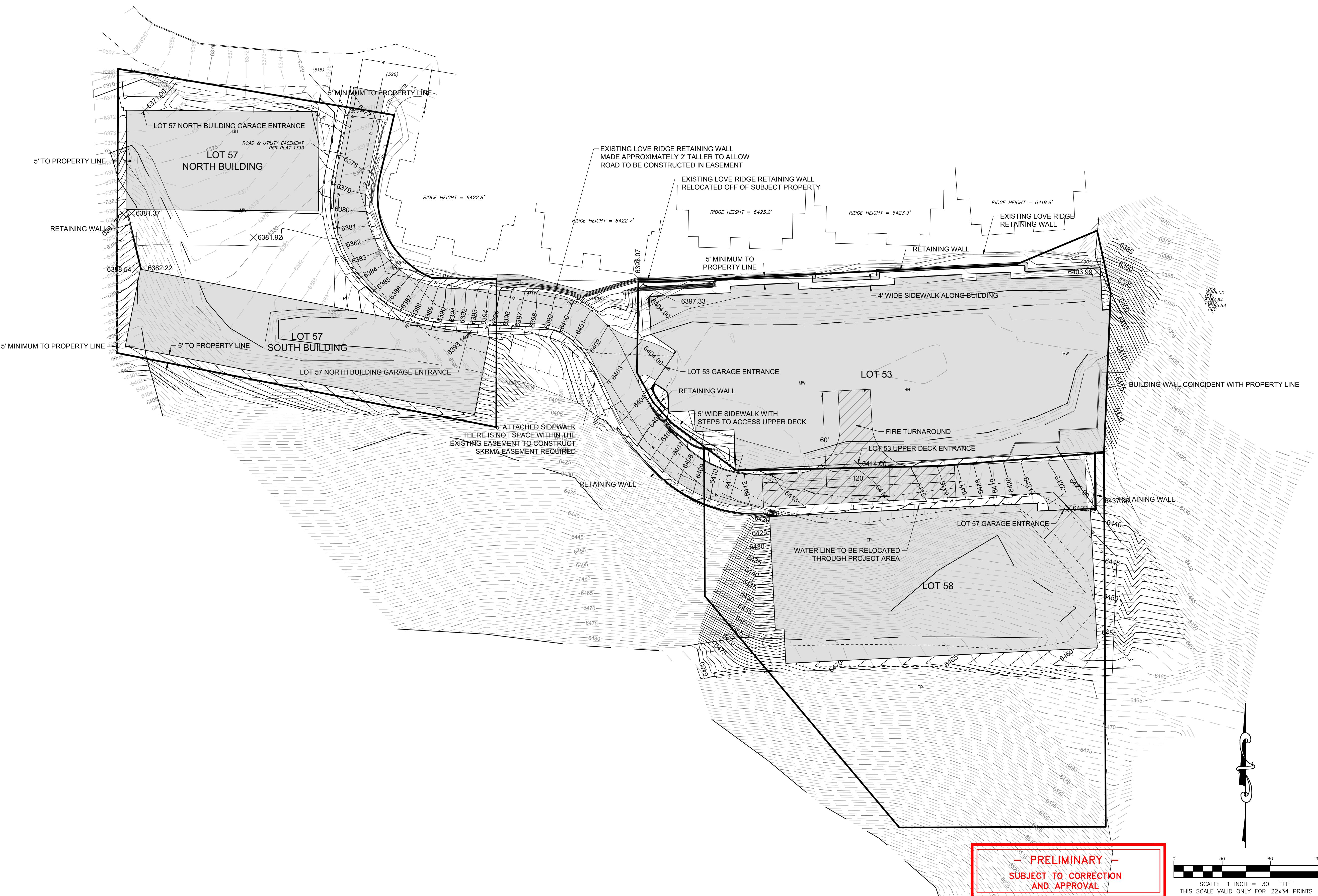
SNOW KING CONDOMINIUMS
LOTS 53, 57, & 58

TOJ PRE-APP DRAWINGS

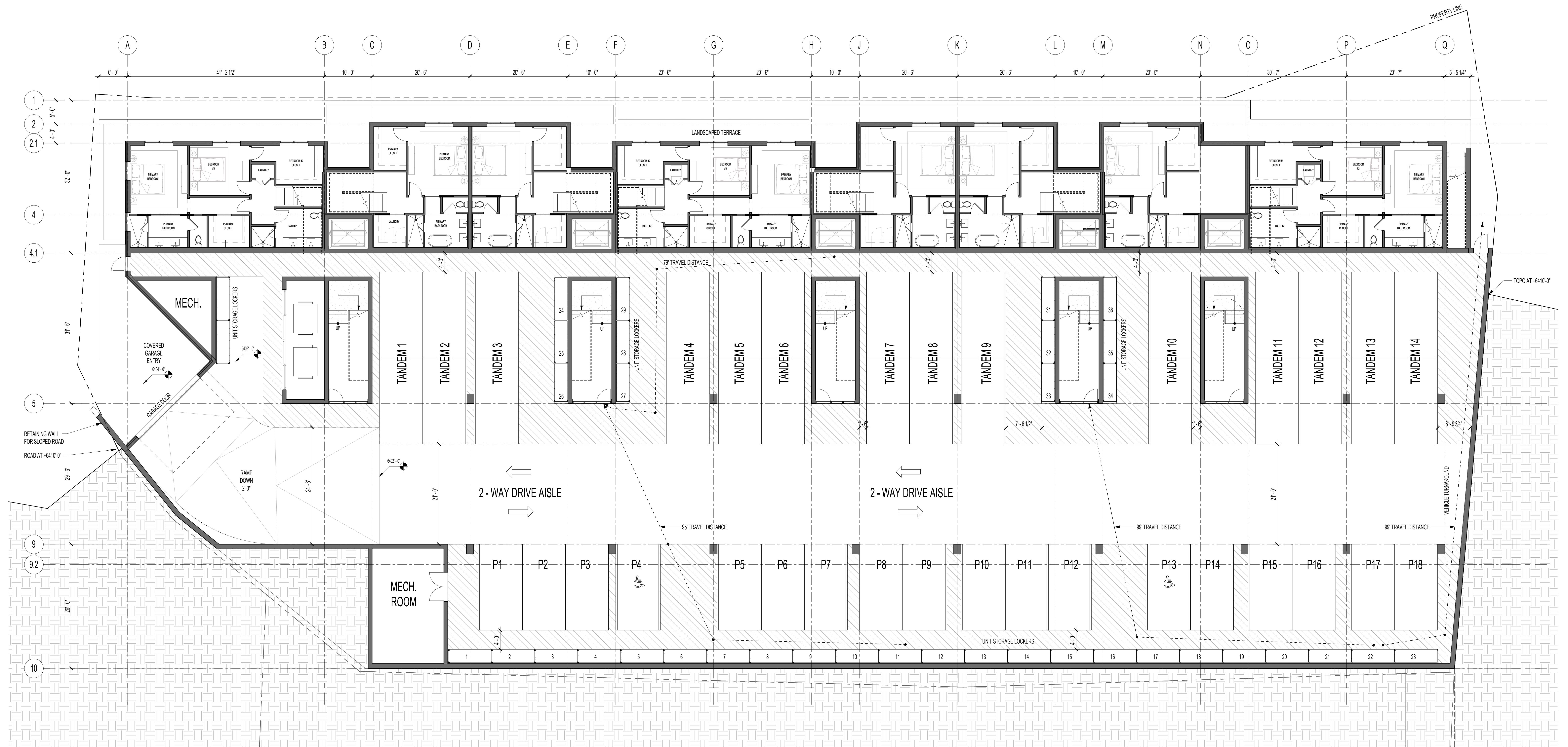
JANUARY 17, 2024



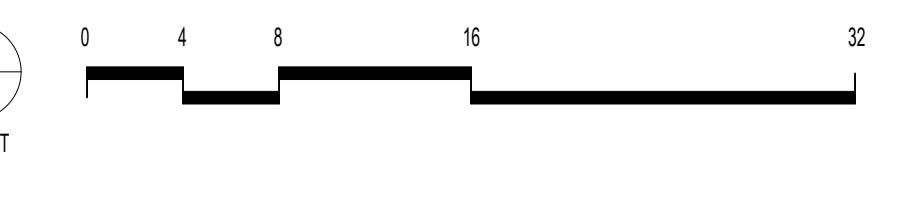
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www.jorgeng.com

