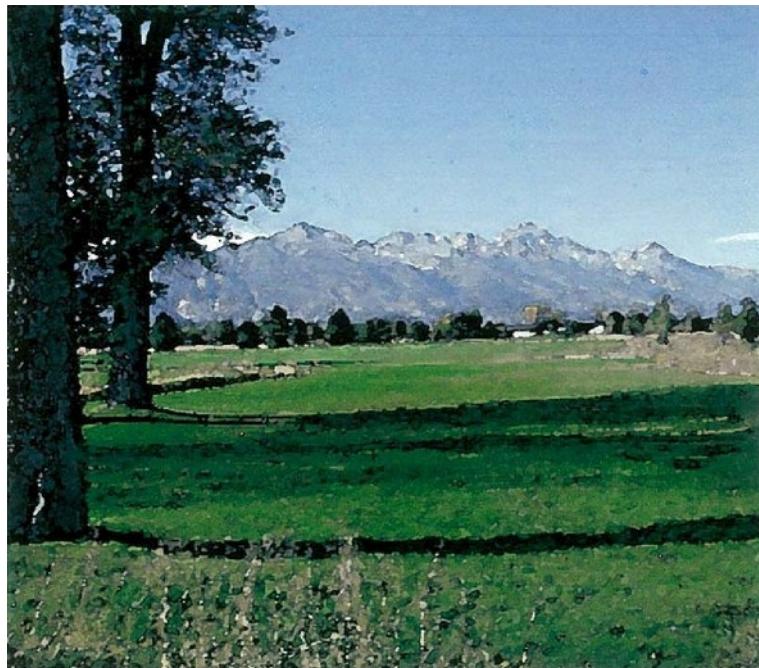


Master Plan Amendment for Employee Housing at the Maintenance and Employee Housing Site Jackson Hole Golf and Tennis Club

PLANNED UNIT DEVELOPMENT DISTRICT FOR PLANNED RESORT

Submittal Date: March 29, 2002; **Amendment Submittal: July 12, 2019**



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SECTION 1

INTRODUCTION

Project History

The Jackson Hole Golf and Tennis Club has been zoned by Teton County as a Planned Resort. It has received a Master Plan approval as a Planned Unit Development Resort. Since the approvals in 2002 the owners of the Resort have proceeded with the buildout of the Resort in accordance with that plan. Now the owners have received an amendment to that Master Plan to allow for additional employee housing in the Resort at the location of the existing maintenance facility and employee housing.

Project Objective

Throughout this application the PUD Resort Master Plan shall be referred to as JHGTC Resort Master Plan as referenced in Section 4.3.5.B of the Teton County Land Development Regulations (LDRs). The Property is located in the Planned Resort Zone within the JHGTC Resort Master Plan boundaries, along Spring Gulch Road, south of the JHGTC Clubhouse, Tennis and Pool facilities. The Property contains three separate accesses from Spring Gulch Road. The eastern access serves an existing Golf Maintenance Building and Equipment Yard where employee parking, equipment storage and construction staging have historically occurred. The western access serves an existing Employee Housing Dormitory parking lot. The central access serves additional employee housing. A secondary access point for maintenance operations exists on the bank of the North Channel of the Gros Ventre River, on the southern portion of the subject property. A golf course cart path meanders along this southern portion of the area as well.

The Site approved for the housing is occupied today by the above-mentioned Golf Maintenance Building, Equipment Yard, employee residences and Employee Housing Dormitory, but also by a Maintenance Out-Building, Potable Water Well Building, Trash/Recycling Enclosure, FAA Monitoring Tower, LVE Overhead Powerline Infrastructure, multiple potable water well heads and two-track roads for interior circulation between all aforementioned structures. All structures indicated above are shown on the attached Existing Conditions Plan.

SECTION 2

EXISTING RESOURCE ASSESSMENT

The natural resources give value to a property's suitability for development. In the case of JHGTC, the single most dominant and apparent natural resource is the scenic grandeur and open vistas to the mountains in every direction. None of the property is shown within the Scenic Resource Overlay District. However, a portion of the property straddling Spring Gulch Road is shown as part of the Natural Resource Overlay District. The applicant and owner fully recognize the importance of existing natural resources to formulation of the development plan. To this end, BRCI (Biota Research and Consulting, Inc,) was retained in 1998 to prepare an environmental analysis and preliminary wetland determination for the original Master Plan application submittal. The wetland delineation remains valid, while new EA standards were adopted by the County in 2001. The original wetland determination and an updated EA are included in the original Master Plan Amendment, in addition, the surveyed boundary of the jurisdictional wetlands flagged in July of 2002 have are shown in maps 6a and 6B included in the Appendix of the original packet.

The JHGTC property supports vegetative communities that provide habitat to bald eagles, peregrine falcons, mule deer, moose, elk, great blue herons, river otters, and several raptor species. All of these species or guilds have been identified as SSCs in Teton County. Future development occurring on the JHGTC property may have negative impacts on some of these species and their habitats. The degree to which these species will be affected is directly linked to the location of

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future development and the extent of ensuing vegetative impacts. Sensitivity to wildlife and their requirements while siting future development on the property will help minimize detrimental effects.

ENVIRONMENTAL ANALYSIS UPDATE

An update to the 2002 Environmental Analysis (EA) was done for the vicinity of the Maintenance site. It is a County Directed EA by LT Environmental, Inc. in 2017 and is attached to this addendum to the Master Plan. In addition, there is a site-specific Development Impact Analysis performed by LT Environmental, Inc. of the approved plan. These documents were considered in the review and analysis leading to the final approval.

PRELIMINARY WETLAND DETERMINATION

A wetland determination was conducted on the lands adjacent to the Maintenance site and the site. The wetlands were found to be not jeopardized by the proposed limited development.

SRO/SCENIC RESOURCE ISSUES

The scenic grandeur of the JHGTC setting nestled beside the Gros Ventre, with inspiring open views of mountains in every direction; make it one of the most scenic sites in the Valley. However, the Teton County Comprehensive Plan and Land Development Regulations do not include the property within the scenic resource overlay (SRO). Spring Gulch Road was included in the SRO south of the Gros Ventre River.

Notwithstanding, the applicant and owner have elected to establish design objectives that place the preservation of scenic resources at a high priority. The principles set forth for preserving scenic quality in the LDR's are adhered to in this Master Plan. They are:

- extensive open spaces are preserved
- loss of existing mature vegetation is avoided
- extensive landscape restoration and enhancement is planned to blend development into the site
- low profile residential building character is preserved by the small cabin design and single-family height restrictions
- The large mass of a central lodge building is removed from the project
- Development is set back from Spring Gulch Road so as to not interrupt the foreground, and development is kept low so as to leave the skyline uninterrupted.

In spite of the lack of an SRO designation along this portion of Spring Gulch Road, scenic resources from the entire resort site will be addressed. The photographs, sketches, and details presented in this plan bear witness to the careful attention being given.

SECTION 3

MASTER PLAN AMENDMENTS

STATEMENT OF PURPOSE

The purpose of this addendum amendment is to provide additional employee housing and to expand the maintenance buildings at the Resort. The remainder of this section is a reiteration of the original purpose. The form of the employee housing will be in multi-unit buildings and RV sites where the RV is usually owner occupied. The additional employee housing will be located on the Maintenance site and is depicted on the map provided in the appendix.

As set forth in Section 2, the objective of the applicant and owner is to redevelop the JHGTC, maintaining and improving the high-quality commercial recreation development it has been for the past thirty-five years, serving the community, and visitor.

The purpose of the recommendations, plans, and designs contained in this master plan, is to meet these objectives while minimizing impacts to existing developments and preserving the integrity of the community.

This application and the development conform to the purpose and intents of the regulations for PUD Districts for Planned Resorts as

- 1. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing beneficial role in the community.*

The golf course has been a major recreational facility for over 35 years and predates the Jackson Hole Mountain Resort. It was the only golf course in the valley for more than 25 years and is consistently rated the number-one course in Wyoming. This highly rated course has been and will continue to be open to the public, along with social and golf membership opportunities available to the community.

The course and supporting developments are planned in a way to take advantage of and capitalize on the natural scenic grandeur of the site and unobstructed views of the surrounding mountains. Each cabin is sited to capture views either to the Tetons or an interior landscaped common area. The new clubhouse was specifically oriented to frame views of the Grand Teton from interior spaces. In addition, the proposed development will continue to preserve and protect the native cottonwoods and willows found on and around the property.

With respect to economy, the JHGTC is a significant annual contributor to the Jackson Hole valley, Teton County, and State of Wyoming. With improved facelifts, it is anticipated that the revenues of the JHGTC will climb approximately 25 percent.

- 2. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experience.*

The quality of the visitor's experience has been, and remains, the underlying theme of the resort proposal ranging from a four or five-star quality resort to the enhancement of scenic resources of the valley. In conjunction, quality visitor experiences are provided by a multitude of recreation opportunities that accommodate a different visitor type to Jackson.

- 3. Create a process in which Teton County and the Town of Jackson collaborate with landowners in planning and resort master plans that meet community goals and respond to the unique*

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circumstances of the resort area.*

The applicant and owner and their predecessors in ownership, the Grand Teton Lodge Company, have and will continue to work cooperatively with the County during the approval phases of this and other projects. They have instigated open dialogue and cooperative planning with the staff in preparation of the Master Plan Amendment. As the only landowner in this PUD development, the Jackson Hole Golf and Tennis Club, Inc. intends to remain active in communicating with Teton County and Town of Jackson representatives.

4. Permit resort development that contributes to expanding winter and shoulder economic seasons.

The golf and tennis facilities of the JHGTC will continue to be operated as early and late into the shoulder seasons as weather permits. In addition, the expanded restaurant and events facility will be available year-round to promote activity and visitation which contributes to the quieter shoulder season economy. A Nordic ski center, operated out of the pro shop, will add to expand winter activity at JHGTC.

5. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation and provide a pedestrian oriented community in order to alleviate traffic-related impacts.

The resort plan at JHGTC includes a mix of land uses from commercial (restaurant/event facility) to recreation to residential. The project includes redevelopment and expansion of commercial restaurant and bar facilities, an indoor fitness center, event facilities, and expanded recreation activities. The residential component includes 40 cabins, also available for short-term rental, 43 single-family lots as well as the required affordable and employee housing. Within the community, a trail system will be developed to encourage pedestrian, bicycle and golf car modes of transit to the clubhouse or other local destinations. Proximity to the Jackson Hole Airport will further alleviate visitor traffic on county roads. In addition, The Jackson Hole Golf and Tennis Club, Inc. intends to expand its existing private transit services associated with Jackson and Jenny Lake Lodges to the JHGTC. This system will provide access to a wide range of year-round activities, from shopping to skiing and snowmobiling to river rafting.

6. Ensure that resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community.

The applicant and owner feel the proposal is consistent with the current Teton County Comprehensive Plan. This conclusion has been reached by individually evaluating the proposed project against each chapter of the Comprehensive Plan. This application and the commitments it makes are consistent with the purpose and intent therein.

7. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area.

This Master Plan Amendment reflects the completion of all development at the JHGTC. The character and extent of development are clearly stated within this document and restrictions set forth to guide the design, maximum sizes, and implementation. The necessary infrastructure and capital facilities improvements have been identified, phased, and mitigation measures proposed. The planning process gives the community the opportunity to help direct development in a manner that will provide predictability of the result.

8. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character.

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The proposed development at JHGTC, and improved golf facilities are needed in the valley to sustain a long-range economic tourism economy. The proposed development will provide a level and quality of diverse activities to encourage longer stays and higher income visitors, all of which are beneficial to the community. Diversity is provided by the location of JHGTC, which creates a rural resort atmosphere away from the hustle and bustle of Town and Teton Village. At the same time, the design theme will recall the ranching heritage of Teton County, while highlighting the area's natural scenery.

9. *Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well-being.*

The plan presented in this application provides for the expansion of existing self-contained infrastructure while minimizing off-site impacts, contributing to the long-term health, welfare, and safety of the surrounding residents. The low-density western character of the proposed residences is in direct relation to the character of the adjacent neighborhoods. In addition, the proposed development creates no physical or financial burden to the County. The lowered density levels throughout the county has contributed to higher land values. The idea of this higher density satellite community will increase the inventory of housing to help alleviate demand which is what drives land values up. Accessory dwelling units will be allowed on the single-family lots to encourage available housing stock.

A concentrated community grouping is a good mechanism for accommodating growth in transportation-efficient nodes. Mixed uses can serve to reduce flips. The project has residential diversity — single-family, cabins with short term rental component, affordable/employee housing, all with walkability to the community center — the clubhouse.

Environmental features are also critical to the community's long-term well-being. This proposal minimizes impacts and protects NRO, respects sensitive areas, elk migration corridors, cottonwoods, and will create more wooded character for cabin clusters. Approximately 25% of the project acreage is developed — 114 acres of 451 acres total. Furthermore, this amendment proposes no relocation of Spring Gulch Road into the NRO, thereby reducing the previously approved impact. As an added bonus, the project will result in the replacement of a substandard wastewater treatment facility by connecting the existing JHGTC and Fairways Estates lots, as well as the proposed development, to the Town of Jackson Wastewater Treatment Plant.

LAND DEVELOPMENT PROGRAM

This Land Development Program illustrates the applicant's and owner's concept of the proposed development for the Golf and Tennis Club. This concept has been developed after consideration of:

- Facts relative to the market feasibility study.
- The most recent independent county impact evaluation and tourism studies.
- The goals and objectives of the Comprehensive Plan.
- The opportunities and constraints presented by the physiography and natural resources of the property.

The Planned Unit Development District for Planned Resort is intended to provide visitor services that include a self-contained mix of recreation, retail and service opportunities. The applicant and owner see this proposal as a logical improvement of the JHGTC facilities that will enable expansion of golf/Nordic uses and restaurant/events into year-round operations. This will contribute to the County's long-range economic sustainability as a destination resort community.

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This program summarizes the extent and dimensional limitation of development at the resort. It is comprised of the following components:

1. Master Plan Summary
2. Dimensional Limitations Plan
3. Land Use Element

MASTER PLAN SUMMARY

The resort expansion being proposed will not be a typical lodging facility. Just as each of Vail's three lodging facilities in the valley are uniquely different and serve a specific market niche, the proposed Golf and Tennis Lodge is tailored to serve its own client profile. It will be developed with a quality level to match the number-one rating of the golf course.

The concept of the Master Plan Amendment is to create a first class, five-star resort that is uniquely different from other valley destinations. This diversity, however, is not to be provided at the expense of the character of Teton County and the existing neighborhood. In summary, the project consists of an upgraded clubhouse as the focal point of the community, 40 cabins and 43 single-family homesites.