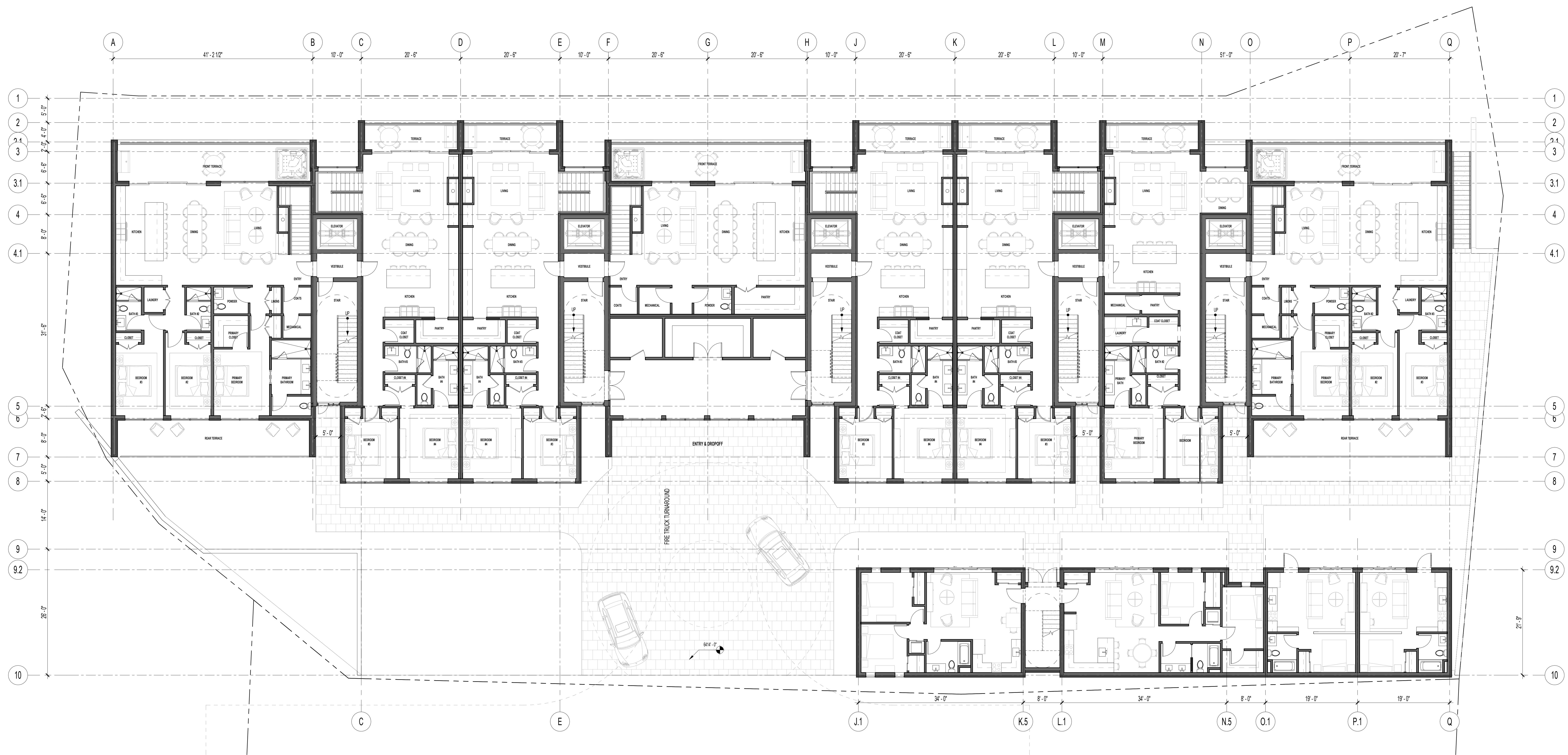


LOT 53

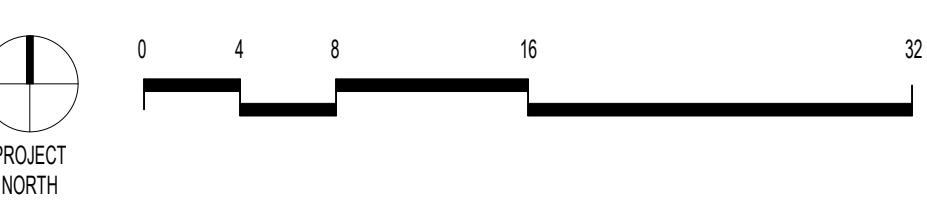


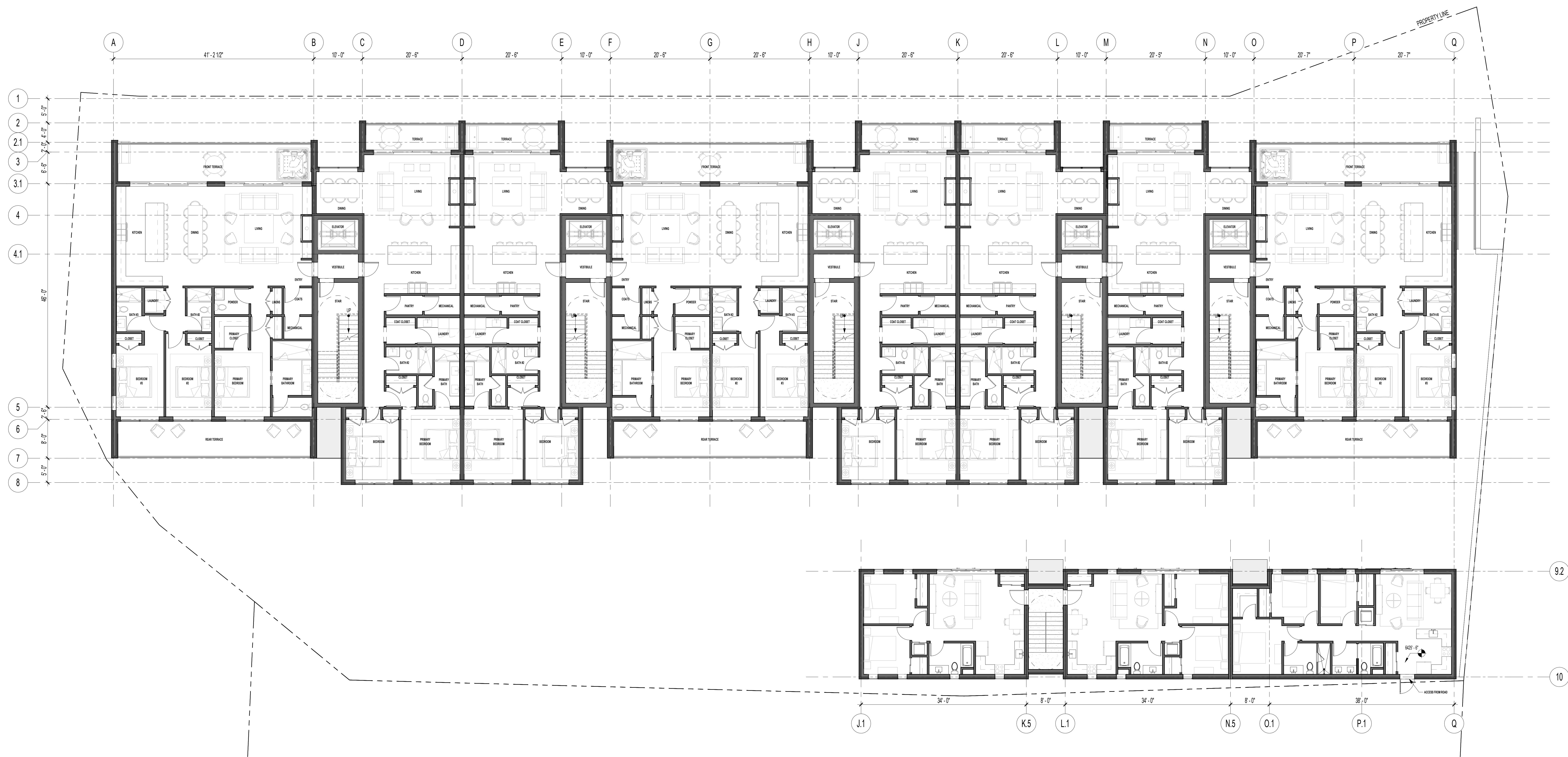
1 LOT 53 FLOOR PLAN - 00 GARAGE SLAB
SCALE 1/8" = 1'-0"



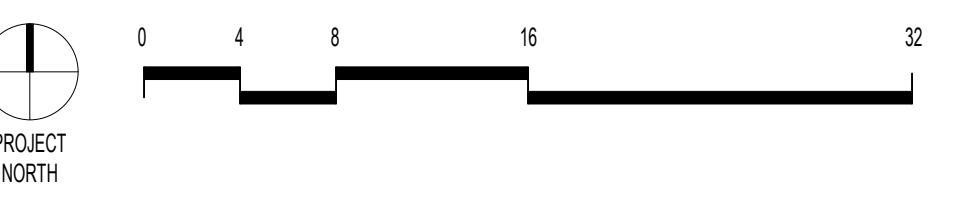


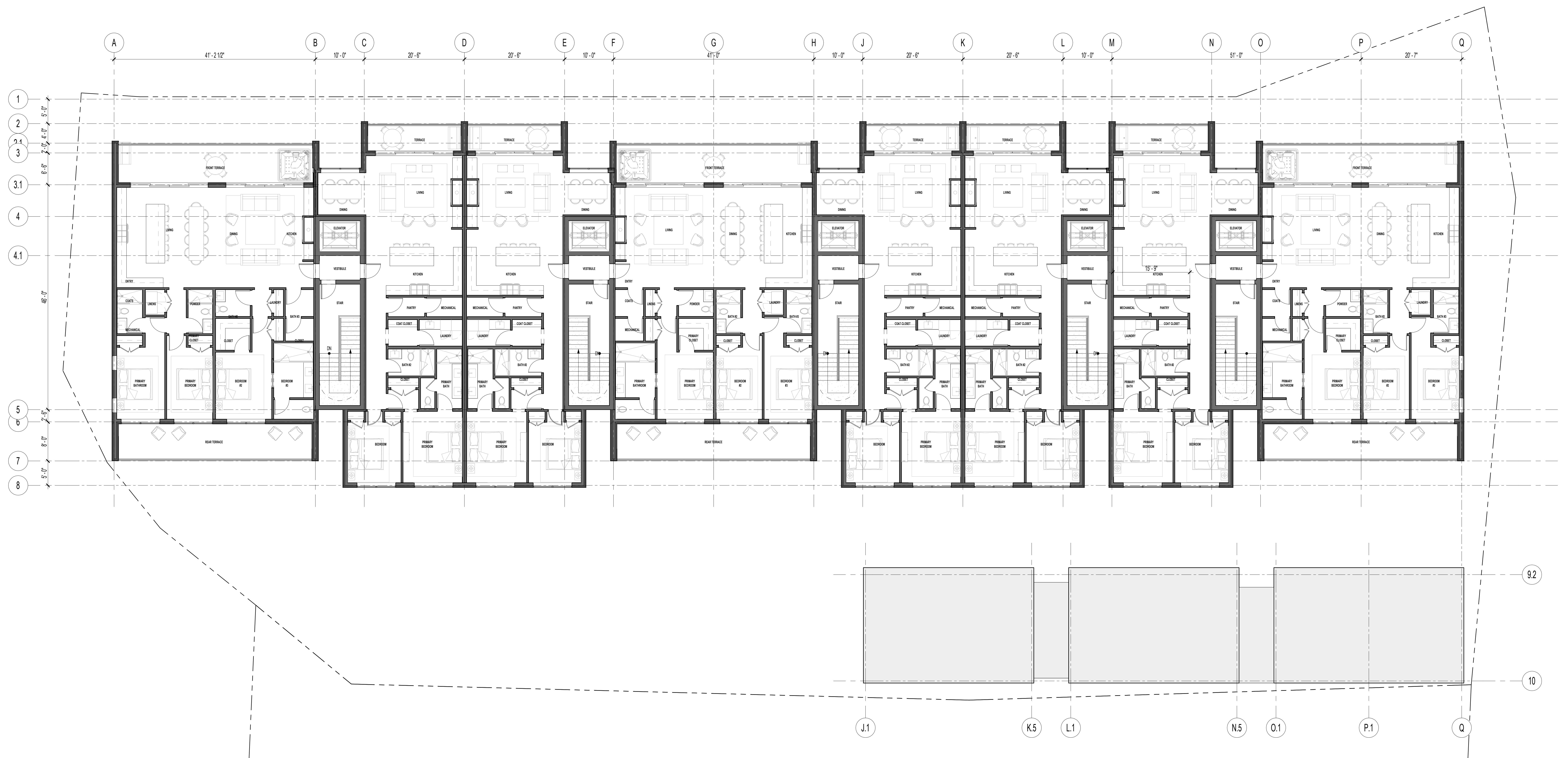
1 LOT 53 - 1ST FLOOR PLAN
SCALE 1'0" = 1'-0"





1 LOT 53 FLOOR PLAN - 2ND FLOOR
SCALE 1/8" = 1'-0"





1 LOT 53 FLOOR PLAN - 3RD FLOOR
SCALE 1/8" = 1'-0"

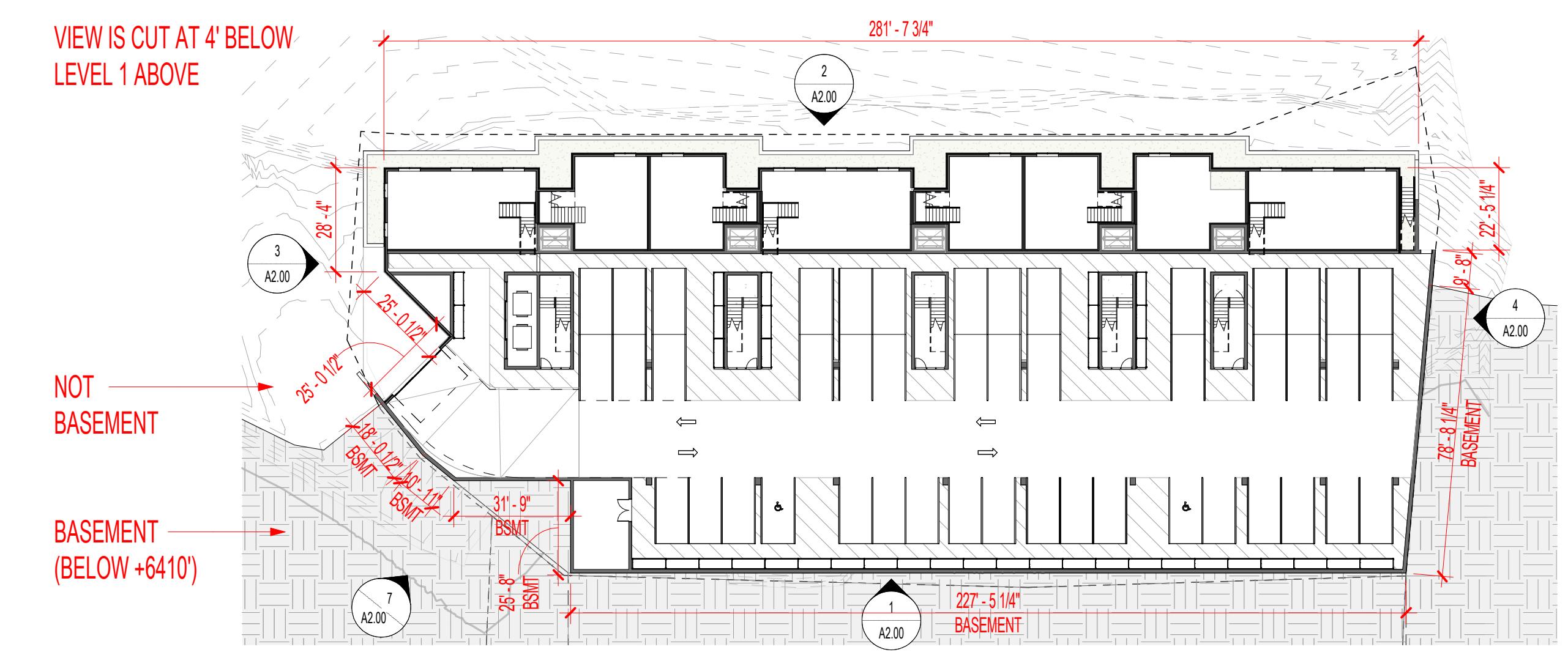
SNOW KING LOOP - LOT 53

FLOOR PLAN - 3RD FLOOR

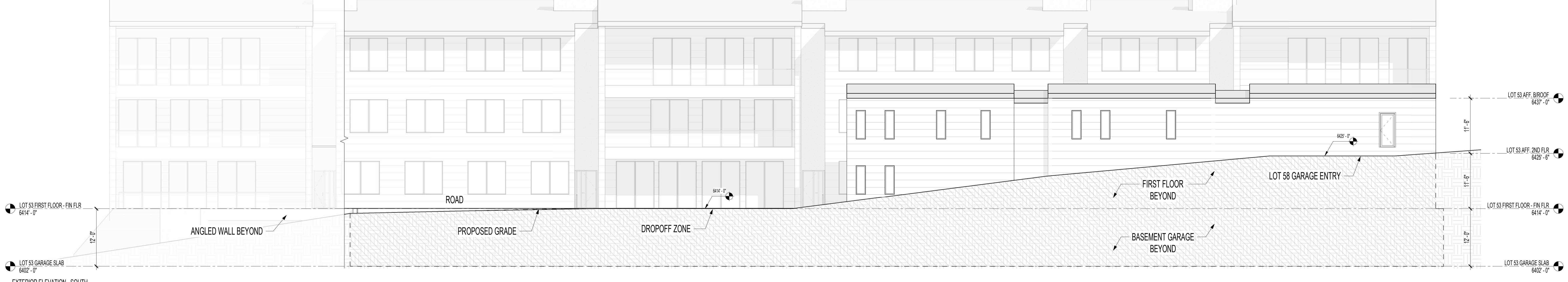
NORTHWORKS

LINE OF TOPOGRAPHY BEYOND, 50% OF PERIMETER OF STORY MUST BE 4' OR LESS ABOVE FINISHED GRADE AND AT NO POINT GREATER THAN 10 FEET ABOVE FINISHED GRADE.

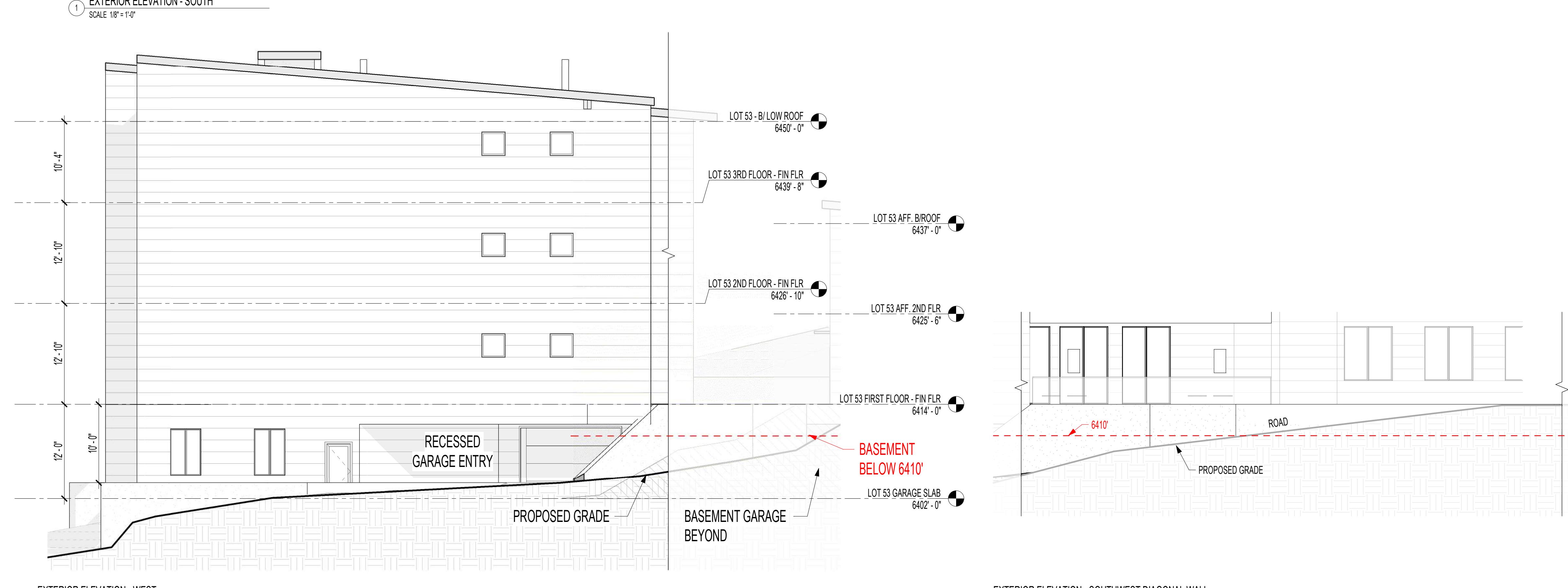
LOT 53
TOTAL PERIMETER LENGTH: 784'-8" LF
BASEMENT PERIM. LENGTH: 392'-6" LF
= 50% OK



ISSUE DATE ISSUED FOR



PROFESSIONAL SEAL



EXTERIOR ELEVATION - EAST

SCALE 18" = 1'-0"

EXTERIOR ELEVATION - SOUTHWEST DIAGONAL WALL

SCALE 18" = 1'-0"

EXTERIOR ELEVATION

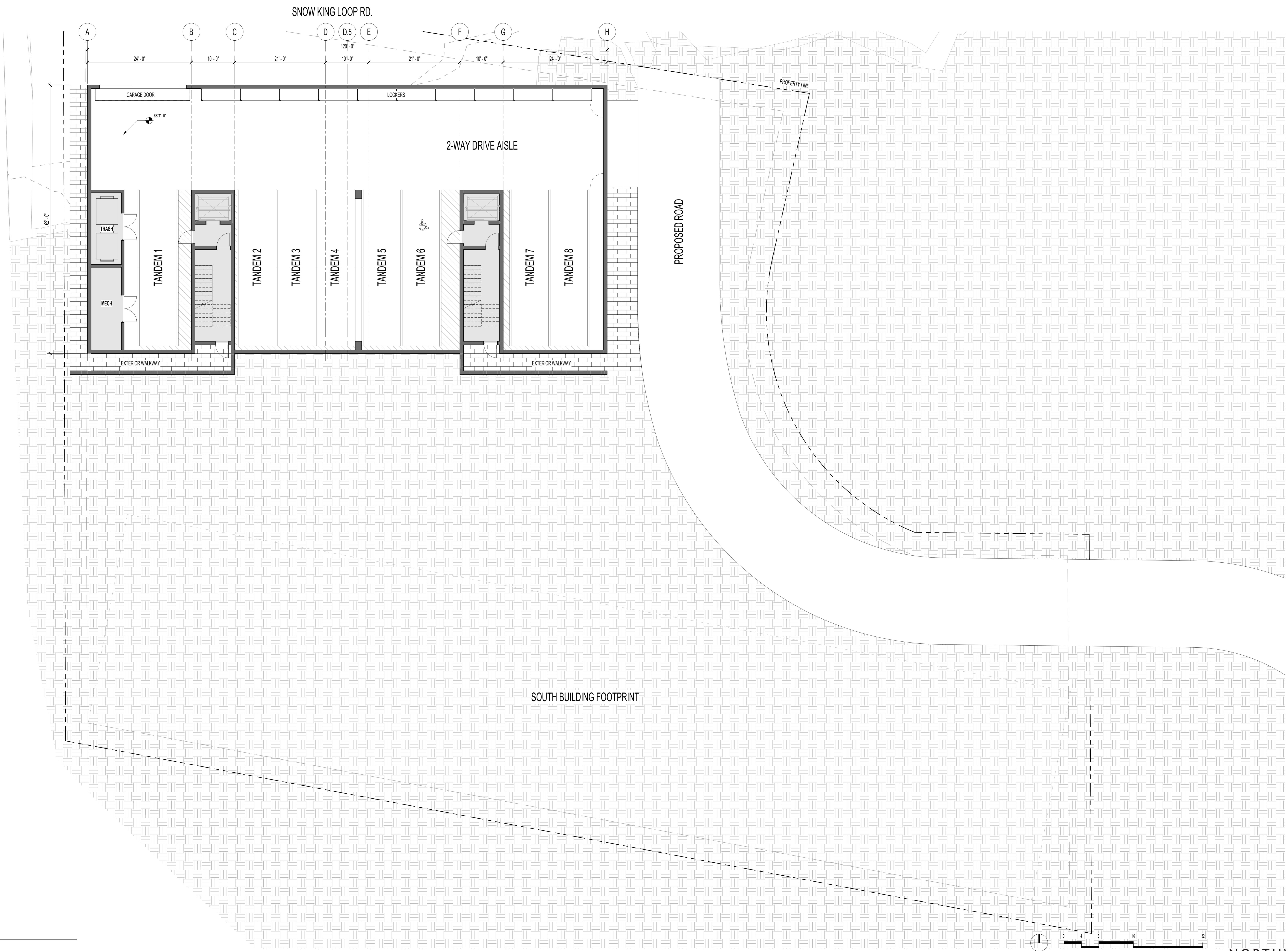
Project SNOW KING LOOP - LOT 53
553 UPPER SNOW KING ROAD
JACKSON, NY 13301
2202 Project No.
Author Drawn By
Checker Checked By
Discipline & Drawing Number