In response to the community concern over the activity created by a large commercial lodging structure in this neighborhood, the 130-room lodge facility has been removed from the proposal.

The applicant and owner believe that in order to maintain a championship golf course of this stature, additional rounds of golf need to be played during the golfing season. Developing guest facilities and an improved clubhouse and event room that can accommodate small meetings, groups, and individual tourist demands, together with co-marketing the Resort with the Snake River Lodge in Teton Village will allow the JHGTC golf season to be expanded. The comfort of the cabin neighborhood and quality of the clubhouse facilities, as well as the quality of the course and diversity of other recreation opportunities, will attract the type of guests that extend their length of stay. The bottom line is providing high quality facilities and experiences year-round.

The Golf Clubhouse

As shown on the proposed Master Site Plan, the clubhouse is located close to the new tennis courts and within walking distance of the driving range. (See Maps 5 and 7a in the Appendix of this packet.) The site is screened from all adjacent residential properties, and Spring Gulch Road by mature vegetation. This location takes full advantage of the site's existing resources to provide seclusion yet emphasize the extraordinary views to the Tetons.

The clubhouse is designed to accommodate and serve as a central arrival, dining room, event and fitness /pool complex for the existing and proposed neighborhoods. An expanded events facility is a key component of the club building. With separate arrival area, event guests enjoy a 2,500 square foot banquet room (which can seat up to 200) and access to a stone terrace with views of the Grand Teton. Dividable event rooms provide flexibility for a diversity of occasions. This size facility has proven to be in demand by both visitors and locals alike.

Access to the clubhouse is directly off of Spring Gulch Road. Over one hundred parking spaces are provided to the east for the community and day guest. It is expected that some residents and then guests will arrive at the clubhouse via walking, cycling, or golf car.

While the previous master plan approval included a large 60-room, three story lodge structure, the revised concept is to provide smaller scaled structures that are more consistent with the existing neighborhood and historical ranch character.

The clubhouse architecture is low profile, with strong ties to regional archetypes. The bulk and scale of the lodge replicates the style and elegance of a cluster of ranch buildings. Indigenous

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building materials ranging from stone, timbers, cedar shingles and log accents are contemplated. Subdued colors of the native landscape complete the effect.

Shaping and sculpturing of surrounding earth forms, in addition to strategically located landscape development, will reduce the visual impact. The low bulk and scale of the structure, in concert with the open space landscape development and fairways, provide a park-like resort setting.

Recreation

With this Master Plan Amendment, no golf fairways need to be realigned to allow for development. The owners are contemplating relocation of the first fairway to create a new experience at the course as well as introduce an additional water element into the play of the hole. Approval of this realignment is requested with implementation to occur at the owner's option. The driving range location is also proposed to be adjusted. With the advent of new club-making technology, the driving range at JHGTC is in need of extension. This proposal will extend the driving range 330 yards. In addition, Robert Trent Jones II, Inc. is under contract to complete a master golf course improvement plan. With this information, course improvements can be prioritized and phased. The first phase consists of a two-million-dollar investment in 2002 course upgrades, most likely to start with the irrigation system.

Four new tennis courts and approximately 39 parking spaces are proposed for constriction at the west side of the clubhouse. In addition, an expanded parking lot is planned east of the clubhouse.

This parking lot is located in what is thought to be an elk migration corridor. It will be designed, per Wyoming Game and Fish Department recommendations, to accommodate the continued movement through the area. See Exhibit Showing Preliminary Parking Lot Details in the Appendix of this packet. These new parking lots will handle the parking requirements for the courts, social guests, and local and visitor golf guests. Landscape improvements will screen the courts, clubhouse, and parking from view from Spring Gulch Road.

Redevelopment is planned for the JHGTC clubhouse facility. These improvements include the construction of a 25,000 square foot (maximum) structure to house a 1,200 square foot Pro Shop, office and other support spaces, 2,500 square foot banquet room, a 1,400 square foot grill to seat up to 66 people, new fitness room, and members' lockers. These areas are provided as approximations of program elements, with finalized building areas to be determined at the time of development permit approval. A conceptual building layout and sketch are shown on Map 8 in the Appendix of this packet.

The final recreation element is the internal trail network and open space system. The Proposed Master Site Plan includes an extensive pathway system to encourage walking from the cabin clusters and horse sites to the clubhouse, or for simply taking a stroll "through the park." This park-like walking environment is illustrated in the Master Plan. The system along with other routes will serve as a cross-country ski course during the winter months and be connected to the proposed County Pathway System, paralleling Spring Gulch Road.

The Cabins

The concept, as shown on Maps 5 and 7a in the Appendix of this packet, is to cluster cabin units around several central open spaces offering view corridors toward the mountains and golf course.

Significant new landscaping will be installed on the street side to enhance the sense of "a cabin in the woods" and blend the neighborhood with the natural surroundings. A fundamental objective of this layout is to preserve the existing small-scale rural character, while creating desirable quaint accommodation units.

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Each cabin will have a maximum of 2,000 square feet of aboveground habitable space. An allowance of 600 square feet is proposed for garages. The intent is to construct one car garages, with additional storage area for large “toys” including bikes and kayaks to be available in the extended rear area of the garage or in an optional basement area. The 600 square foot garage allowance will provide flexibility in the event more exterior storage is desired. The individual units contain two to three bedrooms and two baths. There are 40 proposed cabin units accommodating 86-129 guestrooms. The proposed cabins are smaller in size and scale than other residential structures in the vicinity. Designed intentionally for a low-slung ranch character, the structures will not exceed 24 feet in height, excluding chimneys. The architecture will incorporate indigenous building materials and detailing reminiscent of the regional style. Natural stone fireplaces, timber and log details, and cedar shake are anticipated as building materials. Architectural guidelines included in this document will govern the design and planning process.

The Single Family Homesites

Forty-three single-family homesites are proposed in a manner consistent with existing neighborhoods. Lots are one acre or greater in size, which exceeds lot sizes in surrounding neighborhoods of Jackson Hole Golf and Tennis Club Estates 2nd and 3rd Filings. The proposed 43 lots are significantly smaller than those lots in the Fairways Estates at Jackson Hole, however, the concept of this project is to cluster single-family homesites within the land mass surrounded by golf fairways, rather than spread over an entire site.

All single-family homesites will have building envelopes to control views and establish setbacks. (Refer to Maps 6A and 6B in the Appendix of this packet.) The envelopes for proposed lots 42 and 43, which are located in an area vegetated by trees and shrubs, are very restrictive, and sensitively located out of meaningful wildlife forage areas. The envelopes were designed based on a site-specific study performed on June 11, 2002 to augment the original field work done earlier in the spring of 2002 for the Environmental Analysis dated May 8, 2002, which is included in the Appendix of the packet.

Most sites orient toward views of the mountains and the golf course to ensure the residents enjoy the natural attributes of the area. Accessory units will be allowed pursuant to the criteria in the LDRs.

Home occupations will be permitted in a manner consistent with county regulations. Home occupations can help alleviate traffic congestion by use of phone, fax and e-mail communications.

Affordable and Employee Housing

These elements are included in the Plaster Plan - on site. Please refer to the Housing Requirements Section for more detail.

Golf Maintenance/ Employee Housing Site

The Golf Maintenance/ Employee Housing Site is located in the Planned Resort Zone within the JHGTC Resort Master Plan boundaries, along Spring Gulch Road, south of the Club Clubhouse, Tennis and Pool facilities and is graphically depicted on Sheet M-1 of the Appendices hereto. The site contains three separate accesses from Spring Gulch Road. The eastern access serves an existing Golf Maintenance Building and Equipment Yard where employee parking, equipment storage and construction staging have historically occurred. The western access serves an existing Employee Housing Dormitory parking lot. The central access serves an existing Manager's Residence. A secondary access point for maintenance operations exists on the bank of the North Channel of the Gros Ventre River, on the southern portion of the subject property. A golf course cart path meanders along this southern portion of the area as well.

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This 2019 amendment to the 2002 PUD Amendment approval gives the flexibility to utilize maintenance facilities, administration buildings and/or employee housing located within this site for Jackson Hole Golf and Tennis Employees. This 2019 amendment also allows flexibility to allow for the combination or division of the currently entitled maintenance and administration square footage into one or multiple structures and/or add a second story to accommodate employee housing. Specifically, the approval allows for a maximum of 11,000 s.f. of qualified employee housing that can be in one or more buildings of two stories.

The 2020 approval also allows for the use of seasonal employee RV units on the site. The units will require hookups and specifically designed sites. The approval allowed for six (6) sites to be used at this time. The sites must be located within the Golf Maintenance/Employee Housing Site.

Infrastructure

This amendment to the 1998 Master Plan approval eliminates the proposed relocation of Spring Gulch Road to the southern side of the 9th fairway, further reducing impacts to the NRO. In addition, several infrastructure and utility service upgrades including connection to the Town of Jackson Wastewater Treatment Plant are discussed in the capital improvement element. The existing sewer treatment plant site will be maintained as an overflow storage facility and will be included in a separate utility lot. Concept engineering plans are provided as Maps 9A and B in the Appendix of this packet.

Exaction Parcel (Public/ Semi-public Dedications)

Two lots, both located south of the Spring Gulch Road, are proposed for dedication to the County. A 3.12-acre lot in the southwest corner of the development is proposed for use as a trailhead, park, wildlife habitat mitigation area, or for other uses determined by the County. A 0.9-acre lot in the southeast corner of the development is proposed as a fire station site. Please refer to the Exaction Requirements Section for more detail.

DIMENSIONAL LIMITATION PLAN

The dimensional limitation plan is intended to control the physical characteristics of the proposed development. For JHGTC, this plan shall include Minimum OSR/LSR, Maximum APO's, heights, and square footage restrictions imposed on each development type.

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Development Type	Minimum OSR/LSR (1)	Maximum FAR (2)	Maximum APO's (3)	Max. Meeting Space (sf)	Min. Lot Size	Height Limitations	Minimum Street Yard	Minimum Side Yard	Minimum Rear Yard	Channel Setback (8)
Resort Lodging										
Clubhouse	N/A		N/A	4000	N/A	34 ft. (6)	N/A	N/A	N/A	(5)
Cabins (4)	N/A		240	N/A	N/A	24 ft.	20 ft.	10 ft.	10 ft.	(5)
Residential Lots										
Employee and Affordable Housing	0.25		N/A	N/A	N/A	24 ft.	(5)			<u>15 ft.</u>
Single-Family (Market) Lots	0.59	0.14	N/A	N/A	1.00 ac	18 ft.	25 ft.	20 ft.	25 ft.	N/A
Additional Uses										
<u>Utility (7) and Wastewater Treatment</u>	<u>0.4</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(5)</u>	<u>(5)</u>			<u>15 ft.</u>
<u>Maintenance/ Admin/ Employee Housing</u>	<u>0.25</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>24 ft.</u>	<u>(5)</u>			<u>15 ft.</u>
<u>Building Exaction</u>										
<u>Voluntary Employee Housing</u>	<u>0.25</u>	<u>±</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>24 ft.</u>	<u>(5)</u>			<u>15 ft.</u>
			<u>.041</u>							

(1) Min. OSR/LSR or Open Space Ratio/Landscape Surface Area Ratio reflects the required open space or landscaped area for each lot and is calculated by multiplying the ratio by the base site area of the lot.

(2) Max. FAR or Floor Area Ratio is calculated by dividing the sum of the gross floor areas of all buildings, excluding basements, by the base site area of the lot.

(3) APO determines the capacity for guest accommodations and pertains only to short-term rental of these units. It is the average number of people housed in short-term rentals at peak occupancy.

(4) Yard setbacks to apply only to the perimeter of each cabin cluster.

(5) To be determined at a physical development permit level for each of these development types.

(6) The clubhouse height limitation is 34' measured per Teton County Land Development Regulations (Article VIII, Division 8300) EXCEPT for those portions of the lower level of the building that will daylight because of a walk out design; said portions of the building shall not exceed 25% of the total building foundation perimeter. See Exhibit Showing Proposed Clubhouse Elevation Illustrating Walkout Condition in the Appendix of this packet.

(7) Utility services includes, but are not limited to: Potable water, Sanitary sewer, Electrical connections.

(8) The North Channel of the Gros Ventre River flows along the southern boundary of the Golf Maintenance/Employee Housing Site. In accordance with prior approvals under the PUD Resort Master Plan the presumption has been that this watercourse carries a 15-foot setback from the top of bank as shown on the PUD Amendment - Golf Maintenance/Employee Housing Site Plan (Appendix E).

Setbacks identified in this table follow prior County approvals and proposes that continued adherence to this 15-foot setback for uses identified here be acknowledged as well. Construction disturbances shall not encroach in this buffer.

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Development Calculations by GM/EH Use			
	2002 Master Plan Allowance	Existing	Remaining Allowance
Existing Uses per 2002 PUD Amendment			
Maintenance:			
Number of programmed units	2 (see note*)	1 (see note*)	1 (see note*)
Floor area habitable structures or FAR	not specified	0 sq.ft.	8,000 sq.ft.
Floor area non-habitable structures	13,256 sq.ft.	5,256 sq.ft.	8,000 sq.ft.
Total floor area all structures	13,256 sq.ft.	5,256 sq.ft.	8,000 sq.ft.
Site Development (see note**)	205,821 sq.ft. or 4.725 acres	36,847 sq.ft.	
Landscape Surface/Open Space (see note**)	68,607 sq.ft. required (0.25)		
Administrative:			
Number of programmed units	1 (see note*)	0 (see note*)	1 (see note*)
Floor area habitable structures or FAR	3,000 sq.ft.	0 sq.ft.	3,000 sq.ft.
Floor area non-habitable structures	not specified	0 sq.ft.	not specified
Total floor area all structures	3,000 sq.ft.	0 sq.ft.	3,000 sq.ft.
Site Development (see note**)	205,821 sq.ft. or 4.725 acres	0 sq.ft.	
Landscape Surface/Open Space Required (see note**)	68,607 sq.ft. (0.25 of total site area)		
Employee Housing (required):			
Number of programmed units	3 (see note*)	1 (see note*)	N/A (see note*)
Floor area habitable structures or FAR	7,500 sq.ft.	4,978 sq.ft.	2,522 sq.ft.
Floor area non-habitable structures	not specified	312 sq.ft.	not specified
Total floor area all structures	7,500 sq.ft.	5,290 sq.ft.	2,522 sq.ft.
Site Development (see note**)	205,821 sq.ft. or 4.725 acres	60,907 sq.ft.	
Landscape Surface/Open Space Required (see note**)	68,607 sq.ft. (0.25 of total site area)		
	2018 Master Plan Proposal	Existing	Remaining Allowance
Proposed Uses per 2020 PUD Amendment			
Voluntary Employee Housing:			
Number of programmed units	not specified	0	not specified
Floor area habitable structures or FAR	11,000 sq.ft. max.	0 sq.ft.	11,000 sq.ft. max.
Floor area non-habitable structures	not specified	0 sq.ft.	not specified
Total floor area all structures	11,000 sq.ft. max.	0 sq.ft.	11,000 sq.ft. max.
Site Development (see note**)	205,821 sq.ft. or 4.725 acres	0 sq.ft.	
Landscape Surface/Open Space (see note**)	68,607 sq.ft. required (0.25)		

Note*: Eight (8) Building Footprints are depicted on the Master Site Plan Overview in the previously approved 2002 JHGTC PUD Master Plan. To date habitable structures include an Existing Manager's Residence (3,216 sf.) and an Existing Employee Housing Dormitory (4,978 sf.); Non-habitable structures on-site include Existing Golf Maintenance Buildings (5,256 sf.) and a storage facility (312 sq.ft.) for Employees in the Dormitory; A Future Administration Building (Allowed 3,000 sf.) and Future Additional Golf Maintenance Building (Allowed 8,000 sf.) were anticipated in 2002 but have not yet been designed or constructed.

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Note:** Site Development figures are based from the 6.3-acre boundary shown on attached Sheet L-2 of the Jackson Hole Golf & Tennis Club (JHGTC) Master Plan Amendment (PUD2019-002) and previously approved Landscape Surface and Open Space requirements from the 2002 JHGTC Master Plan Amendment. Please reference the Dimensional Limitations and Use Program Table (Sheet L-2) for Landscape Surface Requirements and Open Space Requirements (LSR/OSR) identified for Maintenance, Administration and Employee Housing Uses. The 2002 Master Plan Allowance for Site Development shown above is the inverse of area required (0.25) for LSR/OSR as outlined in the Dimensional Limitation and Use Program Table.

Employee Housing Units Note: Utilizing the threshold for Housing Mitigation Fees for Single Family Dwelling Units (before 1995), 2,500 sf. has been identified as the development area per 3-bedroom, affordable single-family dwelling unit. With three (3) units identified as allowable, 7,500 sf. has been identified as the total floor area for the Employee Housing Use. An Employee Housing Dormitory was developed in 2006 utilizing 4,978 sf. of the required 7,500 sf. Upon construction of this Dormitory the Employee Housing Mitigation requirement was deemed to be fulfilled. Voluntary Employee housing above and beyond those requirements outlined in the 2002 Resort Master Plan shall not be restricted by maximum floor areas, but instead be evaluated and assessed on a per project basis.

LAND USE SUMMARY

The concept for the development at JHGTC is centered around disbursement of residential units on existing developed land within the JHGTC golf course at a bulk and scale that will replicate the existing surrounding residential development. The breakdown of acreage per land use is:

Gross PUD Calculation	
Land Use Category	Acreage
Existing Gross Area	451.38
Existing Subdivisions (includes Sagebrush Drive Easements)	-100.44
Spring Gulch Road Easement	-9.27
 JHGTC Development	
Clubhouse	-6.11
Front Nine	-64.28
Back Nine	-74.14
Driving Range	-8.75
Sewage Treatment Plant	-0.50
Maintenance Area	-1.50
Net Balance of Undeveloped Lands	186.39ac

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Proposed Development		Acreage
Land Use Category		
Previous Net Undeveloped Lands		186.39
Resort Expansion		
Clubhouse and Associated Facilities		-0.50
Cabins		-12.72
Single-Family Lots		-47.60
Affordable Housing		-1.64
Lot		
Access Road		-6.82
Additional Elements		
Exaction and		-3.12
Public/Semi-public		
Dedication		
Sewage Treatment		-0.90
Plant Expansion		
Maintenance Site		-0.50
and Employee		
Housing		
Convenience Node		-0.51
Net Balance of Undeveloped Lands After Proposed Development		112.08ac

As shown, the resort development is extremely low-density with respect to the ratio of developed/undeveloped land. In addition, this amendment represents a large reduction from previously proposed commercial lodging square footage, from 160,000 square feet lodge structure to 40 cabins that are each a maximum of 2,000 square feet above ground. The chart above uses site area instead of building footprint for the calculation of developed lands. A more precise footprint and calculation will be required to meet the requirements of the dimensional limitation schedule.

HOUSING REQUIREMENTS

In Jackson and other places uniquely blessed with extraordinary beauty, the demand for housing has priced out of the market the very residents who create the social fabric of the community. To address the upward spiraling housing costs in the community, the Teton County Land Development Regulations require both employee housing and affordable housing for resort and residential developments. Development existing prior to the adoption of the employee housing regulations within the Teton County Land Development Regulations is exempt from the requirements. Proposed development and redevelopment have been used to calculate required employee housing.

EMPLOYEE HOUSING

The JHGTC has a history of providing housing for many of its employees. Jackson Hole Golf and Tennis Club, Inc. and VRDC recognize the value of providing comfortable quarters for their employees, as well as recreational activities and transit opportunities that entice them to return year after year.

Required Employee Housing

Based on the current proposal, the requirements for employee housing at the proposed Jackson Hole Golf and Tennis Club resort are:

1. The Cabins - Employee Housing Requirements

The cabins will not add to the employee housing requirement. As the cabins are available for short-term rental and are considered a commercial lodging component, they might contribute to the

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employee housing requirement. However, each cabin will be owned as a fee-simple unit and may be used as a long-term residence. Therefore, the cabins will figure into the project affordable housing requirement, and as a result, in accord with Count policy, will not also be a factor in calculating the employee housing requirement.

2. Expansion of Existing Clubhouse Facility

Proposed expansions to the existing clubhouse will result in an employee housing requirement. The requirement is calculated based on square footage of use (LDR Table 49640.A). Only new square footage enters into the employee housing requirement calculation, which is approximated as follows:

Land Use	Requirement	Proposed SF- Original SF	# Required
Retail and Office	0.42/1000 sf	-165 SF	0
Restaurant	1.01/1000 sf	+1617	1.63
Lockers and Event Room	.15/1000sf	+4948	0.75
Total Required			2.38

Without the credit, based on current approximations of square footage of each proposed element, the following would be the requirement for the new clubhouse facilities:

Land Use	Requirement	Clubhouse	# Required
Retail	0.42/ 1000sf	1,200sf	0.504
Restaurant	1.01/1000sf	6,975sf	7.045
Service	0.15/1000sf	5,850sf (fitness)	0.8775
Service	0.15/1000sf	2,500sf (events)	0.375
Office	0.30/1000sf	200sf	0.006
Total Required			8.808

Employee Housing Mitigation Plan

A townhouse-style development of three 3-bedroom employee housing units offering accommodations for up to 9 employees is proposed on-site in the vicinity of an existing employee housing unit and golf maintenance building. Apartments, Dormitories, Modular Units, Duplexes & Triplexes and accommodations for recreational vehicles or similar vehicles are sufficient. Architectural and Engineering development strategies for Employee Housing Mitigation. Employee Housing, except accommodations for recreational vehicles, would be available on a long- term rental basis with first priority given to employees of JHGTC. Accommodations for recreational vehicles would be available for seasonal employees of JHGTC. The location of Employee Housing development shall be focused in the 6.3-acre Golf Maintenance/Employee Housing Site as identified on Master Plan Amendment Sheet L-2. Mitigation proposal(s) of this nature satisfy future Employee Housing requirements as calculated without using the existing square footage credit.

While this location is somewhat removed from the services available in Town, the convenience of daily access to employment 200 feet away outweighs the trips required to Town.

Voluntary Employee Housing Plan

Calculations for employee housing requirements and Voluntary Employee Housing allowances have been provided in the Development Calculations by GM/EH Use Table [page 22]. Further calculations for proposed employee housing shall be presented with Physical Development Permits for any new employee housing development. Apartments, Dormitories, Modular Units, Duplexes & Triples and accommodations for recreational vehicles or similar vehicles are sufficient Architectural and Engineering development strategies for Employee Housing Mitigation. Employee Housing, except accommodations for recreational vehicles, would be available on a long-term rental basis with first priority given to employees of JHGTC. Accommodations for recreational vehicles would be available for seasonal employees of JHGTC. The location of Employee Housing development shall be focused in the 6.3-acre Golf Maintenance/Employee Housing Site as identified on Master Plan Amendment 2020 Sheet M-1.

AFFORDABLE HOUSING

This amendment to the Master Plan for PUD Resort application includes a request to change property within the PUD boundaries from Rural to Resort PUD. If approved, 43 single-family lots will be located within the PUD.

In addition to 43 single-family lots, 40 cabin residences will provide both short- and long-term accommodations.

These two development types provide the basis for the affordable housing calculation. The county requires that at least 15% of the total number of occupants of a development be in affordable housing and assumes that homes with 3 and 4 bedrooms will have 3 and 4 occupants respectively. The calculation presented below assumes four occupants per residence on a single-family lot and three occupants per cabin. The calculation does not attempt to make the argument that these properties will most likely be occupied, for the most part, by two people, that many of the single family lots will have only 3-bedroom homes and that some of the cabins may contain only 2-bedrooms.

Based on the current LDR's, and assuming build out at the maximum proposed number of lots and cabins, the following affordable housing requirements will be imposed on this development:

Calculation of Projected Number of Occupants and Market Units:

Unit Types	Assumed # of Occupants/Units	# Units Proposed	Total # Occupants
4-Bedroom	4.0	43	172
3-Bedroom	3.0	40	120
			Total=292

As 15% of the total number of occupants projected for a development are required to be in affordable housing, the total number of market unit occupants represents 85% of the projected total number of occupants of the development. The total number of occupants then, is calculated as follows:

292 Total # Market Unit Occupants=343.53 Total Occupants
0.85

And the number of occupants for whom affordable housing must be provided is calculated as

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follows:

$$343.53 \times 0.15 = 51.53 \text{ occupants}$$

Assuming the affordable units will each contain 2-bedrooms, (actual unit types and numbers will be determined at Final Development Plan) the number of units required to house the 51.53 occupants is calculated by using Table 49440A of the Land Development Regulations which assigns 2.25 occupants to a 2-bedroom residence. The calculation is as follows:

$$\begin{aligned} 51.53 \text{ occupants} &= 22.69 \text{ Units} \\ 2.25 \text{ occupants/residence} & \end{aligned}$$

22, 2-bedroom town home units, each containing approximately 1200 SF are proposed all to be developed on-site. The fraction of a unit not accounted for is proposed for satisfaction by payment of a fee-in-lieu.

Preliminary details of the affordable housing site are shown on Map 5 in the appendix of this packet.

Illustrative sketches showing a preliminary floor plan and building elevations are found in the Special Exhibits Section of the Appendix of this packet.

In order to mitigate impacts on wildlife on lands adjoining the site at the time of platting of the affordable housing lot a Declaration of Restrictions will be recorded which will include language prohibiting dogs.

EXACTION REQUIREMENTS

The Teton County Land Development Regulations require a mandatory dedication of land for parks, playgrounds, schools, and other public purposes for all divisions of land to serve the area in which the development is located.

The amount of land to be dedicated is 0.03 acres per housing unit or lot, including affordable housing.

Based on 43 single-family market lots, 40 cabins, and 22 affordable housing units the required dedication is currently calculated as follows:

$$43 + 22 + 40 = 105 \text{ Total Units}$$

$$105 \text{ Total Units} \times 0.03 \text{ acres/unit} = 3.15 \text{ acres required}$$

As shown on Maps 5, 6A, and 6B in the Appendix of this packet, 2 lots comprising a total of 4.02 acres (0.87 acres in excess of the requirement) are proposed as Exaction Lots. A 3.12-acre lot in the southwest corner of the development is proposed for recreational uses such as a park, pathway, trail head, parking area for river access, a wildlife habitat enhancement area, or for other uses as determined by the County. The configuration of this parcel and the total acreage may be varied in the Final Development Plan to accommodate uses desired by the County. A 0.90-acre lot in the southeast corner of the project is proposed as a fire station site to be developed by the County.

A possible development scenario for the fire station site is shown on Map 5 in the Appendix of this packet. The final site design will be determined by the County.

Further, based on requests by the Teton County Engineer and the Road ad Levee supervisor, Jackson Hole Golf and Tennis Club, Inc. has agreed to grant an additional right-of-way for Spring Gulch

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County Road, and a public access easement for Gros Ventre River and BCM lands from the 3.12 acre exaction lot. Their additional grants impact approximately 3 and 7 acres, respectively.

DESIGN GUIDELINES

The purpose of these design guidelines is to provide a clear vision of the physical and visual character of the proposed JHGTC Resort. The goal of the applicant and owner is to develop a resort centered around improved golf facilities that coexists in harmony with the surrounding residential community. These guidelines will help to create a resort that is comparable in bulk and scale to surrounding land uses, sensitive to the natural and cultural resources of the region, and that has an identifiable image associated with Jackson Hole. These guidelines will govern the design and construction activities of professionals involved with the final resort plan and development.

Jackson Hole Golf and Tennis Club will be developed to serve a unique clientele during the winter, summer, and shoulder seasons. The center of the resort's activity spectrum will revolve around the 18-hole championship golf course. This will give the resort a distinct flavor with respect to the heritage and culture of the game of golf. In addition, it is the intent of the JHGTC to develop access to recreation opportunities indigenous to the valley. Even the architectural style was developed in response to the environment and available materials creating a simple collection of forms with a distinct identifiable character.

These guidelines will provide direction for sensitive and responsible site planning, native planting design that responds to the specific requirements of the site, and a distinct architectural character that is both unique and contextual. Planning, landscape design, and architecture are treated as creative art forms meant to be as much an attitude and philosophy than as a mandate of fixed and hard rules or directives.

A. SITE PLANNING

Successful site planning is the result of good design and land planning to integrate the built environment into the natural setting of a development. The key to successful site planning is to make sure that proposed structures and associated facilities don't impact or destroy the very resources that made the site worth selecting for development in the first place. To accomplish this, each site's resources must be identified and taken into consideration in the planning and design process.

Each development/ site requires a site inventory and assessment map identifying its opportunities and constraints. Information on existing topography and all physiographic resources has been gathered and is shown on separate maps accompanying this application packet. The assessment, at minimum, has and will continue to take into consideration the following existing resources:

- Slope
- Soils
- Existing Vegetation
- Groundwater
- Aquatic Resources
- Wildlife
- Solar exposure
- Prevailing winds
- Viewsheds

This inventory is being used to refine the parameters that will be used to finalize the development plan. Within these parameters, there is room for originality and creativity in the design and development of individual structures and their associated environments.