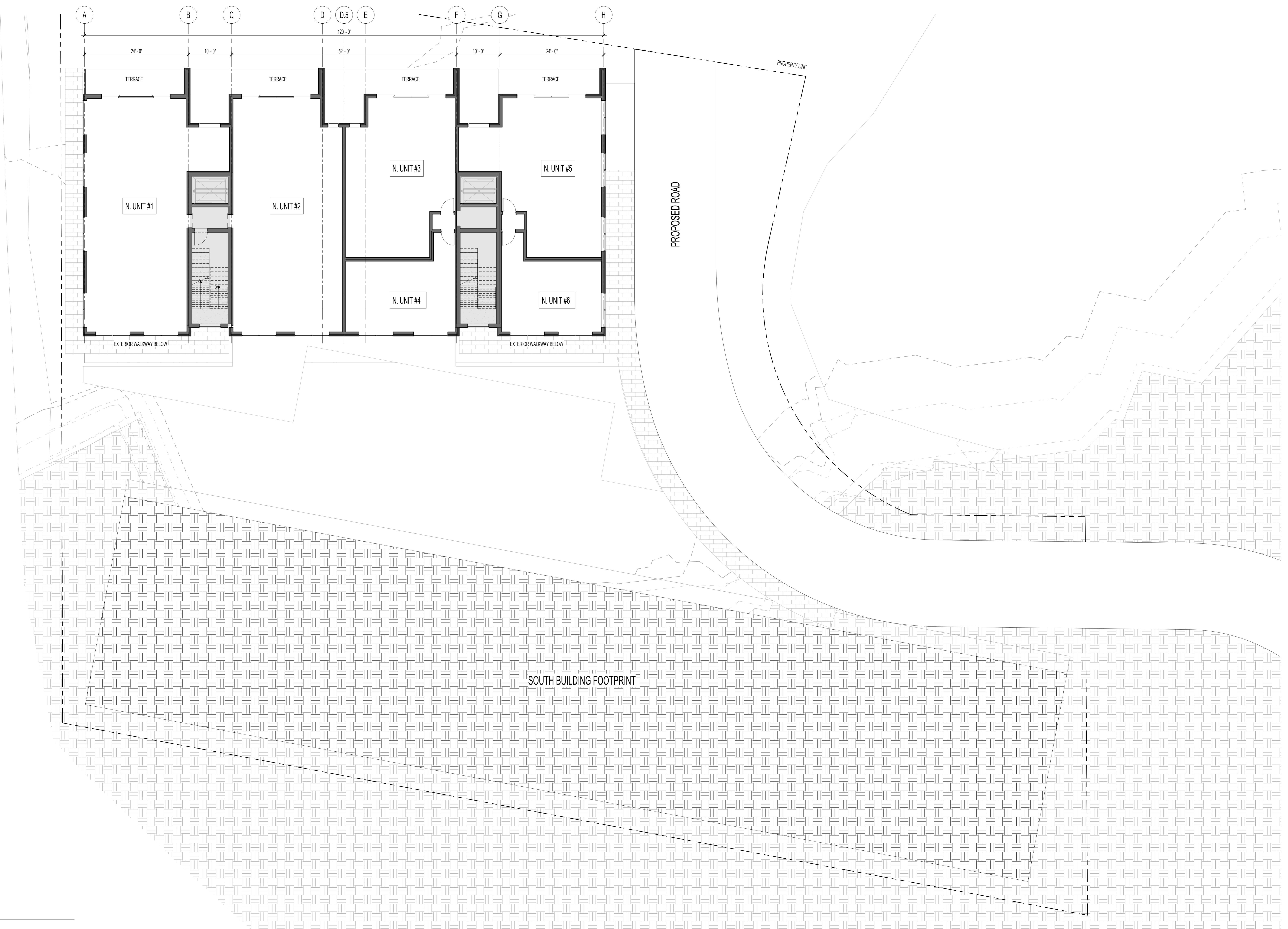
A2.00

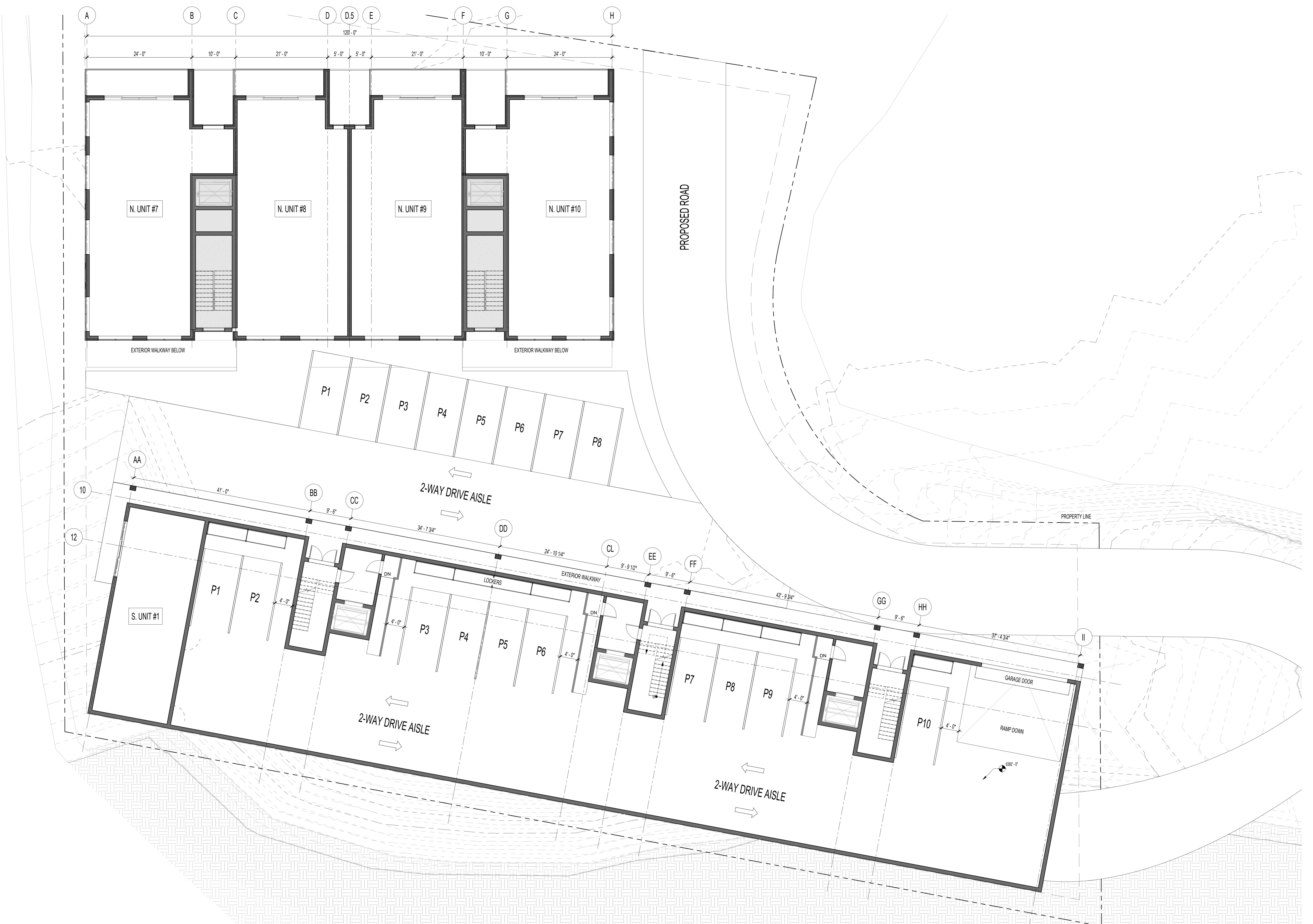
Drawing Name EXTERIOR ELEVATIONS

0 4 8 16 32

LOT 57





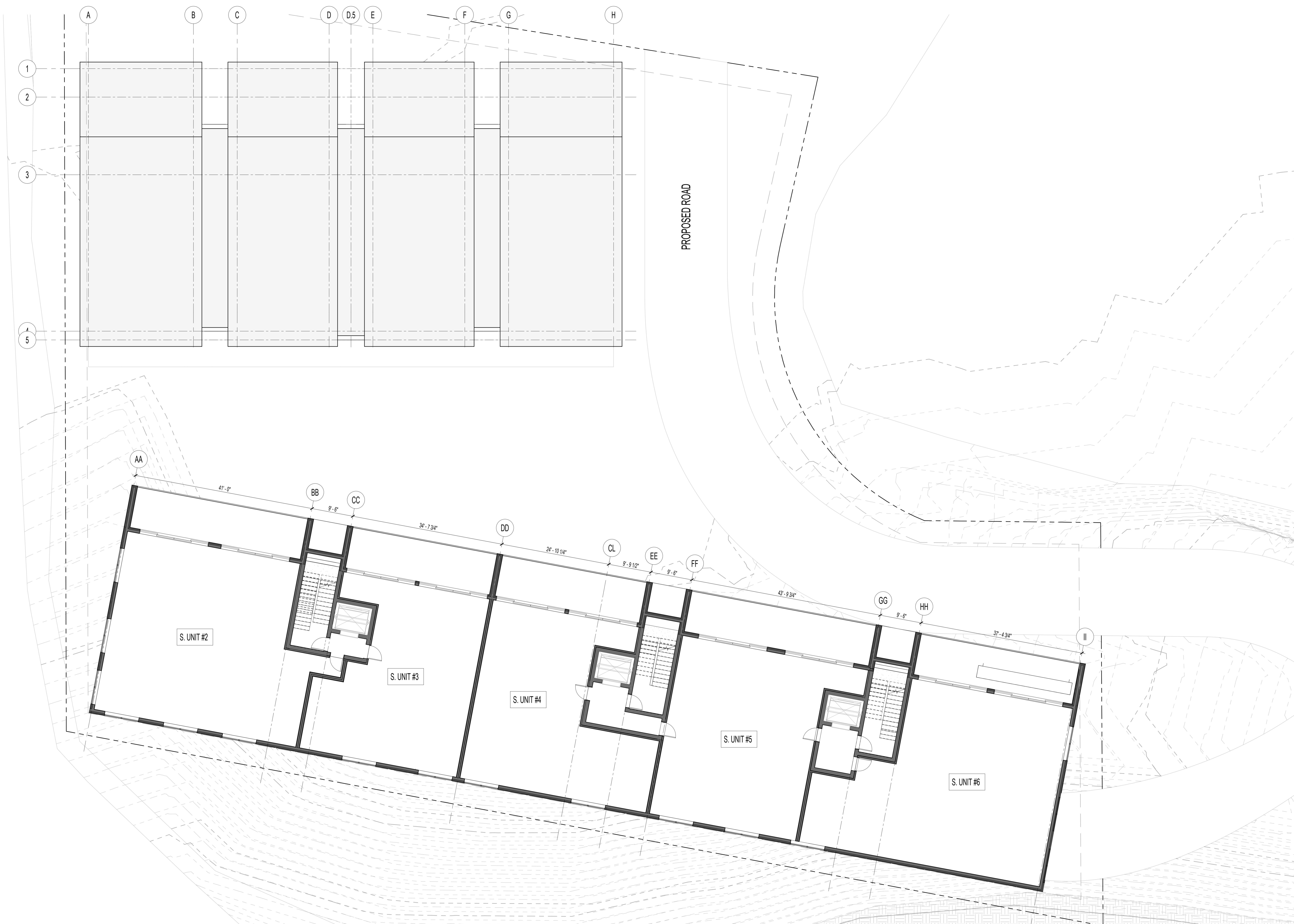


1 FLOOR PLAN - N. LEVEL 3 / S. GARAGE
SCALE 1/8" = 1'-0"

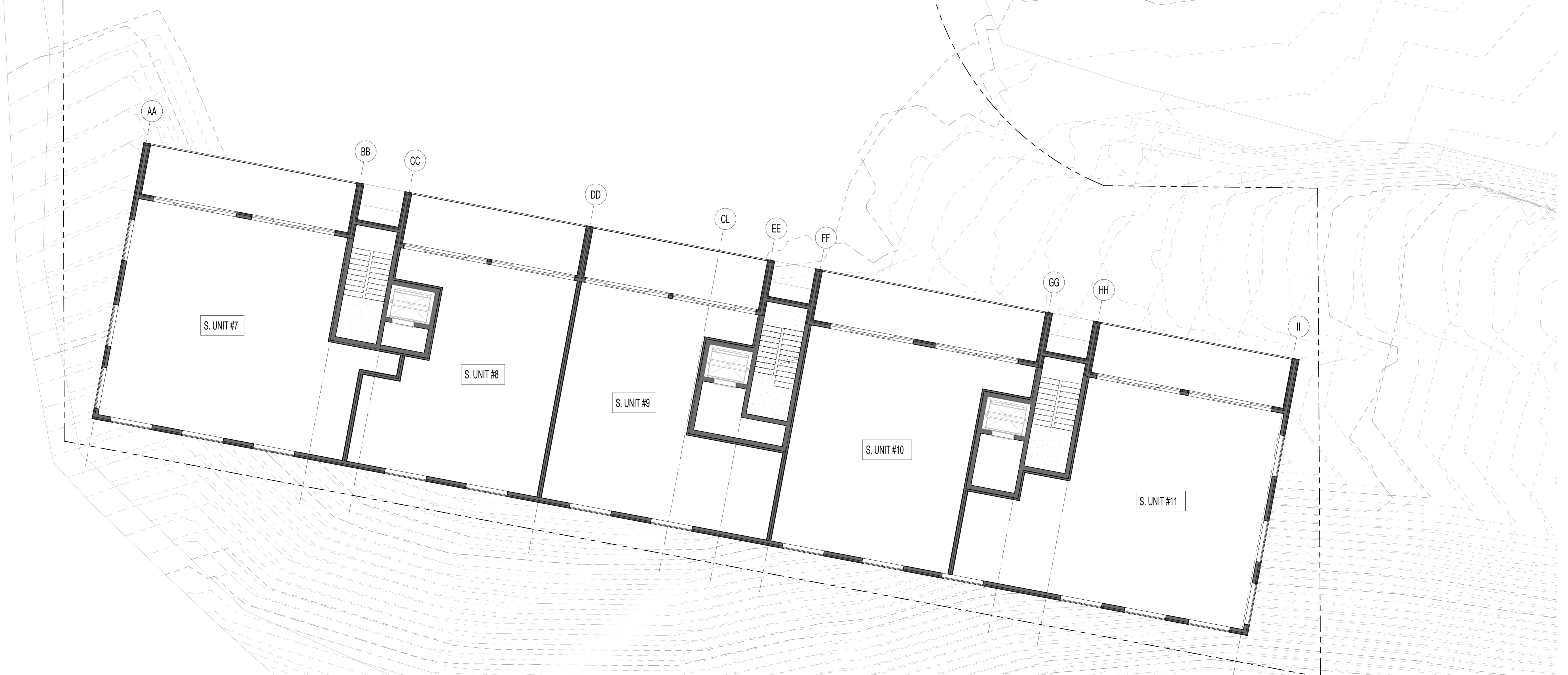
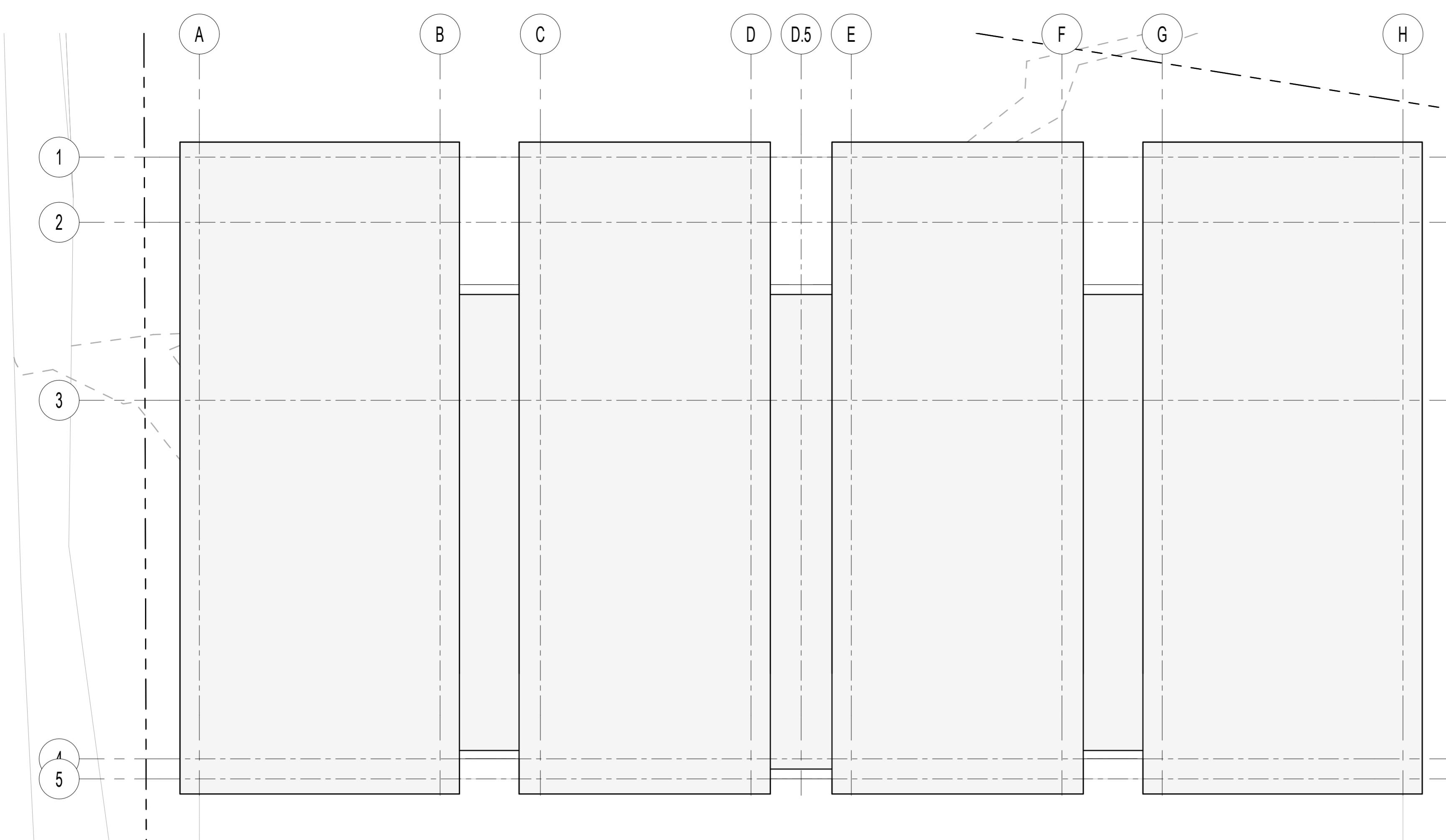
SNOW KING LOOP - LOT 57

NORTHWORKS

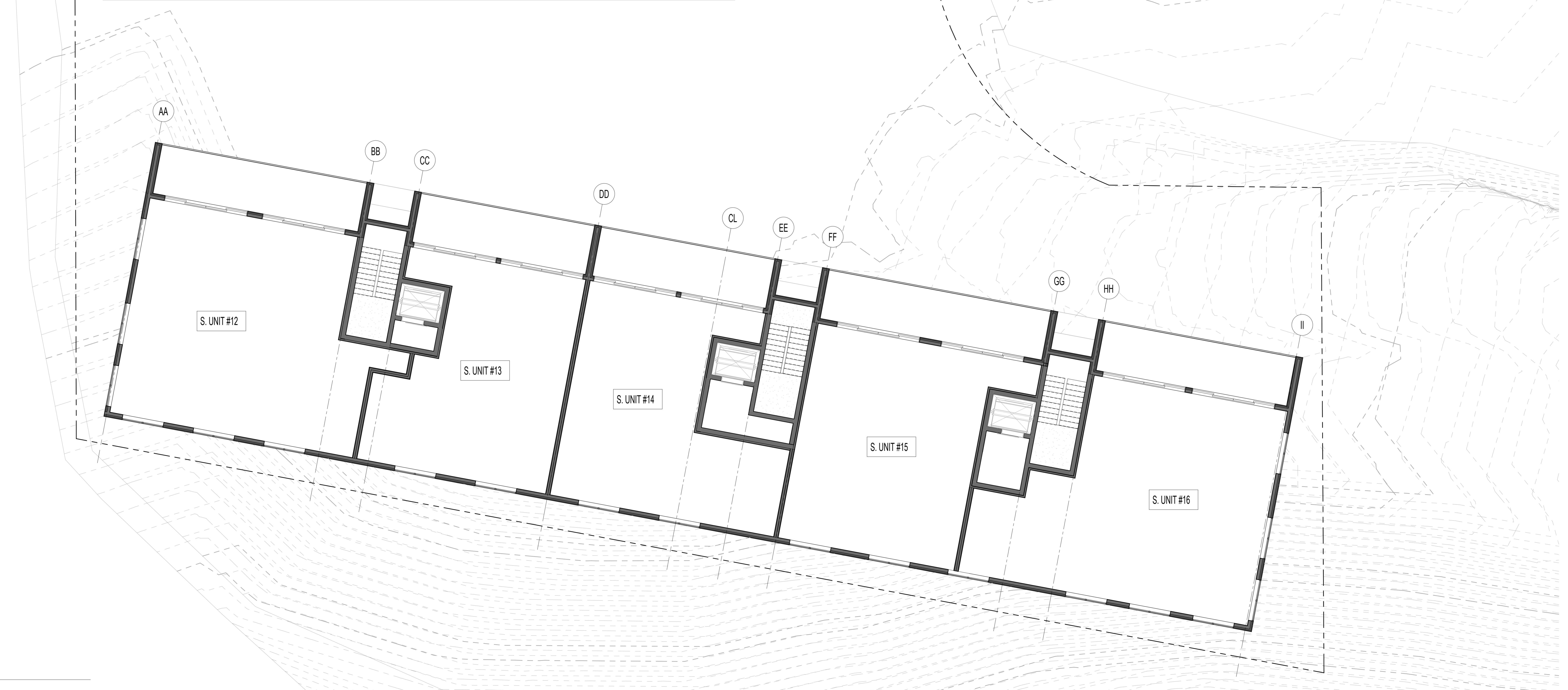
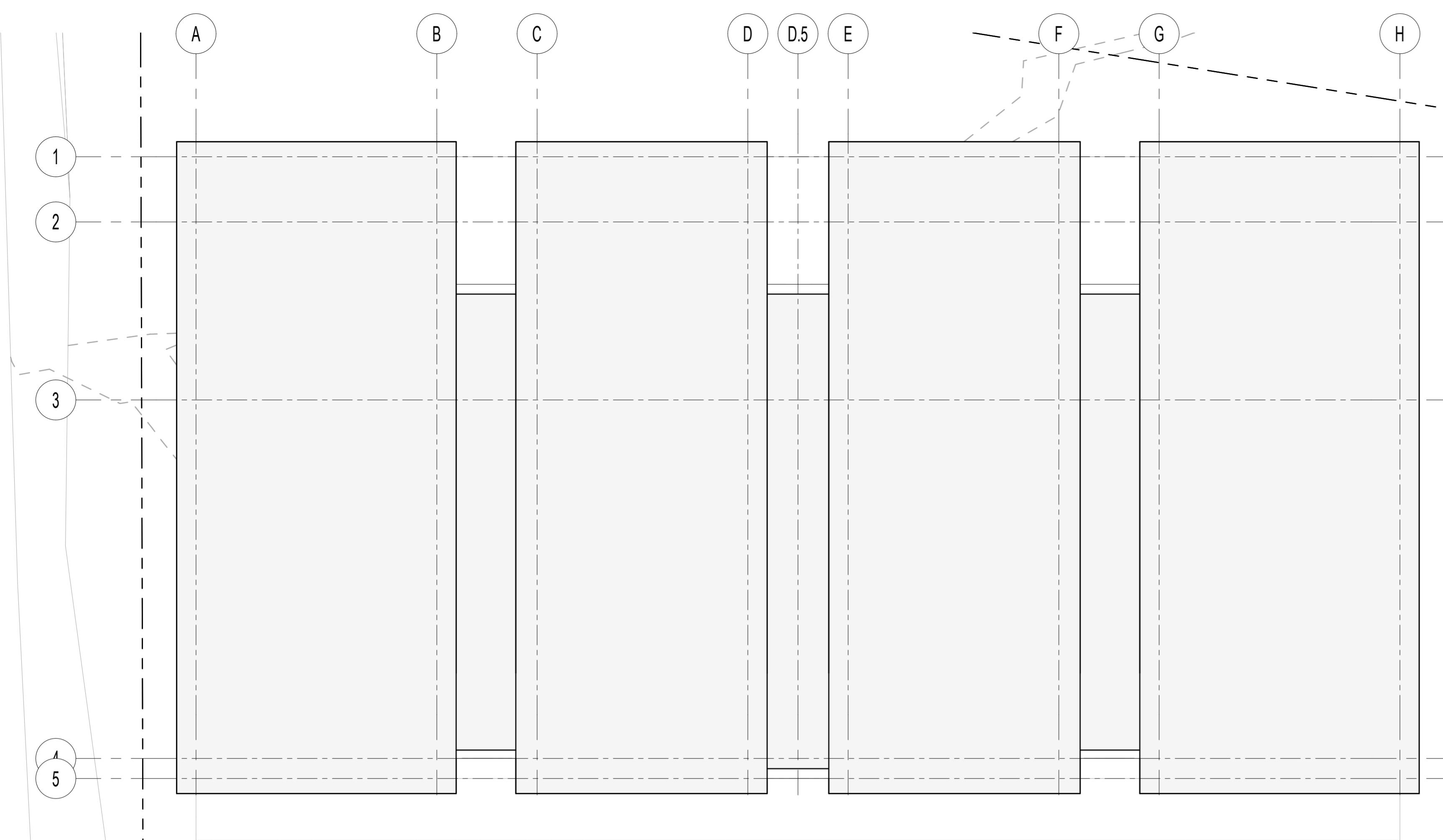
SCALE 1/8" = 1'-0" 05/23/23



① FLOOR PLAN - N. ROOF / S. LEVEL 1
SCALE 10' = 1'-0"



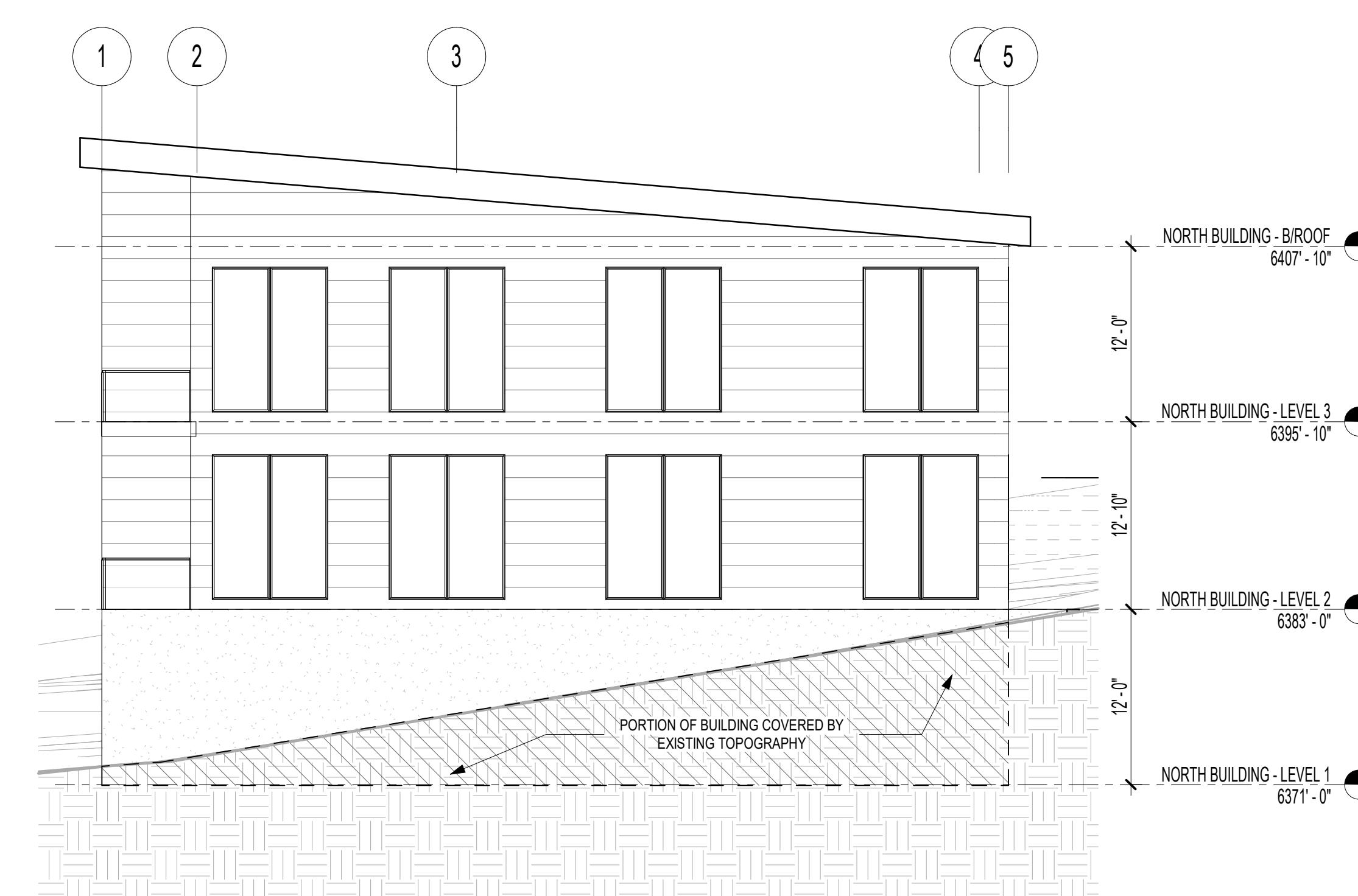
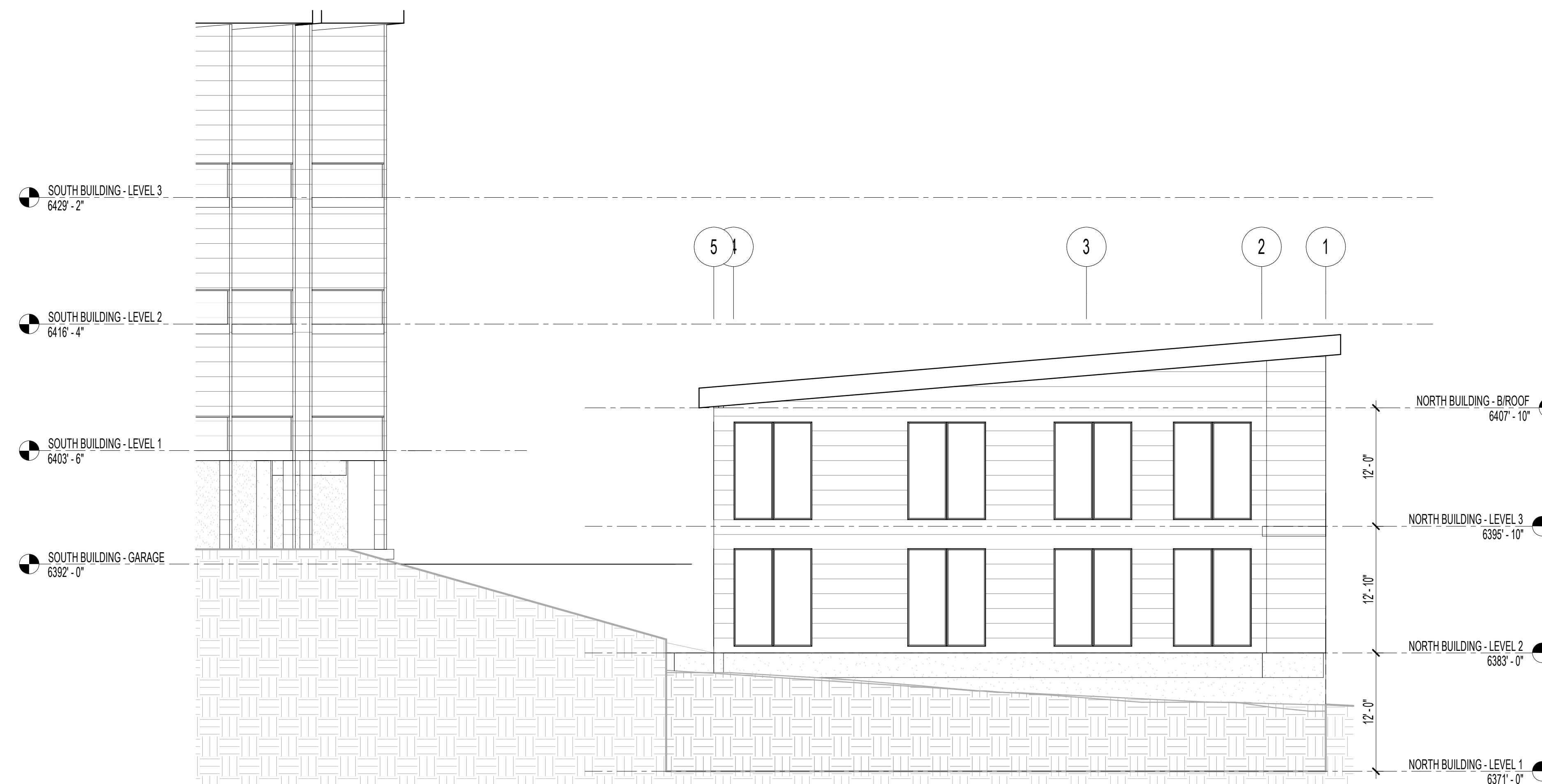
FLOOR PLAN - S. LEVEL 2
SCALE 18' x 1'0"