1. SITING/ORIENTATION

Siting of individual buildings can play an important role in the overall visual impact of the resort development on the neighborhood and existing natural resources. It is imperative that all siting of proposed structures take into careful consideration existing wildlife, fauna, and drainage patterns. The following guidelines shall help determine individual location and orientation:

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- To the greatest extent possible, buildings shall be oriented to provide protection and privacy from public areas, drop-offs, and parking lots.
- Buildings shall be located to minimize negative impacts on existing wildlife resources and the vegetative communities that support their habitats.
- Buildings shall be sited a safe distance from protected aquatic resources as defined by the Preliminary Wetland Delineation report. All development shall remain outside of proposed setbacks.
- Siting and orientation of buildings shall be designed to minimize visual impacts to existing residential developments and County rights-of way.
- Building location and orientation shall take full advantage of the region's majestic beauty, viewsheds, and visual resources.
- To the greatest extent possible, siting and orientation shall maximize solar exposure to entries, pedestrian use areas, and vehicular drop-off areas

It is imperative that all buildings and facilities be sited and oriented in relationship to the common open space, and pedestrian pathway system. All sites should provide a sense of privacy and seclusion.

2. ACCESS/ROADS

No re-location of Spring Gulch Road is proposed with this Master Plan Amendment. Direct access to all but a few of the proposed residential lots, and a portion of the cabin clusters shall be from a single point of entry off Spring Gulch Road. The remaining cabins, clubhouse, Strutting Grouse restaurant, and all parking and service areas are accessed directly from Spring Gulch Road. All roads except Spring Gulch Road will be private according to County definition. The project roads shall be designed under the following guidelines:

- Road alignments and grades shall follow existing site topography and lie lightly on the land.
- Main access roads shall be a maximum of 22 feet wide for two-way traffic and a maximum of 11 feet wide for single- lane traffic.
- To maintain a small rural scale, access drives within the cabin neighborhood shall be the minimum allowed by Fire codes, and Teton County Land Development Regulations. (For the Cabin area detail see Map 7a in the Appendix of this packet.)
- Alignments shall be curvilinear and winding to produce a park-like experience.
- Surfacing materials and colors shall be consistent with the overall design theme.
- All road grades shall minimize cut and fill and be kept to a maximum of 8-percent slope.

3. PATHWAYS/WALKS

The applicant and owner consider pathways essential to the planning of the development. The master site plan includes a pedestrian circulation system for residents and guests. This system is comprised of a series of walks, seating areas, trails, and bike paths separate from the golf car path. It will play an integral part in creating pedestrian connections between the single-family homesites, cabins, the clubhouse, tennis facilities, and the golf course. In addition, the pathway system would interconnect with the County's pathway corridor along Spring Gulch Road. The paths could also be utilized as a cross-country ski trail in the winter months. The following guidelines shall be used for the development of the pedestrian circulation system:

General:

- All walkways, paths, and trails shall be handicapped accessible to the fullest extent possible. Where site conditions make accessibility impossible, an alternate route shall be provided.
- Walkways shall be surfaced with indigenous materials consistent with the overall design theme.
- Wherever possible, paths shall be located and aligned to take full advantage of the scenic resources and grandeur of the site.
- Walkways shall meander to provide a park-like atmosphere. In addition, they shall provide a variety

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of environmental experiences to the pedestrian.

- All paths shall be located a safe distance from golf fairways, tees, greens, and the practice range
- Curb drops shall be located in the center of road crossings and shall be a natural extension of the walk.
- Paths will avoid proximity to private areas of the residences.

a) Walkways

Walkways provide the transition zone from exterior to interior spaces. For the purpose of this plan, Walkways will be defined as

- Minimum widths for walkways are as follows:
 1. Clubhouse: 8'
 2. Cabin Clusters: 4'
- Surfacing materials shall be indigenous stone, concrete pavers, colored or scored concrete, arid/or exposed aggregate concrete.
- All walkways shall be laid out in a manner to facilitate snow removal.
- All walkways shall be graded to a maximum of 5-percent slope and a minimum 0.05-percent slope.
- All buildings shall have a safe and continuous pedestrian walkway system servicing adjacent streets and parking areas.

b) Pathways/Trails

Pedestrian trails provide the connection between the single-family homesites, cabin clusters, tennis courts, clubhouse facility, and golf holes. The following guidelines shall control the development of these paths:

- All paths shall leave a minimum width of 30 inches.
- Adequate signage and low levels of lighting shall be provided for easy and safe passage from individual use areas.
- Surfacing materials shall provide a safe walking surface and shall consist of compacted soft surface materials.
- Maximum slope for all pathways is 8 percent, with a minimum slope of 0.05 percent.

4. GRADING (SLOPES, RETAINING WALLS)

Some site grading will be used in order to soften the impact of the clubhouse and cabin clusters to neighboring residential communities. Natural looking landscape mounds may be used to visually screen the buildings and reduce the overall perceived height. The natural valley landform is fairly flat with gentle contours. Berms will emulate natural contours rather than appearing as buried Volkswagens. The use of landforms as a design element will not only aid in screening the development from off-site users but will also incorporate the structures into the golf course setting.

In addition to simple contouring of slopes, it will be necessary to develop several retaining walls for privacy as well as changes in grade. These walls will be an integral part of the architectural theme and context of the resort.

The following general guidelines will direct the site grading at the Jackson Hole Golf and Tennis Club Resort:

- There shall be a smooth transition between all grade changes.
- Cut or fill slopes in excess of 2:1 and eight feet in height shall employ retaining walls to reduce impacts of grading.
- Cut and fill shall be kept to a minimum and balanced on-site.
- Retaining walls shall be an integrated part of the building structure, mound(s) and design theme of the resort. All walls shall be constructed of materials that visually match the color and design of

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- architectural elements.
- Retaining walls shall not exceed eight feet in height before tiers are introduced.
- All grading shall be contained within the site boundaries.

B. LANDSCAPE DESIGN

The primary goal of the landscape design at JHGTC Resort is to provide an aesthetically pleasing, park-like atmosphere for resort visitors and adjacent residential neighbors that responds to the character of Jackson Hole. Important to this concept are the use of native plant materials and an effort to blend the proposed planting with the existing landscape. Typical landscape archetypes include cottonwood and willow groupings along streams, irrigation ditches, sagebrush flats, aspen grooves, stone outcroppings, and spruce stands.

In addition to the native planting palette, it is necessary to integrate the resort landscape with the golf course. The JHGTC course is a unique synergy of man, his environment, and sport. From the well-manicured greens and hazards, to the pristine fairways, and hazardous roughs, the golf course is a special environment on which to play the game of golf. A resort developed within a golf course should take on the character of the course while respecting the natural environment of its surroundings. A distinct goal of the JHGTC Resort will be to integrate the magnificence and grandeur of the Teton Range with the subdued elegance of the course.

All proposed development within the JHGTC Resort will comply with the Teton County Land Development Regulations and meet or exceed all plant unit standards.

Design elements included within these regulations are:

1. Landscaping
2. Signage
3. Lighting
4. Site Furnishings

1. LANDSCAPING

The landscaping at the JHGTC Resort will strive to integrate the proposed development with the existing golf course, adjacent subdivision, and the larger Jackson Hole regional landscape. In order to accomplish this, the following guidelines will direct the landscape plan:

- The resort landscape shall be developed to ensure integration between the recreational and residential use of the resort with the greater regional environment and character of the Teton Valley.
- Landscaping shall emphasize indigenous species, but also will use non-native species to minimize attraction to wildlife.
- Proposed plantings shall be spaced and arranged in a natural manner reflecting native plant groupings of the surrounding ecosystems.
- Proposed development shall take every precaution to protect and enhance and/or expand wildlife habitats. Existing old growth trees and plantings shall be preserved when possible.
- The resort landscaping shall produce a park-like atmosphere for the resort guest and visitor. Trail, planting, and seating areas shall take advantage of views to the surrounding mountains. A variety of experiential spaces shall be provided from open vistas to the covered canopy of an aspen grove.
- Proposed structures shall be screened from off-site users at an amount determined by use area, which is further explained in the following sections.

Several use areas are defined on the master plan and require individual screening levels. The proposed level of screening is to help mitigate visual impacts to off-site users along Spring Gulch Road and residential owners in adjacent subdivisions. Proposed screening percentages are

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determined when plant materials are in full leaf. The following guidelines shall be a benchmark for screening performance:

- Golf Clubhouse — the clubhouse and associated facilities at the JHGTC resort shall be screened a minimum of sixty (60) percent from Spring Gulch Road. A minimum screen of forty (40) percent will be required from residential properties in adjacent subdivisions within a period of five years.
- Cabins — each cabin shall be screened a minimum of forty (40) percent of the outside building surface area from all off-site users within a period of five years.
- Employee Housing — the employee housing complex shall be screened from Spring Gulch Road at a minimum of sixty (60) percent of the outside building surface area within a period of five years.
- Maintenance Yard — the maintenance yard shall be screened from Spring Gulch Road at a minimum of seventy-five (75) percent of the outside building surface area within a period of five years.
- Sewage Treatment Plant — the existing treatment plant, which will serve as an overflow tank, shall be screened from the Spring Gulch Road ROW and all adjacent residential properties at a minimum of eighty (80) percent of the outside building surface area within a period of five years.

2. SIGNAGE

The purpose of the JHGTC signage program will be to help visitors safely and efficiently negotiate their way to all destination areas within the resort. In order to accomplish this, all signage will be direct, easy-to-read, and of limited size and lighting to accommodate the majority of users.

In addition, it is important that signage be designed to enhance the surrounding environment and update the overall resort image. To this end, proposed signage will be an integral part of the design theme for the resort. The design and quality of all materials, forms, and lighting will be updated to reflect the existing golf and tennis club facilities western regional split and be consistent in character with the proposed resort architecture. Future signage will be easily identifiable while being an integrated part of the site landscaping.

There are two categories of signage to be developed at the proposed JHGTC Resort. They are:

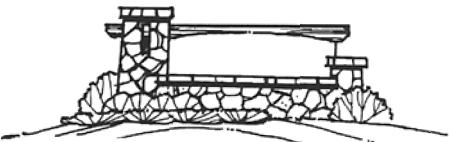
- Highway Signage
- Resort Signage

a) Highway Signage

The signage program for the JHGTC Resort will include a single highway sign located at the junction of Highways 26, 89, and 197 arid Sagebrush Drive. This sign will be in the same style and character of other signage for Grand Teton National Park destinations along this highway. It would be installed and manufactured under the guidelines for signage along this roadway segment as developed by the Park Service. The signage map illustrates the proposed sign locations.

b) Resort Signage

The JHGTC resort signage program will include all signs necessary to safely and efficiently direct guest and visitors through the resort. All signs will be installed during the phased development of the resort. In addition, the existing signage program for the golf and tennis will be upgraded to match the proposed signage character and style. All proposed signage will be in accordance with the Teton County Land Development Regulations.



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Sign types to be covered under the design guidelines are:

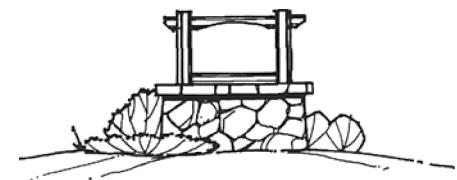
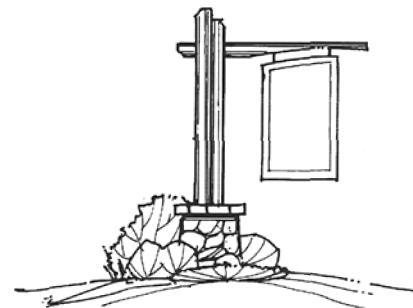
1. Golf and Tennis Club Identification — This sign may be located at the junction of Sagebrush Drive and Spring Gulch Road and is intended as a directional sign to the JHGTC complex.
2. Resort Identification — This sign may be located at the junction of Spring Gulch Road and the resort drive and will serve as a visual entry to the resort.
3. Building or Use Identification — A sign to identify a specific use, area, and/or building (maintenance, service, etc.)
4. Vehicular Directional — A sign designed to direct or restrict vehicular traffic.
5. Pedestrian Directional — A sign designed to direct or restrict pedestrian traffic.
6. Regulatory — A sign designed in accordance with laws to provide for the health, safety, and welfare.



The following general guidelines will direct the signage program at the JHGTC Resort:

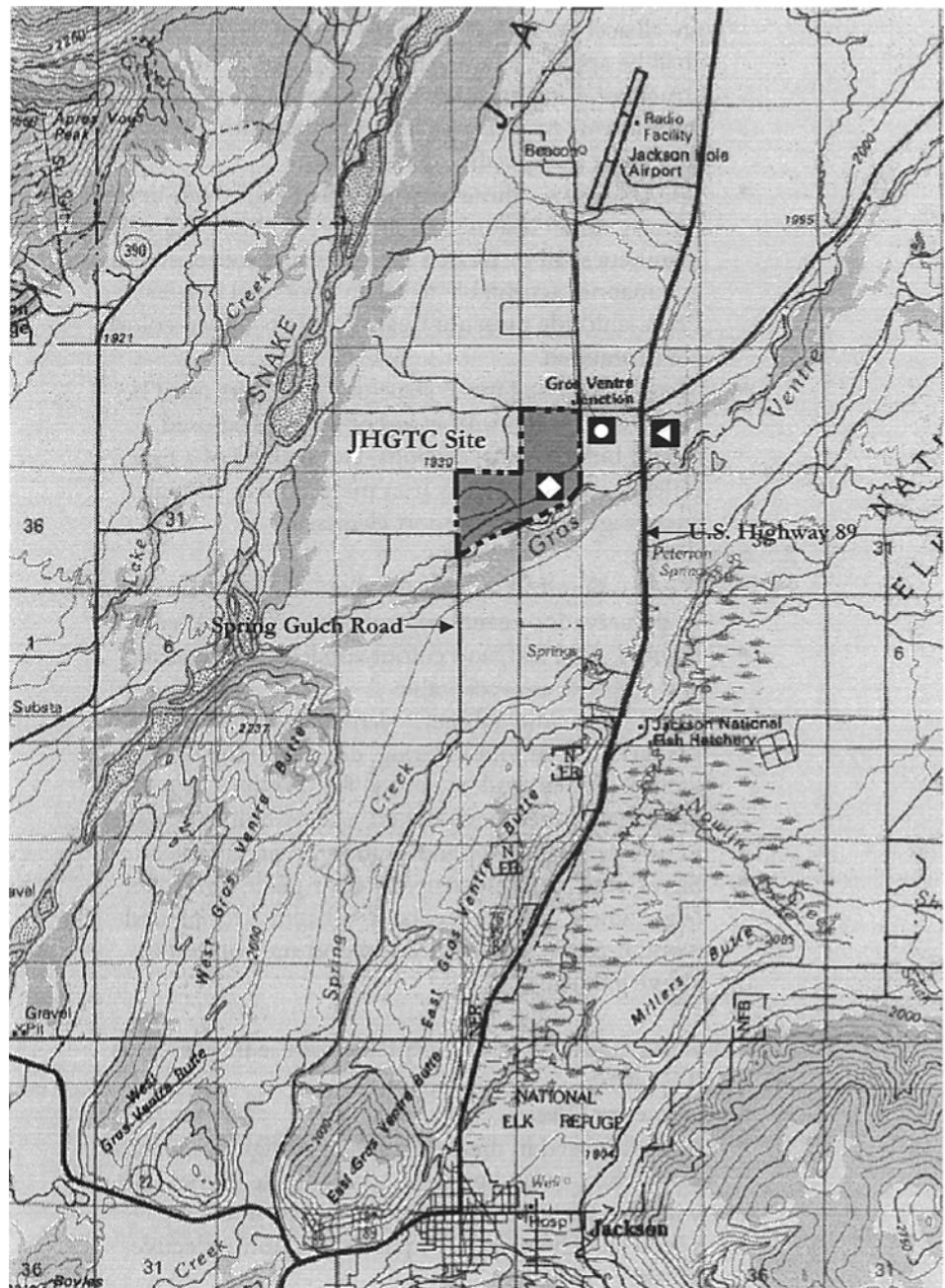
- All signage shall be simple, clear, and concise in delivery of its message.
- Signs shall be located wherever necessary to ensure safety to pedestrian and vehicular circulation.
- Signs shall be located in a logical and easy-to-follow manner. Signs will be limited to the amount necessary to provide clarity without undue visual clutter and confusion.
- Illumination of signs shall be in conformance with Section 49370 of the Teton County Land Development Regulations. All exterior luminaries shall be consistent with the architectural style and character of the resort development, and Section 3, Lighting.