① FLOOR PLAN-S. LEVEL 3
SCALE 18' = 1'-0"

LINE OF TOPOGRAPHY BEYOND 50% OF
PERIMETER OF STORY MUST BE 4' OR LESS
ABOVE FINISHED GRADE AND AT NO POINT
GREATER THAN 10 FEET ABOVE FINISHED GRADE

LOT 57 NORTH BUILDING
BASEMENT DEFINITION NOT REQUIRED FOR 57N



Project
SNOW KING LOOP - LOT 57

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

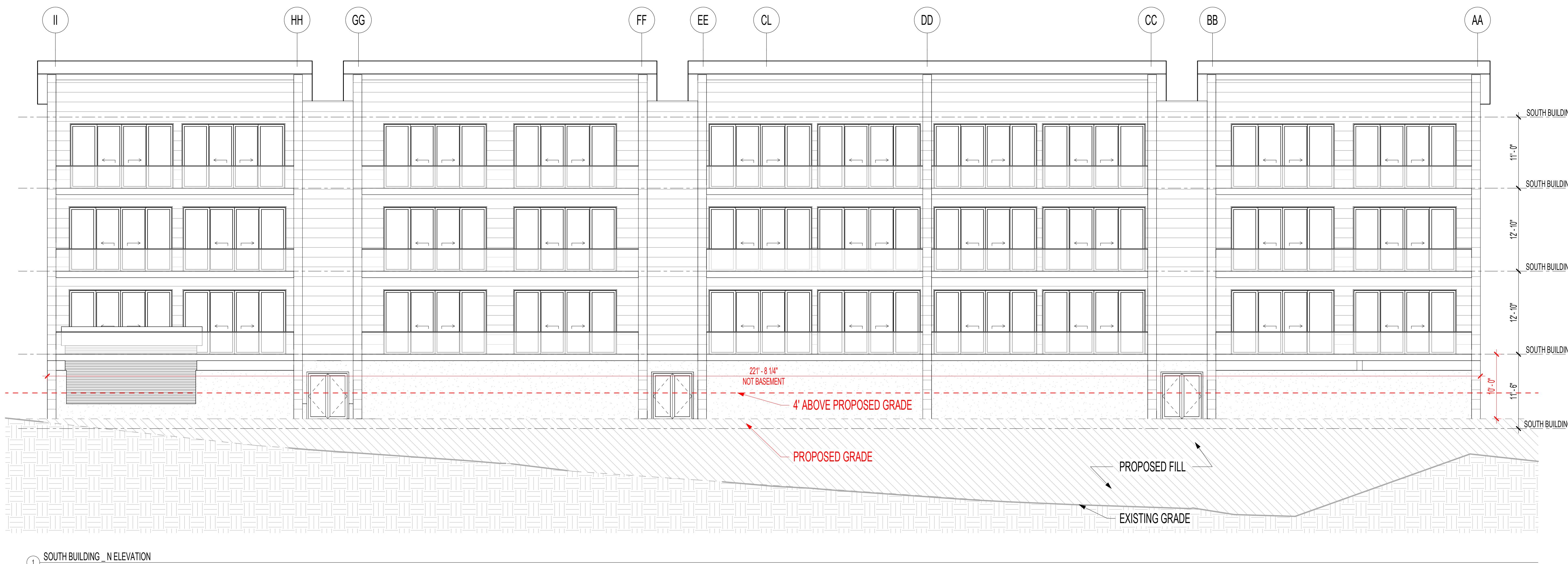
227	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

0 4 8 16 20

A2.01

Drawing Name
EXTERIOR ELEVATIONS - NORTH

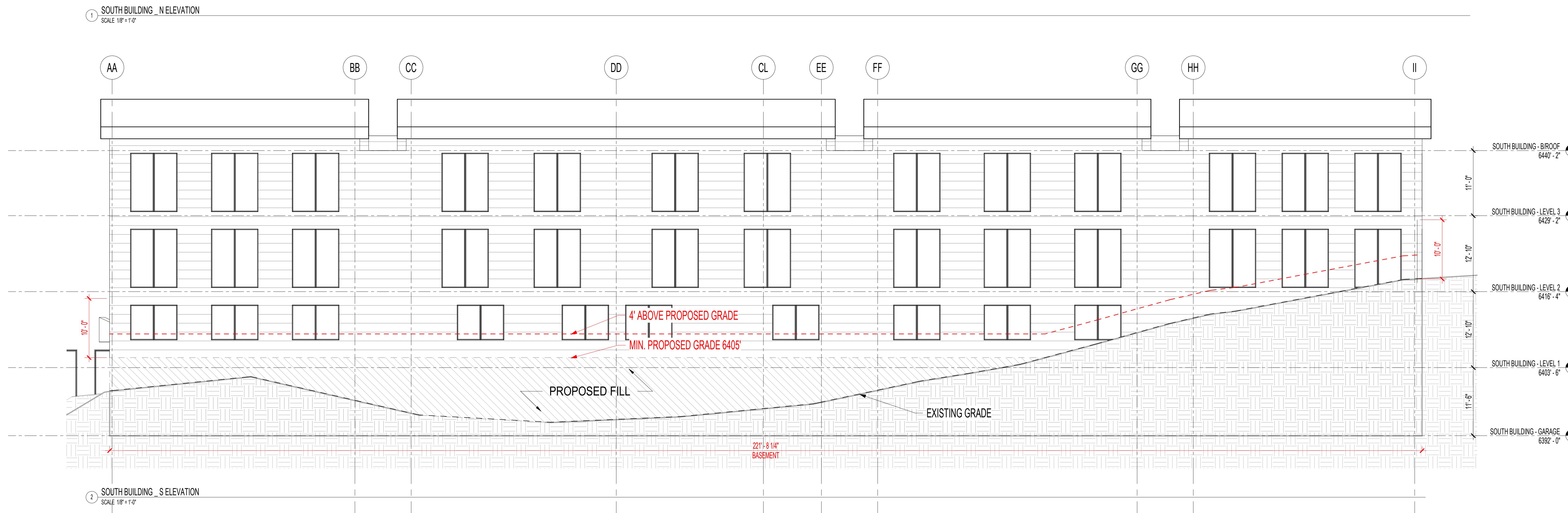


LINE OF TOPOGRAPHY BEYOND 50% OF PERIMETER OF STORY MUST BE 4' OR LESS ABOVE FINISHED GRADE AND AT NO POINT GREATER THAN 10 FEET ABOVE FINISHED GRADE.

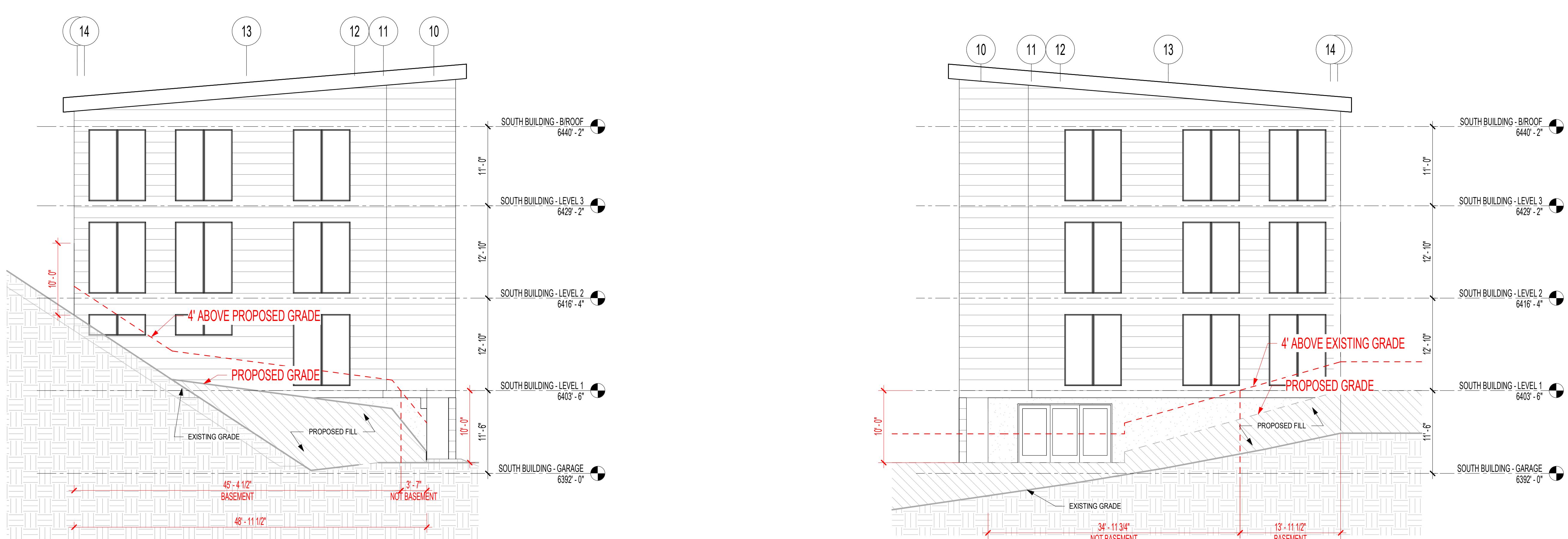
LOT 57 SOUTH BUILDING
TOTAL PERIMETER LENGTH: 541'-3 1/2"
BASEMENT PERIM LENGTH: 281'-1/4"
= 52% < 50%
NO ADDITIONAL BASEMENT FT REQUIRED

NORTHWORKS
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www.northworks.com

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NO. ISSUED DATE ISSUED FOR



ISSUING NAME

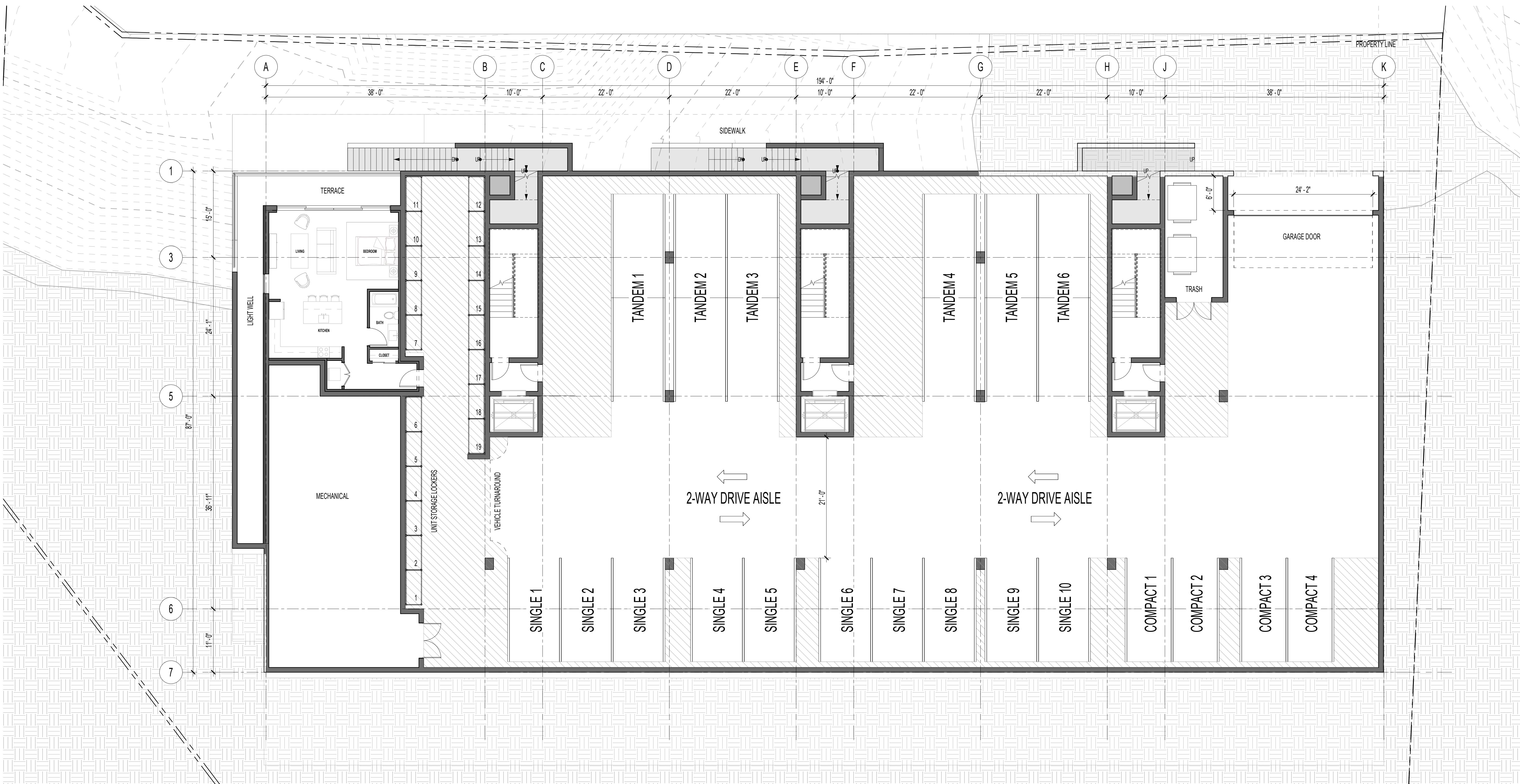
④ SOUTH BUILDING - WEST ELEVATION
SCALE 1/8" x 1/0"