The following palette of materials and colors is provided to help direct the design character of proposed signage at the JHGTC resort. The use of native materials and subdued colors will help integrate the signage with the neighboring residential communities while reducing overall visual impact.



Sign Concepts for JHGTC

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LEGEND

- @ Highway Signage
- JHGTC Identification
- Resort Identification

JHGTC Resort Master Plan

Proposed Identification Signage
Location Map

1. Sign Structure/Base

- Stone — All stone used for signage materials shall be indigenous rock quarried from local or regional extraction sites. Flagstone, ledgestone, and boulders are all acceptable forms for use in sign bases. Stone shall be applied to appear as a mortared or dry stack structural element rather than as a veneer. Monolithic monuments may also be incorporated into sign base if they meet the specific size regulations.
- Log/Timbers — these may be peeled log, rough-hewn posts, glu-lam beams, and or heavy timbers. All wood members shall be treated for water and rot resistance in a manner acceptable to retain structural integrity. Penta-chloride pressure-treated timbers (green color) are prohibited.
- Metal — Exposed metal structural members must be faced, or covered with wood or stone. Exposed straps, bolts, chains, eyebolts, etc., shall be of a non-reflective finish. Heavy iron metalwork is strongly encouraged as sign support elements.

2. Sign faces

- Wood — Sandblasted or carved wooden sign faces shall be preserved to retain original character and quality.
- Painted, gold leaf, and cutout applied vinyl lettering and graphics are acceptable.
- Metal — Ornamental metal elements shall be allowed for raised or cut out lettering, detailing, and/or sign lighting. They shall be natural finishes such as patina, oiled, hammered, acid-etched, and cast finishes such as powder coating or anodization are acceptable.
- Sign Foam — High-density exterior-grade sign foam (e.g. “Sintra”) is an acceptable substitute for natural wood if finished to resemble wood and within the above guidelines.

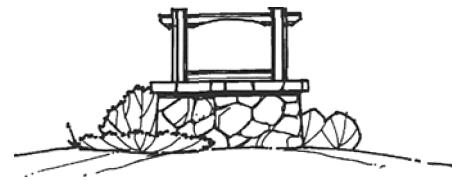
The following color palette is acceptable for use in signage at the JHGTC resort:

1. Sign Structure/Base

- Materials used in the construction of sign bases shall retain their natural properties or a shade of that color with exception of metal straps, hinges, bolts, etc. which shall be painted or patina to a non-reflective finish.
- All colors shall be consistent with the architectural color palette.

2. Sign faces

- Painted and or applied colors shall be of the local color palette and considered subdued or natural in appearance. Fluorescent colors are unacceptable.
- All colors shall be consistent with the architectural color palette.
- Colors utilized for lettering on sign faces shall be in contrast with the sign face material.



Building Sign

3. LIGHTING

For the purpose of this PUD Master Plan Amendment, lighting guidelines will focus on the type of lighting to be used and the quantity of light to be applied at specific use areas. Light is a vital part of vehicular and pedestrian circulation during the night hours and shall be included at such use areas as: parking, transit drop-off, service, pedestrian pathways, roads, and building entries. The intent of these guidelines is to provide the minimum amount of subdued lighting necessary to provide a safe and accessible resort complex.

General lighting guidelines are:

- Light fixtures shall be constructed of materials and colors consistent with the architectural character of the resort.
- Light fixtures shall be incorporated into architectural elements, sign bases, site walls, and adjacent structures whenever possible. Freestanding fixtures are discouraged except where located in transit zones and/or parking areas.
- Adequate lighting shall be provided at all parking and transit drop-off areas to ensure the safety of visitors and guests.
- Exterior lighting shall be subdued, downcast, and utilize a hidden light source.
- The light source shall be shielded and shall not be visible from adjacent dwellings, open spaces or roads.
- High-density flood lighting shall not be directed on building facades, architectural elements, or landscaping.
- Low-level landscape lighting is allowed where necessary to provide path and exterior space lighting.
- No internally lit signs shall be permitted.
- No neon lighting shall be permitted.

4. SITE FURNISHINGS

The site furnishings are an indispensable part of the resort and should reflect that quality, character, and style of the overall development. Furnishings include, but are not limited to:

- Benches
- Tables and chairs
- Trash and ash receptacles
- Bicycle racks
- Light fixtures
- Bollards

These general guidelines will direct the selection of site furnishings for the resort:

- All site furnishing shall be in conformance with ADA guidelines and shall provide for the health, safety, and welfare of the resort guest.
- Color, materials, and finishes shall be durable and consistent with the overall architectural character of the resort.
- Seating areas for guest and visitors shall be provided for rest at appropriate intervals along the pedestrian path system. These areas shall be sited a safe distance from the play of the course while taking advantage of the scenic qualities of the surrounding

landscape.

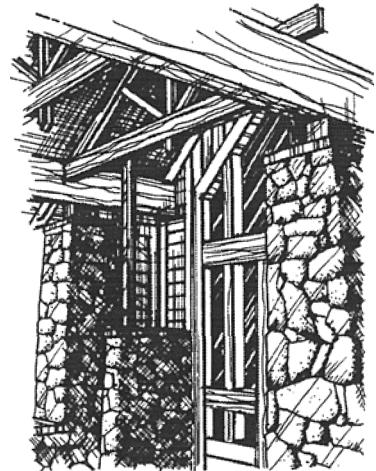
C. ARCHITECTURE

The intent of the architectural guidelines is to establish basic criteria derived from traditional western Regional building forms. These criteria have been established from the basic elements of architecture, site interaction, scale, form and massing, materials, detail, and color.

The following general guidelines will direct the architecture at JHGTC:

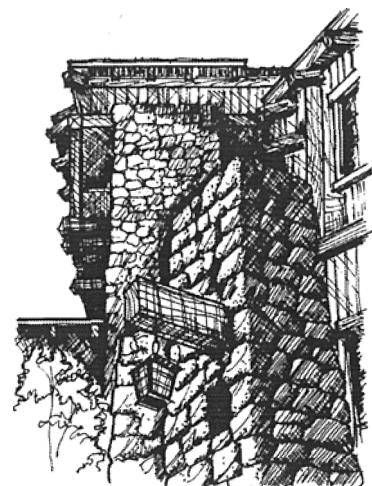
1. CHARACTER

A primary goal of the architectural component at the JHGTC Resort is the harmony of the building with its region. The Rocky Mountain region has a flavor and design vernacular all its own. Derived from a response to need, environment and available material, traditional western building forms are unique in a special way. It would be inappropriate to import the style of another region or era. The architecture at the resort should respond to the rustic ranch character of Jackson Hole, the heritage of the National Park System, and the simple forms of a homesteader's house.



2. MATERIALS

The use of native materials contributes to the continuity and harmony of the development with its environment. Indigenous stone, wood, and extracted metals make an excellent palette. Typical to many western buildings, a stone base provides that apparent weight, mass, and strength of a structure. Wood is commonly used in the upper levels. Vertical siding, shingles, hewn log and milled lumber with chinking are encouraged. Timbers, and glu-lams provide the structure and should be exposed to provide detailing. Whole logs may be utilized as an accent. The use of spruce, pine, redwood, and cedar would be appropriate for the region.



3. COLOR

Color plays a large role in the integration of a structure with its environment. Strong color schemes can exaggerate the size of a building and draw undue attention. The buildings at the Resort shall be designed in accordance with the following standards:

- Paint may be utilized in subdued colors that match the medium colors and values of the surrounding environment, with brighter accents limited to window frames, trim and details.
- Transparent stains or washes are encouraged on external wood fascia, siding, and trim, to allow the texture of the materials to read through.
- Natural or simulated patinas are to be incorporated on metal details, accents, and fasteners where appropriate,
- Large unbroken planes of a single color are to be avoided.
 - Bold color schemes that conflict with the natural environment and setting are not to be used. The use of white is strongly

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discouraged.

4. MASS AND SCALE

the mass of a building refers to the overall perceived size and impact. Several architectural approaches help to minimize the mass of a building:



- Varying building heights breaks up the horizontal nature of a structure. Use of mapping porches is strongly encouraged.
- Adding dormers, ridge vents, and varying roof pitches create detail and provide a more intimate scale.
- Recessed windows and textured materials help provide interest to a large wall.
- Blending the structure into the landscape and shaping the surrounding grade offset the size and height of a structure.
- Wall surfaces shall not exceed eighteen (18) feet in height or be longer than twenty-five (25) feet without interruption.

5. ROOFS

The roof form is visually the single most important element in creating the architectural character. Simple gable forms are the predominant elements of western vernacular architecture. The use of dormers, porches, and skirt roofs is encouraged to add vitality to the roof form. Roofs shall have pitches not less than 4:12 and not greater than 12:12 in slope. Roof overhangs of greater than three feet are encouraged to control heat gain from summer sun.

Covered porches and trellises help add to the character of western buildings while functionally creating spaces and weather screens for residences.

Roof material shall consist of cedar shakes, asphalt shingles and corrugated metal. Standing seam metal roofs are not allowed.

6. DETAILING

While the form and massing, roof shapes, and wall compositions create the general character of a building; the lasting impression is derived from the detailing. The traditionally simple forms of ranch houses were given elegance by the detailing of window trims, fascia boards, and exposed structural elements. Openings within exterior walls should have trim to accent the composition. Roof fascias should be detailed by the use of two- or three-piece fascias, with cut reliefs to avoid large flat surfaces, or provided with exposed rafter tails. Expressing the structure of a roof, wall or porch through the introduction of beams, trusses, rafter tails and columns can break up blank surfaces. Careful attention should be paid to the proportions of each element to avoid under or oversized beams, or columns that are too thin.

IMPLEMENTATION MECHANISM

The required implementation mechanism for development at JHGTC is the process defined by Teton County in the Land Development Regulations. After approval of the Planned Resort Master Plan Amendment, additional approvals including Subdivision, Final Development Plan, Subdivision Plat, and building permit approvals will be required prior to the

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commencement of construction and operation of any new land within the development. (For a Planned Resort a Master Plan approval is equivalent to a Sketch Plan approval.)

Final Development plan applications shall be in accordance with the Planned Resort Master Plan Amendment and approved pursuant to Land Development Regulations Section 51200 Development Plan. Final Development Plans will not be approved if a submission is inconsistent with the approved JHGTC PUD District for Planned Resort Master Plan.

Final Development Plans may include only a portion of the overall resort development if it is in accordance with the approved phasing plan contained in this submission. This will allow development to move forward at an accelerated pace while ensuring the County and adjacent lands that it will move forward in a logical sequence, including all amenities and necessary public service expansions.

As with the PUD for Resort Master Plan approval process, the implementation process will be a joint review process by the Town of Jackson and Teton County. The intent of the joint process is to provide opportunity for cooperation in planning and mitigation of potential impacts on neighboring jurisdictions. The Town Planning Commission's role in the approval of the JHGTC plans and permits is advisory only and does not include voting participation.,

TRANSPORTATION ELEMENT

(See the Appendix for base calculations used in original report. The transportation was not revised for the 2020 amendment because on review and the numbers would balance or be reduced) The purpose of this section is to address transportation impacts resulting from the development, and to identify the mitigating measures the project will employ to reduce the impacts of traffic generated by the proposal. The transportation element is comprised of two components:

1. Traffic Impact Analysis
2. Transportation Demand Management (TDM) Plan

A. TRAFFIC IMPACT ANALYSIS

1. Introduction

The purpose of this study is to analyze the impacts of traffic generated by the current development proposal for the Jackson Hole Golf and Tennis Club (JHGTC) being made by Vail Resorts Development Company. In 1998, based on the development concept being proposed at that time, a traffic impact study was performed for the JHGTC by The Sear-Brown Group's Salt Lake City office. Since that study, the proposed development for JHGTC has been revised. In addition, the Spring Gulch Road and WY 22, a.k.a. SR 22, intersection has been signalized. This report updates the 1998 analysis based on the new development proposal and intersection conditions.

2. Study Area Conditions

Currently the JHGTC property consists of a 172-acre public golf course, a clubhouse, tennis courts, swimming pool, restaurant, condominiums, and maintenance area. Residential and rural areas surround the property.

The three roads that provide access to the proposed development and other land parcels in the area are Spring Gulch Road, Sagebrush Drive, and US 89

Spring Gulch Road is a gravel and paved two-lane road south of the Gros Ventre Bridge and a paved two-lane road north of the bridge. In July of 1996, the Wyoming Department of Transportation collected average daily trips (ADT's) on Spring Gulch Road as part of the current transportation master planning process. The ADT north of the resort was 1,813 and estimated to grow to 2,543 in 2020. ADT south of the resort and north of King's Highway was 1,245 and is estimated to grow to 1,360 in 2020. ADT south of King's Highway was 1,038 and is estimated to

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grow to 1,237 in 2020. Spring Gulch Road has intersections with SR 22 and Sagebrush Drive. Neither intersection is signalized. The Spring Gulch Road/Sagebrush Drive intersection is one lane in each direction. The Spring Gulch Road/SR 22 intersection is one lane in each direction except for a right turn lane on westbound SR 22.

Sagebrush Drive is a paved two-lane road with intersections at Spring Gulch Road and US 89. Only the segment between these two intersections is included in the study area. There are no turn lanes within this section. ADT's between the intersections were 3,011, and are estimated to grow to 6,93S ADT in 2020. Both intersections are stop-controlled.

US Highway 89 (US 89) is a paved two-lane north/south road connecting the town of Jackson and points north such as the airport and Grand Teton National Park. US Highway 89 intersects Sagebrush Drive at Gros Ventre Junction. ADT's just south of Gros Ventre Junction were 13,772 and are projected to be 26,764 in 2020. Right and left turn lanes are provided at Gros Ventre Junction for vehicles traveling both directions on US 89.

PROPOSED DEVELOPMENT

1. Site Location

The site location of the proposed JHGTC development remains within the boundaries of the development analyzed in the 1998 study. The proposed development will occur on the JHGTC property in Teton County, Wyoming. This land is located north and west of the Town of Jackson and is bounded by Sagebrush Drive to the north and Spring Gulch Road to the east. Sagebrush Drive is a private roadway, while Spring Gulch Road falls under the jurisdiction of Teton County, Wyoming (Road No. 22-4). There are three intersections within the study area; two are stop sign controlled and one is signalized. These intersections are:

- Sagebrush Drive & Spring Gulch Road — (stop sign)
- Sagebrush Drive & US Highway 89 (US 89) — (stop sign)
- Spring Gulch Road & State Road 22 (SR 22) — (signalized)

2. Land Use

The proposed development consists of residential units, an office building, and a new clubhouse. The residential units will consist of single-family homes, cabins, affordable housing, and employee housing. Included in the clubhouse will be a pro shop, lockers, a fitness loom, a restaurant, an event room, and office space. As the existing facility is too small to house the current maintenance operations, the maintenance building will be increased from 4,000 square feet to a maximum of 12,000 square feet (total).

3. Existing Traffic Conditions

This study uses the same existing conditions as the original study, with one exception. When the Sear-Brown study was performed the intersection of Spring Gulch Road and SR 22 was a stop sign controlled intersection with southbound traffic on Spring Gulch Road being the stop condition. The intersection was upgraded to traffic signal control by the Wyoming Department of Transportation (WYDOT) in 2001. A left turn lane has been added to accommodate left turns for eastbound traffic on SR 22. All other intersection geometrics remain unchanged.

In August of 1998 Sear-Brown collected AM and PM peak hour traffic volume counts at the three study intersections. Those volumes were used in this study as existing conditions and are attached to this report.

4. Proposed Traffic Conditions

The Sear-Brown study developed proposed background traffic volumes for the year 2020. These traffic volumes were an estimate of traffic increases for the study area that will occur by year 2020 without the proposed JHGTC development. As part of this study, we have reviewed the assumptions

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made to arrive at the 1998 projections, and believe they are appropriate for use in this study. By assuming these same projected volumes, the two studies will remain consistent.

5. Trip Generation

The proposed JHGTC development will consist of residential units, an office building, a maintenance building expansion, and a new clubhouse for the golf course. The clubhouse will include a pro shop, fitness room, lockers, restaurant and snack bar, event room, and office space. The existing JHGTC clubhouse contains many of these same components. A trip generation estimate was conducted for both the existing and proposed clubhouses. The trips generated by the existing clubhouse were subtracted from the trips generated by the proposed clubhouse to determine the additional trips generated. The pro shop, lockers, restaurant, office space, and snack bar are all present in the existing operation. While they will be revamped for more efficient, upgraded use, their intensity of use is not anticipated to increase. Therefore, no additional trips were added for the golf course and these specific amenities, as they are already present in the background traffic. Trips were added for the event room and fitness room, which will be new uses, as discussed below. Trips associated with the maintenance building expansion are also already present, as the expansion will merely house existing maintenance equipment and not result in an increase of employees.

The trips generated by the proposed development were determined using the *ITE Trip Generation, 6th Edition*, and by making some assumptions. The single-family housing was assumed to be single-family detached residences, and the cabins were assumed to be residential townhouses. The JHGTC maintains data on occupancy rates of the existing residences will be of a similar use. They are not expected to be year-round residences but are expected to see full time use during the summer months. Their trip generation rates were based on persons residing in the development. The number of persons was estimated from existing conditions at Jackson Hole Golf & Tennis Club Estates. The average number of residents per home in the Estates is 2.16 and the maximum occupancy rate is 93% during June, July, and August. These factors were multiplied by the number of proposed units to get an estimate of the persons residing in the new development. The affordable and employee housing units were assumed to be full-time, year-round residences. Below is a table showing the trip generating land uses in this project and how they were classified.

Table 1
Proposed Development Land Uses

<i>Land Use</i>	<i>ITE Trip Generation, 6th Edition</i> Land Use	Independent variable	Independent variable Value for JHGTC
43 Single-Family	(210) Single-Family Detached Housing	Persons*	86
40 Cabins	(230) Residential Condominium/Townhous	Persons*	80
22 Affordabl	(230) Residential Condominium/Townhous	Dwelling Unit	22
3 Employee Housing	(220) Apartment	Dwelling Unit	3
Administration Building	(710) General Office Building	1000 sf	3.00
Fitness Room	(493) Health Club	1000 sf	2.08

* Number of Persons was derived from the average residents per dwelling unit and the maximum occupancy rate of the existing Jackson Hole Golf & Tennis Club Estates

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Not included in the above table is the event room and maintenance building expansion. There is no appropriate land use in *ITE Trip Generation, 6th Edition* to correspond with the event room, and therefore the trip generation rate has been assumed. Because the maintenance building addition is being constructed to retrofit an inadequate facility, and will result in no additional employees, no additional traffic is being added.

The estimated trips generated by the event room were derived with a few assumptions. It was understood that the event room would be used primarily for weddings and other private gatherings. It was assumed that the event room would be used 3 to 4 days a week. Typically, these events occur in the afternoon, in the evening, or on weekends, and therefore would not coincide with the evening peak. The trips we have added for the event room during the peak hours are to account for people arriving and/or departing during the peak hour, and for employees and deliveries. The event space and the restaurant will share the same kitchen and restrooms.

Table 2, 3, and 4 show the trips generated by the residential component, the administration building, and the clubhouse respectively, of the proposed development. These trips are in addition to the trips already generated by the facility.

TABLE 2
PROPOSED TRIP GENERATION - RESIDENTIAL

Land Use	Units	Units	AM Peak Hour Rate	Total Trips	PM Peak Hour Rate	Total Trips
Single-Family Housing	Persons	86	0.21	18	0.28	24
Cabins	Persons	80	0.19	15	0.24	19
Affordable Housing	D.U.	22	0.44	10	0.54	12
Employee Housing	D.U.	3	0.51	2	0.62	2
Total Residential Trips Generated				45		57

TABLE 3
PROPOSED TRIP GENERATION – ADMINISTRATION BUILDING

Land Use	Units	Units	AM Peak Hour Rate	Total Trips	PM Peak Hour Rate	Total Trips
Administration Building	1000 sf	3	1.56	5	1.49	4
Total Admin. Trips Generated				5		4

TABLE 4
PROPOSED TRIP GENERATION – CLUBHOUSE

Land Use	Units	Additional Units	AM Peak Hour Rate	Total Trips	PM Peak Hour Rate	Total Trips
Fitness Room	sf	1,220	0.3	1	4.3	5
Event Room	Capacity	200	-	12	-	24
ADDITIONAL TRIPS GENERATED				13		29

6. Trip Distribution

All trips generated by the proposed development were distributed to the study area intersections. For each land use the ratio of trips entering the site versus trips exiting was taken from *ITE Trip Generation, 6th Edition*. For the event room a 50% / 50% split of trips entering and exiting the site was assumed. In the Sear-Brown study 70% of the traffic generated by proposed development was assigned to Spring Gulch Road north of JHGTC and 30% was assigned to the south. This study assumes this same 70% / 30% split. At the study intersections the existing traffic conditions were used to distribute the trips generated by the development.

7. Total Traffic

The generated and distributed proposed trips were added to the background traffic of the year 2020 to obtain a total projected traffic volume for each intersection and are attached to this report.

TRAFFIC ANALYSIS

Based on the trips generated by the proposed development, an analysis of the impacts of the additional traffic was performed on the study intersections. An operational analysis of the roadway segments was not performed as part of this analysis. This is because the trips generated by this development proposal in the a.m. and p.m. peak are less than that of the 1998 proposal. The 1998 Sear-Brown did evaluate the roadway segment LOS for Spring Gulch Road, Sagebrush Drive, US 89, and SR 22 based on their larger traffic generation, and determined that the incremental traffic increase caused by the 1998 proposal did not degrade the LOS on any of these segments beyond that of the background traffic.

Using Highway Capacity Software Version 3 (HCS-3) level of service (LOS) analysis was conducted for the three study area intersections during AM and PM peak hours under three conditions: 1998 traffic, 2020 background traffic, and 2020 total traffic. To maintain a consistency between the two reports, the 1998 traffic and the 2020 background traffic used in the Sear-Brown report were also used in this study. The total traffic is the projected generated trips added to the background trips.

The Sagebrush Drive intersections with Spring Gulch Road and US 89 are stop sign controlled intersections with Sagebrush Drive stopping at both. The LOS reported for these intersections are for the stop directions only, (westbound leg) / (eastbound leg). The Spring Gulch Road SR 22 intersection is a signalized intersection and the LOS reported for it is given for the intersection as a whole. The tables below show the AM and PM results of the LOS analysis.

TABLE 5
LEVEL OF SERVICE - AM

Intersection	1998	2020	
	Background	Background	Background plus JHGTC
Sagebrush Drive & Spring Gulch Road	A/B	B/B	B/B
Sagebrush Drive & US 89	A/A	F/B	*/B
Spring Gulch Road & SR 22	A	F	F

*LOS delay is greater than 999.9 seconds per vehicle

TABLE 5
LEVEL OF SERVICE - PM

Intersection	1998	2020	
	Background	Background	Background plus JHGTC
Sagebrush Drive & Spring Gulch Road	A/B	B/B	B/B
Sagebrush Drive & US 89	A/A	C/B	D/B
Spring Gulch Road & SR 22	A	*	*

*LOS delay is greater than 999.9 seconds per vehicle

The results of the analysis show that under existing conditions the three intersections work well.

Background traffic in 2020 will slightly drop the level of service for the Sagebrush Drive and Spring Gulch Road intersection, but the intersection will still perform well. The Sagebrush Drive & US 89 will begin to see a noticeable decrease of LOS with only background traffic in 2020. The

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largest impact will be to the westbound leg of the intersection (Gros Ventre Road). A majority of the vehicles on this leg turn left (south) onto US 89 and the opposing traffic will make this movement more difficult than it is presently. In 2020 the background traffic will cause the failure of the Spring Gulch Road and WY 22 intersection. The projected traffic volumes will make it difficult to maintain a satisfactory level of service for this intersection given its current configuration. The low operational projections for these intersections are mostly attributable to the high traffic volumes anticipated on the state highway system (US 89 and WY 22) as opposed to the volumes anticipated on the Teton County Road network (Spring Gulch Road and Sagebrush Drive).

The total 2020 trips for the Sagebrush Drive and Spring Gulch Road intersection will have little effect on the LOS as compared to the 2020 background traffic. The addition of the proposed development traffic to the Sagebrush Drive / US 89 intersection will decrease the LOS for the stop legs of the intersection. In this scenario most of the conflict still comes from vehicles on the westbound leg turn left onto US 89. The introduction of the development traffic makes this movement more difficult. The addition of the proposed development traffic has little effect on the Spring Gulch Road / SR 22 intersection. The relatively few trips added by the development will not have a significant impact on the intersection which will be failing due to background traffic alone.

STUDY COMPARISON

The different compositions of the 1998 and 2002 proposed JHGTC development brought on the need for this study. The developments in the two studies were comprised of very different elements. This difference in development composition resulted in a difference in the trips generated, and therefore the impact on the study area intersections.

1. Trip Generation Comparison

The Sear-Brown study and this study used *ITE Trip Generation, 6th Generation* to develop an estimate for the trips to be generated by the development. The two studies are comparable. In the AM the 2020 proposed development produced 12 less estimated trips than the 1998 proposed development. In the PM the 2002 proposed development produced 21 more estimated trips than the 1998 proposed development.

2. LOS Comparison

The LOS analysis conducted for the 1998 Sear-Brown study used an older version of the Highway Capacity Software than was used for this study. In order to make an accurate comparison between the two studies, LOS analysis was conducted for the Sear-Brown 2020 total traffic using HCS-3. Since this study used the same traffic volumes as the Sear-Brown study for 1998 and 2020 Background conditions, LOS analysis was done using HCS-3 as part of this study. Furthermore, the 1998 and 2020 Background conditions for both studies are the same, so comparing LOS for these conditions isn't necessary. The table below shows how the LOS of the Sear-Brown study and this study compare for 2020 Total trips.

TABLE 7
LEVEL OF SERVICE COMPARISON

Intersection	AM		PM	
	998 Study	002 Study	998 Study	002 Study
Sagebrush Drive & Spring Gulch Road	B/B	B/B	B/B	B/B
Sagebrush Drive & US 89	*/B	*/B	D/C	D/B
Spring Gulch Road & SR 22	F	F	*	*

*LOS delay is greater than 999.9 seconds per vehicle

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The estimated trips generated by the 1998 and 2002 proposed developments will have mostly the same effect on the study area intersections. The Sagebrush Drive and US 89 intersection performs slightly better in the PM with the 2002 proposed development.

B. TRANSPORTATION DEMAND MANAGEMENT

In an effort to help minimize the traffic impacts of the development. The Sear-Brown report presented some suggestions for a Transportation Demand Management (TDM) plan. We have reviewed the recommendations and updated the TDM to reflect measures appropriate for the new development concept. TDM components are summarized below:

1. Internal Capture: As a resort development, a certain amount of internal capture of trips will occur, which was not accounted for in the traffic analysis. The site includes amenities such as a golf course, tennis courts, and a restaurant. Some of the trips generated by the residential units will be to and from these amenities and will not reach the study intersections. The trail system will provide residents with the option of walking or biking to use the amenities, thereby reducing traffic impacts on the internal road system. An estimate for this internal capture could have a fairly wide range. Given the small traffic impact the development will have on the study intersections, pin-pointing a capture rate would not yield a significant increase in intersection LOS.
2. Employee Housing Program: On site housing will be provided for 9 employees, in addition to the duplex that currently houses the course manager and his family. The onsite housing reduces the number of trips required to commute to and from work.
3. Shuttle Service for Residents: As owner and operator of the Snake River Lodge and Spa at Teton Village, Snake River Lodge could employ a direct shuttle service between the JHGTC and Teton Village. This shuttle would provide transportation between these resorts for Teton Village visitors planning a round of golf at JHGTC, and residents of the JHGTC wanting to visit any of the amenities at Teton Village. The shuttle could also be scheduled for service to downtown Jackson.