0 4 8 16 20 24

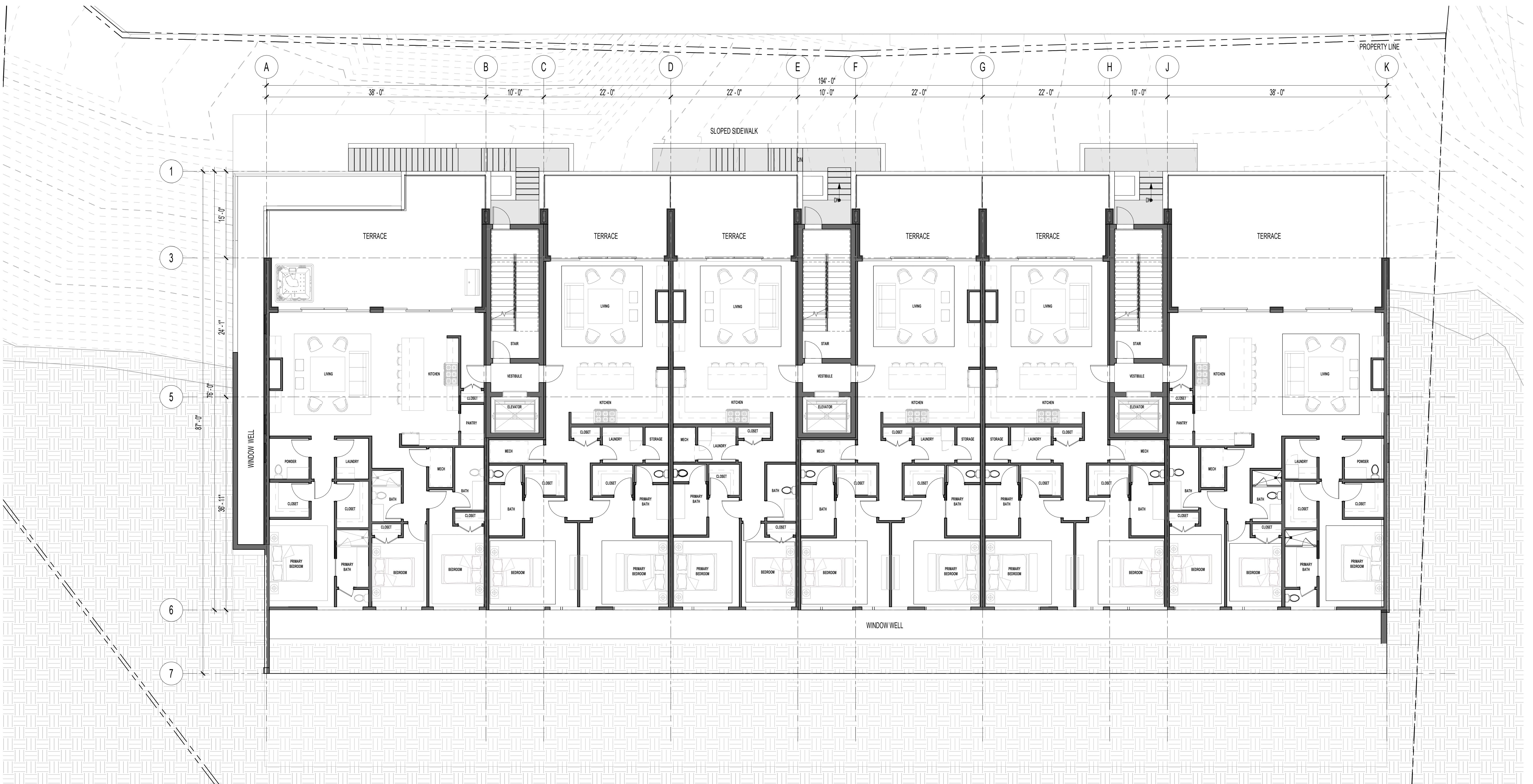
A2.00

Project	
SNOW KING LOOP - LOT 57	
553 UPPER SNOW KING ROAD	Project No.
JACKSON, NY 13301	Author Drawn By
	Checker Checked By
Discipline & Drawing Number	
Drawing Name	
EXTERIOR ELEVATIONS - SOUTH	

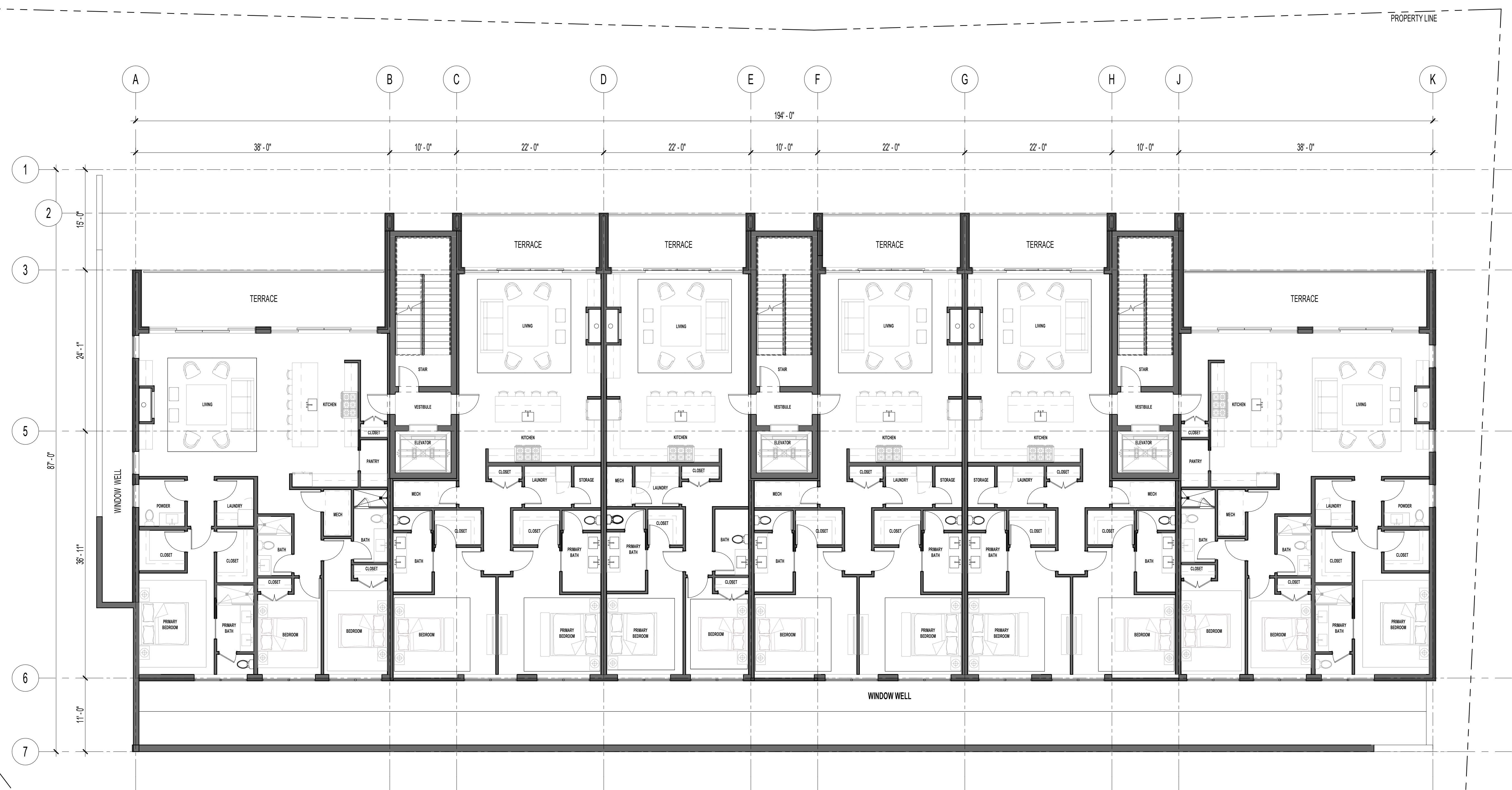
LOT 58



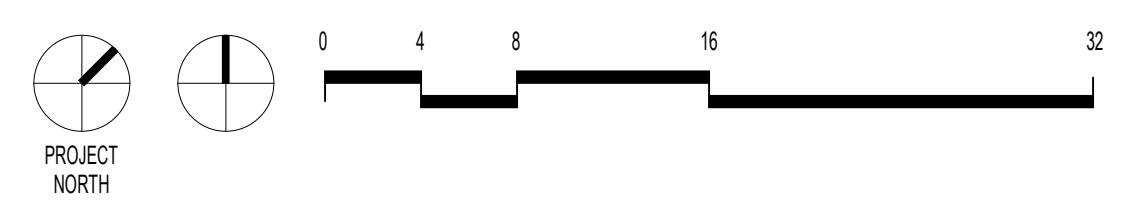
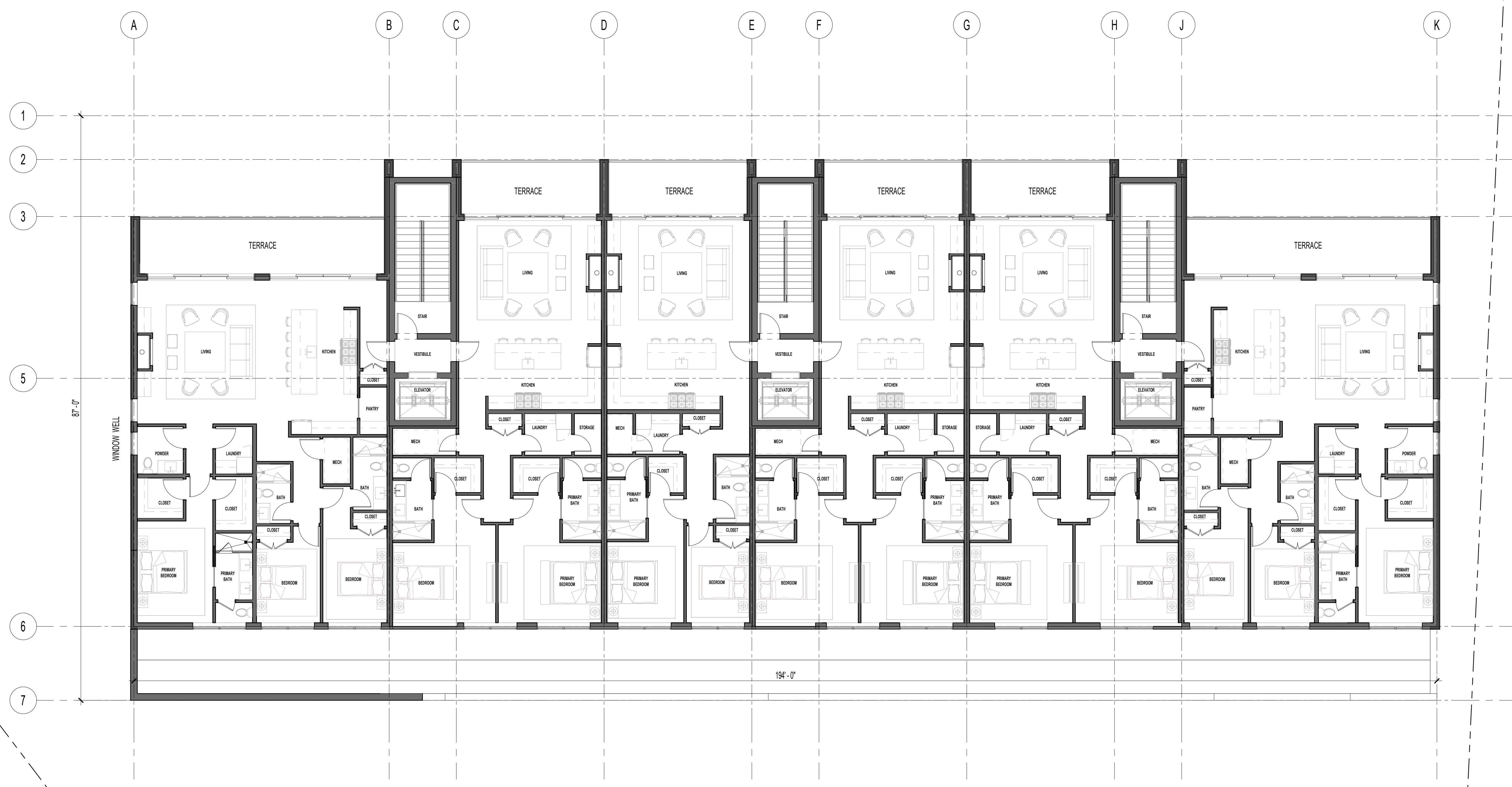
0 4 8 16 20



A step function graph on a coordinate plane. The x-axis is labeled with 0, 4, 8, and 16. The y-axis is labeled with 0, 4, 8, and 16. The function is zero from x=0 to x=4, then jumps to 8, and remains constant at 8 until x=16.