The nature and location of the development provide some other trip mitigating considerations worth mentioning. The proximity to the airport allows trips to and from the airport to occur without going through the Town of Jackson. Located on Spring Gulch Road, the development has some redundancy in trip making routes. In other words, trips to destinations west and south of Town can be made via Spring Gulch Road, as opposed to traveling through downtown Jackson. Residents will have access to a T-1 line for higher speed internet access. This allows home offices to operate efficiently, as well as online shopping.

CONCLUSIONS

The existing roadway network can accommodate the additional trips generated by the proposed development. Improvements to the roadway network may be needed to handle the 2020 background traffic. Such improvement would mean the proposed development would have lesser effect on the study intersections LOS.

Effective TDM measures could help further reduce the traffic impacts that the development produces.

The estimated trips generated, and their corresponding LOS are conservative. The trips were not reduced for internal capture, and the demographics of the potential residents were not taken into account. If the single-family homes and cabins are second and third homes for their owners, and they are used for vacation purposes, then their occupants will not tend to have the same travel patterns as full-time residents who live and work in the area. Vacationers will tend to travel during non-peak hours. The result would be a greater level of service (lower impacts on the road system) than is predicted.

C. PARKING AND LOADING

Based on the development standards in the LDRs, parking requirements for “Resorts” are “in accordance with approved PUD District for Planned Resort.” For the purpose of the Amended Master Plan for the HGTC Resort PUD, the following assumptions have been used to calculate the parking demand and acquired number of spaces.

- All parking requirements are determined at full build-out of the resort.
- Parking requirement estimations are determined using the formulae provided in Section 4200, Table 4240, as follows.

Follows are preliminary calculations for required parking as JHGTC based on the above-referenced assumptions:

Residential Uses

1. Single Family Lot Requirements

2 spaces / dwelling unit	@	43= $\frac{86 \text{ stalls}}{86 \text{ stalls}}$
Total Required		

2. Cabin Requirements

2 spaces / dwelling unit	@	40= $\frac{80 \text{ stalls}}{80 \text{ stalls}}$
Total Required		

3. Employee Housing Requirements

2 spaces / dwelling unit	@	3= $\frac{6 \text{ stalls}}{6 \text{ stalls}}$
Total Required		

4. Affordable Housing Requirements

2.5 spaces / dwelling unit	@	$\frac{55 \text{ stalls}}{55 \text{ stalls}}$
Total Required		

SUBTOTAL RESIDENTIAL USES

227 STALLS TOTAL

Golf Club Uses

5. Clubhouse Requirements

1 space/ employee	@	20= 20 stalls
1 space/ 3 seats in restaurant	@	66= 66 stalls
1 space/ 2 seats in bars	@	20= 10 stalls
1 space/ 20 sf assembly room	@	2,500 sf= 83 stalls
1 space/ 1,000 golf retail	@	1,200 sf= $\frac{6 \text{ stalls}}{141 \text{ stalls}}$
Total Required		

6. Tennis Facility Requirements

2 spaces/ court	@	4= $\frac{8 \text{ stalls}}{8 \text{ stalls}}$
Total Required		

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7. Swimming Pool Requirements

1 space/ employee	@	1=	1 stalls
1 spaces / 100 sf of pool	@	2,400=	<u>24 stalls</u>
Total Required			25 stalls

8. Golf Course and Driving Range Requirements

3 spaces / hole	@	18=	54 stalls
1 space/ 10 linear feet of range	@	300 lf=	<u>30 stalls</u>
Total Required			84 stalls

9. Maintenance Area Requirements

1 space/ employee		20=	20 stalls
1 space / 1000 sf of golf shop space	@	10,000 sf=	<u>10 stalls</u>
Total Required			30 stalls

SUBTOTAL GOLF CLUB USES **288 STALLS TOTAL**

The total number of JHGTC parking stalls (residential plus golf club use) that would be required by a strict linear interpretation of LDR Section 4200 Table 4240 is 515. As currently illustrated on the Proposed Master Site Plan, all residential parking requirements will be met in accordance with the LDR's on each development site. It is proposed that the 288 parking spaces generated by separate calculations of the numerous uses at the JHGTC clubhouse and maintenance areas deliver an excessively high quantity of parking required for the proposed project. It is a fair assumption that a family may arrive in a single vehicle and visit several uses. In addition, the golfer who visits the pro shop, warms up on the driving range, plays 9 holes and then has a bite to eat in the grill should not be assumed to park for all of those uses. Accordingly, the resort proposes the demand will be met through existing parking areas in the following locations:

Main Parking at Clubhouse	=	113 stalls
Pool and Tennis Parking	=	<u>39 stalls</u>
Total Existing Parking Spaces	=	152 stalls

Additional parking is contemplated for employees in the vicinity of the existing maintenance building.

Loading requirements for the development at JHGTC are calculated using Table 4280.A. of the county LDR's. Two loading berths are required for a commercial lodging facility with a gross square footage of 24,999 square feet. These berths are provided off the southeastern corner of the lodge, in the service area.

CAPITAL IMPROVEMENTS

The County Land Development Regulations requires that a Master Plan for a Planned Resort contain a capital improvements element that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate the projected resort demands. The element must identify service providers, take into account current demand, existing facilities, and the potential impacts of the proposed development, and provide a plan for facilities and services needed by the resort. The capital improvements plan presented here to serve the development that will occur under this Master Plan Amendment focuses on the following elements:

- Potable Water System
- Wastewater Collection and Treatment
- Utilities
- Stormwater Management Plan
- Roads and Pathways (See Transportation Element for Traffic Analysis)

Concept plans for the proposed improvements can be found in the Appendix of this packet as Maps 9A and B.

OPERATOR OF WATER AND SEWER SYSTEMS

The Gros Ventre Utility Company (a subsidiary of Jackson Hole Golf and Tennis Club, Inc.) owns and operates the water and wastewater systems at the JHGTC. The operations budget comes from the general operating budget of the JHGTC. Maintenance staff for JHGTC also provide operation and maintenance for the water and wastewater systems of the Gros Ventre Utility Company.

A. POTABLE WATER SYSTEM

The Gros Ventre Utility Company has provided and will continue to provide culinary and fire protection water service to the Jackson Hole Golf and Tennis Club, the Fairways Estates, the Golf and Tennis Estates, Teton Shadows Condominiums, and Golf Creek Ranches.

Existing System

Domestic water is presently supplied by two wells, each capable of pumping an estimated 375 gallons per minute (gpm) directly into the distribution system. The two constant-speed pumps are each powered by a 25-hp motor. Well No. 1 is located south of Spring Gulch Road, west of the superintendent's residence. Well No. 2 is located at the north end of the development, adjacent to the No. 3 green. On/off well operation is controlled by means of pressure switches (48psig-start/60psig-stop) mounted on the discharge pipes, and hydropneumatic tanks limit the frequency of pump starts. There are no other reservoirs or storage tanks. The wells presently operate without any type of disinfection. A 75-KW standby generator is located at each well.

The distribution system consists of 4-, 6-, and 8-inch water lines of ductile iron, asbestos cement, and PVC materials. The original distribution system was constructed to serve the Golf and Tennis Club and later was expanded to serve Golf Creek Ranches, Teton Shadow Condominiums, and Fairways Estates. Fire hydrants are located throughout these developments.

Jackson Hole Golf and Tennis Club Resort – Housing Amendment

Water System Demand				
	Ave. Day gpd	Max. Day gpd	Peak Inst. gpm	Fire Flow gpd
Existing Development				
1997	41,000	90,000	255	1,000
Buildout	91,800	254,300	445	1,000
Proposed Project				
Buildout	83,000	191,000	5300	1,000
Total Demand				
Buildout	174,800	445,300 (310 gpm)	975	1,000
Existing Firm Supply Capacity				
Buildout	--	540,000 ⁽¹⁾	375	--
Proposed Firm Supply Capacity				
Buildout	--	1,800,000 ⁽²⁾	1,250	--

(whichever is greater), with the largest capacity well out of service. The two 375-gpm existing well pumps do not satisfy this requirement at present buildout projections.

Proposed System Improvements

The following proposed system improvements will be funded and constructed by the Gros Ventre Utility Company, concurrently with the proposed project.

The two existing wells will be fitted with electronic variable frequency drives that are coordinated by new controls that will operate the existing proposed well functions. The initial pump tests performed when these wells were installed suggest that their production capacity can be increased. However, because each well was completed with perforations and open casing bottoms (that are more prone to introduce sand at higher pumping rates) the production capacities will be maintained at their present rates.

The two new 650-gpm wells will be constructed adjacent to the existing wells. Well logs and pump test data from other high-capacity wells in the vicinity indicate that 650-gpm wells can be constructed in this area with depths in the range of 100 to 200 feet. The two 375-gpm wells and the two 650-gpm wells will satisfy all system demands with one the largest well out of service. Flow meters with recorders will be installed at each well.

Due to their age (20+ years) and the fact that they are buried directly in the ground, the existing hydropneumatic tanks will be abandoned, and the two existing well pumps fitted with electronic variable frequency drives. These drives will allow the wells to operate without pressure tanks, pumping directly into the distribution system on the basis of actual demand while maintaining a constant system pressure. A small array of hydropneumatic tanks may be constructed, in addition to the 650-gpm wells, to provide storage during low demand times.

	Ave. Annual gpd	Max. Month gpd	Max. Day gpd
Existing Flow			
1999, 2000, 2001	18,000	32,000	50,000
Buildout	45,000	75,000	89,000
Proposed Project			
Flow			
Buildout	22,000	35,000	40,000
Total Demand			
Buildout	67,000	110,000	129,000
Existing Capacity	--	--	62,000

(1) Existing - Total of two 375-gpm wells, with one well on standby.

(2) Proposed - Total of two 650-gpm wells and two 375-gpm wells, with the largest well on standby.

Wyoming DEQ regulations require water systems without storage to be able to supply the peak instantaneous demand, or fire demand plus maximum day demand

Jackson Hole Golf and Tennis Club Resort – Housing Amendment

Proposed Capacity	--	--	300,000
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Based on the flow projections, the existing treatment plant will not have sufficient capacity to handle the proposed project. Additionally, winter operation of the existing package plant is difficult because of the cold temperatures, and the low flow fluctuations experienced at the plant.

Wastewater Treatment

The Gros Ventre Utility Company considered three alternatives that would provide the needed treatment capacity to serve the proposed project:

1. Construct New Package Treatment Plant on Existing Site.
2. Construct Pump Station and Pipeline to Town of Jackson Plant.
3. Upgrade the Existing Treatment Plant.

Proposed Alternative

The Wyoming Department of Environmental Quality (DEQ) has made it clear that they prefer to have sewage treated centrally wherever possible. Small package wastewater treatment plants, similar to the existing plant at JHGTC, are difficult to operate and often neglected, leading to poorly treated effluent. In addition, Condition 5 placed on the original Master Plan Approval by the Board of County Commissioners on August 18, 1998 states “The sewer line connection to the Town of Jackson should be considered the preferred alternative as the means for treating wastewater at Golf and Tennis.” The Gros Ventre Utility Company has obtained the requisite County, Town, and private permits, agreements and easements for construction of the wastewater conveyance system that will send the wastewater from the JHGTC collection system to the Town of Jackson Wastewater Treatment Facility in South Park. However, commencement of construction has been delayed by a lawsuit filed by landowners along Spring Gulch Road who object to Teton County charging for the use of the public right-of-way. JHGTC is ready to proceed with construction as soon as an agreement is reached.

The conveyance system will consist of a lift station at the site of the existing treatment facility, a sewage force main to pump the sewage across the Gros Ventre River and up to the bench near the Lucas Ranch. From there, the sewage will flow by gravity to the Spring Creek Sewer System. The Spring Creek Lift Station pumps the sewage into the Town of Jackson collection system. The alignment of the JHGTC lines will utilize the Spring Gulch Road right-of-way.

The conveyance system has built-in the capacity to accept wastewater from Teton Shadows condominiums. Currently Teton Shadows operates a similar wastewater treatment facility as exists at JHGTC. Teton Shadows has expressed an interest in connecting with JHGTC in the future. The pipe used at the Gros Ventre River crossings is specially designed for this application and additional monitoring equipment will be installed to detect problems should they occur.

C. CABLE AND GAS UTILITIES

Underground power, telephone, and cable TV service is currently provided to the Golf and Tennis Club. Lower Valley Energy provides power, Qwest Communications the telephone service, and AT&T Broadband the cable television. These entities will continue to provide these services to the Golf and Tennis Club. All utility extensions will be underground. Utilities will be extended concurrently with the general infrastructure project, and costs paid by JHGTC.

According to LVE, the existing power distribution system within the Golf and Tennis Club was not sized to serve the additional loads of the proposed project. This system will need to be rebuilt in some areas to serve the project. The feeders are of adequate capacity.

D. STORMWATER MANAGEMENT

Jackson Hole Golf and Tennis Club Resort – Housing Amendment

The Teton County Land Development Regulations require that certain stormwater management standards be met. The regulations require that the flow rate and velocity of runoff leaving the site shall not exceed the predevelopment conditions. In addition, runoff shall not cause scour or erosion and onsite detention basins shall be provided to limit the rate of runoff.

The JHGTC site is relatively flat, sloping generally at about 1 percent to the southwest. The proposed impervious area is small compared to the total site area. Stormwater will be handled on-site. Stormwater facilities will most likely include detention ponds receiving runoff from the clubhouse, clubhouse parking areas, and expanded restaurant parking lot, and swales around the cabins and cabin parking areas. Runoff will not be discharged directly into any of the ditches leaving the site.

E. ROADS AND PATHWAYS

There will be approximately 7,800 feet of new roadway and driveways built for this project. The roads will be 20 feet wide in a 60-foot right-of-way. Portions of this road system would be classified as Major Local while the majority of the system would be classified as Minor Local. The right-of-way is also reserved as a general utility easement. There will be 6 new access points into Spring Gulch Road. Currently there are two access points proposed for the fire station. This allows the fire station to have a drive through configuration. One of these access points doubles as the road into the affordable housing development. The final decision regarding the second access to the fire station will rest with the County at the time they develop the site.

Discussions on safety at the sharp curve by the proposed fire station have brought to light several options for this area. Berms, large rocks, or guardrails may be used to discourage errant vehicles. A three-way stop is also being considered as a way to control traffic movement and improve safety at the curve. The three-way stop would require some work at the intersection and likely additional right-of-way from Grand Teton National Park to align the intersection properly.

As part of the development plan, JHGT will grant an additional 20' of right-of-way to Teton County, for the Spring Gulch County Road. The 20' will be on the south side of the existing right-of-way and will become the primary location for a pathway, to be constructed by the developer, that will be given to Teton County. The pathway will run from near Cattleman's Bridge to the Grand Teton national Park boundary. This pathway would be the first leg of an extensive spring Gulch pathway system the county hopes to build in the future.

PHASING

The land development regulations state that a Master Plan for a PUD for planned resort shall include a Phasing Element that ensures that the all development takes place in a logical sequence including all resort amenities, infrastructure improvements, and necessary public service expansion. In addition, the phasing element should identify target timelines for the implementation of the TMD Plan and Housing Mitigation Plans.

The resort improvements at JHGTC will be constructed over a four-year period with several plan elements separated into individual design, approval and construction sets. These individual elements are:

- Sewer Line Connection to the Town of Jackson Wastewater Treatment Plant and Construction of Requisite Lift Station
- Golf Course Improvements - which include construction of a new irrigation system, and improvements to, and possible realignments of fairway No. 1 and the driving range
- Potable Water Service Upgrades - which include all upgrades proposed in the Capital Improvements Element of this master plan amendment, including installation of the main lines required to serve the single-family market lots, employee housing, affordable housing, clubhouse upgrade and cabin areas. In addition, all services to single-family lots will be installed concurrently. These improvements will meet the required instantaneous fire demand requirement.
- Sanitary Sewer Upgrades - which includes all upgrades proposed in the Capital Improvements Element not specifically associated with the construction of the main sewer line connection to the Town and associated lift station, including the installation of the main lines required to serve the single-family market lots, employee housing, affordable housing, clubhouse upgrade and cabin areas. In addition, all services to single-family lots will be installed concurrently.
- Wire Utility Upgrades - includes installation of main lines serving the development concurrent with sanitary sewer and water service upgrades
- TDM Plan
- Single-Family Market Lot Development - which includes the planning and approval process for the subdivision of lots and construction of access roads
- Clubhouse Development - which includes construction of a new clubhouse and associated parking, installation of landscaping, and the relocation of tennis courts
- Cabin Development - which includes the planning and approval process for townhouse lots, the subsequent construction of cabin units, construction of the access driveway network and parking, and installation of water, sewer, wire utility services, and landscaping
- Affordable Housing — includes the planning and approval process for the subdivision of 22+- on-site townhomes, the subsequent construction of the units, the required access drives and parking, and the installation of water, sewer, wire utility services, and landscaping
- Employee Housing — includes the construction of 3 on-site 3-bedroom units, and required access drives and parking, and installation of water, sewer, wire utility services, and landscaping
- Maintenance Building Addition
- Administration Building Construction

A proposed construction schedule time line follows.

COMMUNITY SERVICE

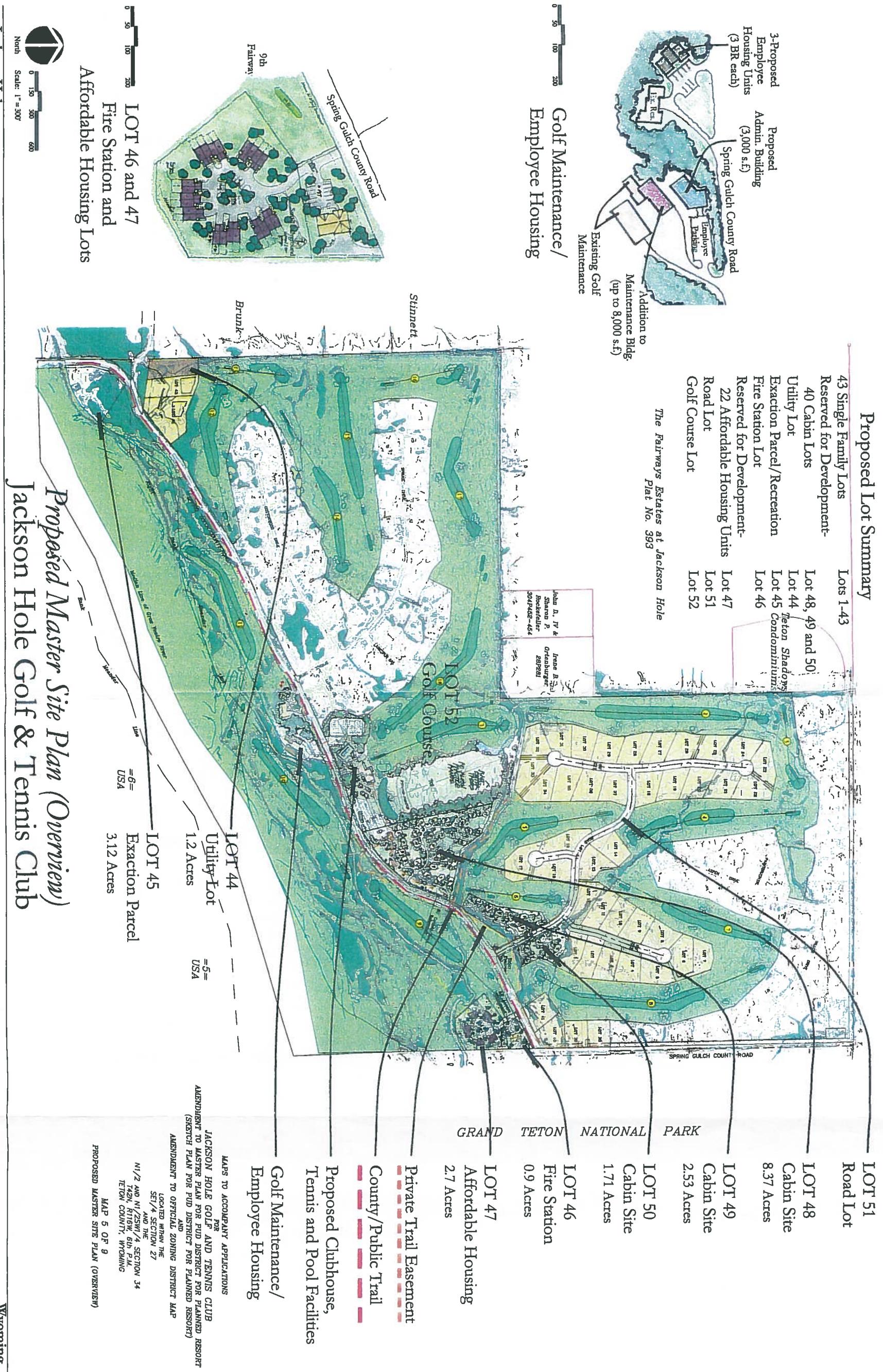
The PUD regulations define resorts as an integral part of the community through participating in civic initiatives and implementing community goals. Jackson Hole Golf and Tennis Club, Inc. respects this role and accepts its responsibilities. Several examples of community services identified in the regulation that the JHGTC currently provides are:

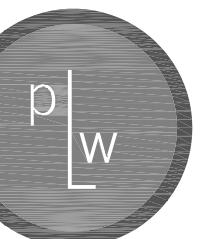
Jackson Hole Golf and Tennis Club Resort – Housing Amendment

- Hosting Parks and Recreation Activities, including swimming, golf and Nordic skiing.
- Hosting local non-profit events, including free recreational activities and transportation.
- Reduced facility rates for community events and non-profit organizations at the events pom and restaurant.
- Local appreciation and promotional reduction in activity fees.
- Activity fees that are affordable to the permanent population.

The goal of the JHGTC is to both enhance overall visitor experience to the Valley while contributing to be quality of life in the community. For over 35 years, our properties and facilities have been available for use by the local community. The current owner's commitment is to continue this tradition in the development of the JHGTC.

Appendices





pierson land works llc
plwlcc.com

Jackson, WY 307.733.5429
Idaho Falls, ID 208.529.5429
Driggs, ID 208.354.5429

Jackson Hole Golf & Tennis

Master Plan Maintenance/Employee Area
5875 N. Spring Gulch Rd.
Teton County, Wyoming
Lot 49, The Resort at Jackson Hole & Tennis Club, 2nd Filing



SITE PLAN

Scale: 1" = 50'-0"

Drawn By: RTI
Designed By: GP
Checked By: RTI
Date Printed: Jul 10, 2018
File Path: F:\201515292\ADrawings\15292_170117_MasterPlanAmend_Site Plan.dwg

LEGEND

EXISTING CONDITIONS

- GOLF MAINTENANCE/ EMPLOYEE HOUSING BOUNDARY LINE
- ADJACENT PROPERTY LINE
- RECORDED EASEMENT
- SITE DEVELOPMENT SETBACKS
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- FEMA FLOODZONE
- COMMUNICATIONS UTILITY LINE
- POWER UTILITY LINE
- SANITARY SEWER UTILITY LINE
- WATER UTILITY LINE
- GAS TANK
- EXISTING BUILDING
- TETON COUNTY PATHWAY
- ASPHALT DRIVEWAY
- BALL STRIKE HAZARD ZONE
- TRANSFORMER
- TELECOMMUNICATIONS PEDESTAL
- HYDRANT
- MANHOLE COVER
- CLEANOUT
- WATER VALVE
- WATER WELL AND VALVE ***

Client

Vail Resorts
Attn: Guy Evans
P.O. Box 250
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83013

PLW Proj. #15292

Date Issued

07.10.18

Revisions

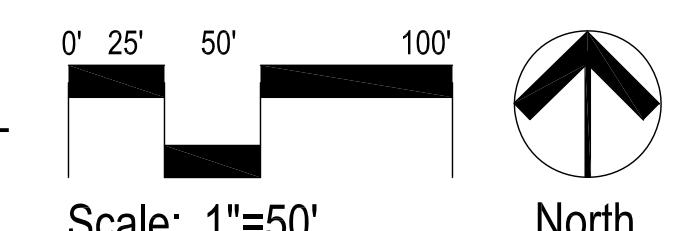
Sheet Title

Existing
Conditions

Sheet Number

L-1

VICINITY MAP Scale 1" = 1000'
5875 N. Spring Gulch Rd., Teton County, Wyoming
Section 34, T.42 N., R. 116 W.



Jackson Hole Golf & Tennis

Master Plan Maintenance/Employee Area

5875 N. Spring Gulch Rd.
 Teton County, Wyoming
 Lot 49, The Resort at Jackson Hole Golf & Tennis Club, 2nd Filing



LEGEND

EXISTING CONDITIONS

- GOLF MAINTENANCE/ EMPLOYEE HOUSING BOUNDARY LINE
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- FEMA FLOODZONE
- COMMUNICATIONS UTILITY LINE
- POWER UTILITY LINE
- SANITARY SEWER UTILITY LINE
- WATER UTILITY LINE
- GAS TANK
- NATURAL RESOURCE OVERLAY (N.R.O.)*
- HISTORICAL DEVELOPED AREA **
- EXISTING BUILDING
- TETON COUNTY PATHWAY
- ASPHALT DRIVEWAY
- BALL STRIKE HAZARD ZONE
- TRANSFORMER
- TELECOMMUNICATIONS PEDESTAL
- HYDRANT
- MANHOLE COVER
- CLEANOUT
- WATER VALVE
- WATER WELL AND VALVE ***

PROPOSED CONDITIONS

- FUTURE ALLOWABLE BUILDING FOOTPRINT

DEVELOPMENT CALCULATIONS

Development Calculations		Master Plan Allowance	Existing (sf)	Remaining Allowance (sf)
Number of units or density	8 (see note*)		4	1
Floor area habitable structures	13,716 (see note*)		7,985	5,731
Floor area non-habitable structures	12,416 (see note*)		4,416	8,000
FAR or maximum floor area Gross	13,716 (see note*)		7,985	5,731
Site Development	N/A		60,907	N/A
Landscape Surface Ratio based on ASA	68,607 (0.25 min.)		213,521 (0.77)	-114,914
Setbacks				
Front or street yard	N/A			
Rear yard	N/A			
Side yard west	TBD**			
Side yard east	TBD**			
Height - All Structures	24'			<24'

Note*: Existing Manager's Residence (3,216 sf.), Existing Golf Maintenance Buildings (4,416 sf.), Future Administration Building (Allowed 3,000 sf.), Future Additional Golf Maintenance Building (Allowed 8,000 sf.), (3)-Employee Housing Units (3 bedrooms each - see sub-note)

Employee Housing Units Note: Utilizing the threshold for Housing Mitigation Fees for Single Family Dwelling Units (before 1995), 2,500 sf. has been identified as the development area per 3-bedroom, affordable single-family dwelling unit. With three (3) units identified as allowable, 7,500 sf. has been identified as the total allowable floor area for the Employee Housing Use. An Employee Housing Dormitory was developed in 2006 utilizing (4,978 sf.) of the allowable 7,500 sf. leaving 2,522 sf. of available habitable floor area for this use.

Note**: The existing dimensional limitations plan indicates that this setback shall be determined at the Final Development Permitting stage of the project.

NOTES

- FEMA ZONE AF LINE DIGITIZED FROM TCGIS FEMA DATA ROTATED & SCALED INTO THIS DRAWING USING COMMON LOT LINE. FEMA BASE SITE ELEVATION 6342 OBTAINED FROM FIRM PANEL 2885E. ALL OTHER AREAS FALL WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 100' YEAR FLOOD ZONE.
- "NATURAL RESOURCE OVERLAY (N.R.O.)" INFORMATION WAS DERIVED FROM MAP EXHIBITS PRODUCED BY L.T.E. ENVIRONMENTAL, INC. (303-501-3416) AS A PREREQUISITE TO THIS APPLICATION SUBMITTAL.
- ** HISTORICAL DEVELOPED AREA MAPPED FROM TETON COUNTY AERIAL PHOTOGRAPHY (2005 - 2015)
- ***WATER WELL AND VALVES LOCATED FROM PLAT 1176-02

Client

Vail Resorts
 Attn: Guy Evans
 P.O. Box 250
 Moran, WY
 83013

PLW Proj. #15292

Date Issued

07.10.18

Revisions

Sheet Title

**PUD - Master Plan
 Amendment
 Site Plan**

Sheet Number
L-2

Sheet 2 of 2