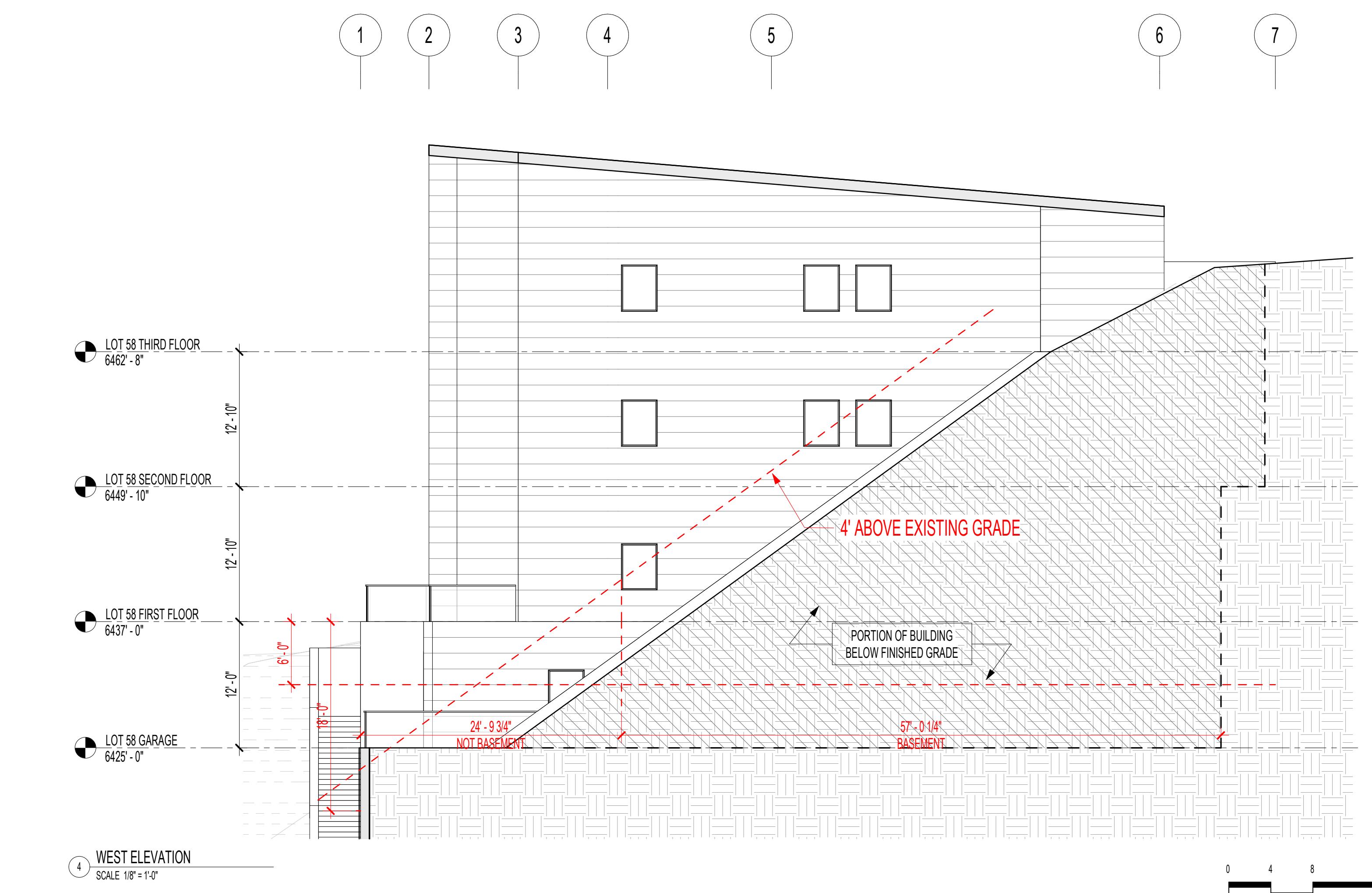
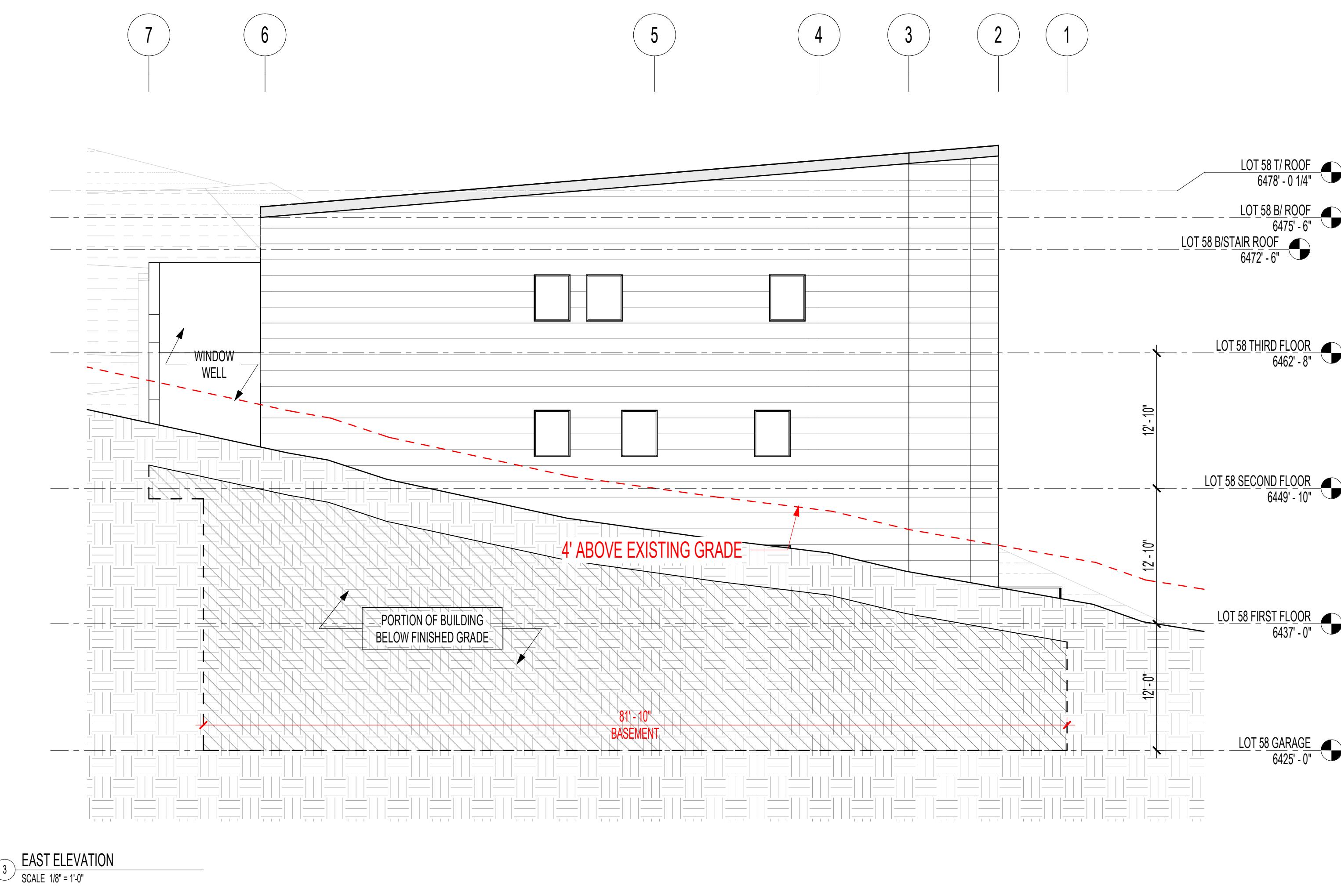
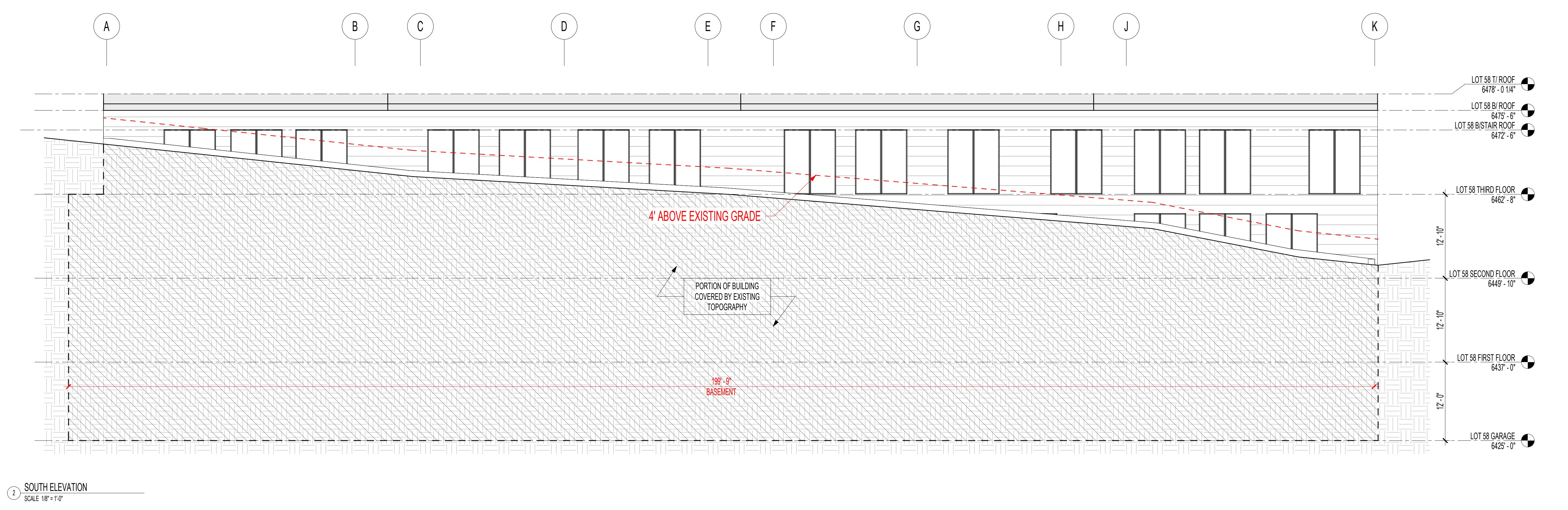
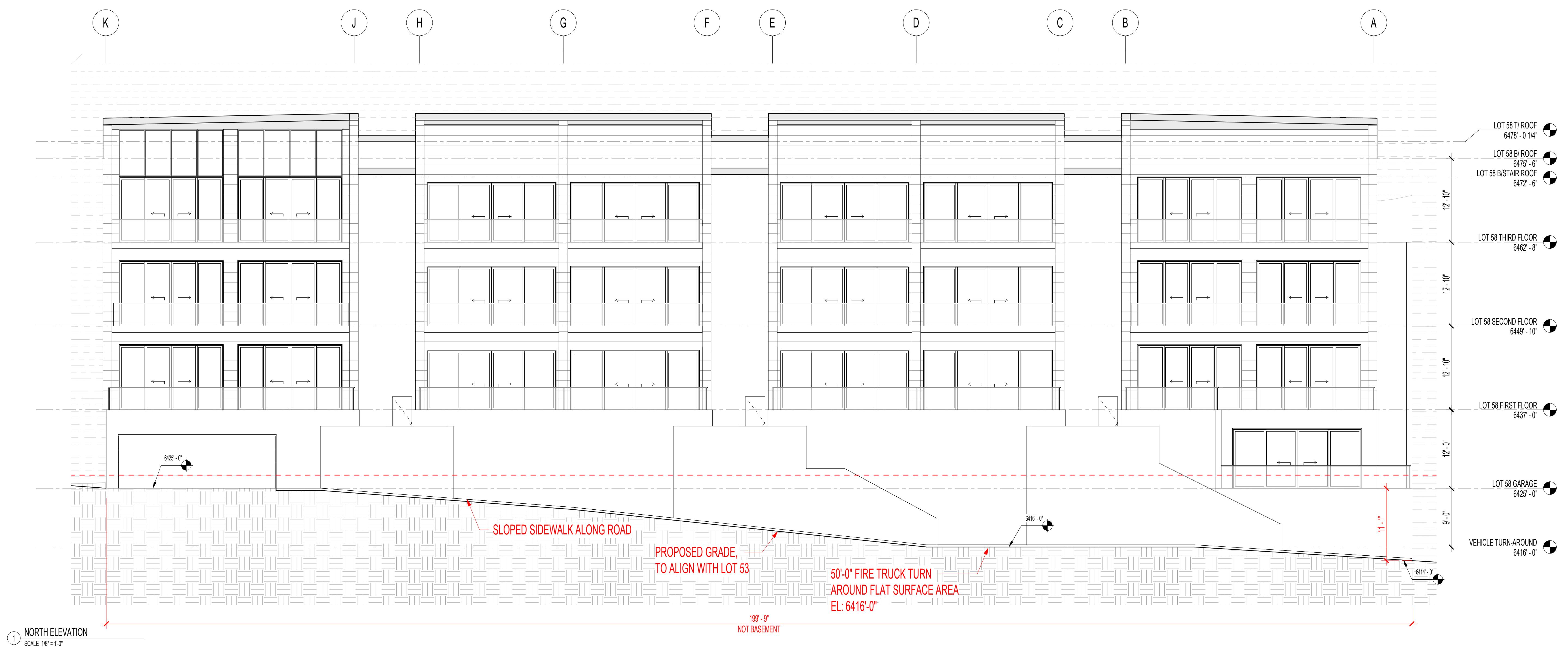
A digital signal waveform showing a sequence of high and low voltage levels. The signal starts at 0, goes high for 4 units, goes low for 4 units, goes high for 8 units, and then goes low for 4 units, ending at 16. The x-axis is labeled with 0, 4, 8, and 16.



LINE OF TOPOGRAPHY BEYOND 50% OF PERIMETER OF STORY MUST BE 4' OR LESS ABOVE FINISHED GRADE AND AT NO POINT GREATER THAN 10 FEET ABOVE FINISHED GRADE.

LOT 58

TOTAL PERIMETER LENGTH: 563'-2" LF
BASEMENT PERIM LENGTH: 338'-7.25" LF
= 60% > 50%
NO ADDITIONAL BASEMENT FT REQUIRED



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1512 N. Throop Street
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Project
SNOW KING LOOP - LOT 58
553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

2372 | Project No.
Author | Drawn By
Checker | Checked By
Discipline & Drawing Number

A2.00-C

Drawing Name
EXTERIOR ELEVATIONS

0 4 8 16 32