

SNAKE RIVER CANYON RANCH RESORT MASTER PLAN

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Division 1. Snake River Canyon Ranch Resort - Planned Resort Zone

1.1. Title

The title of this document is established by Section 4.3.6. of the Teton County Land Development Regulations as "Snake River Canyon Ranch Resort Master Plan", and is referred to throughout the document as the "Resort Master Plan" or "Master Plan".

1.2. Purpose, Background and Intent

A. Purpose

This Master Plan, approved by the Planning Director of Teton County, Wyoming pursuant to the Teton County Land Development Regulations (LDRs) effective October 19, 2015, establishes the entitlements, standards and conditions for the development and use of the Snake River Canyon Ranch Resort (the Resort). This Master Plan establishes the zoning for lands within the boundaries of the Resort, which are more precisely defined and depicted on Attachment 2.

B. Background

The Snake River Canyon Ranch Resort (SRCRR) Planned Unit Development Planned Resort (PUD-PR) Master Plan was originally approved by the Board of County Commissioners on July 6, 1999 (DEV1999-0016). In conjunction with the 1999 PUD-PR Master Plan approval, the Teton County Official Zoning District Map was amended, rezoning approximately 195 acres of land from Rural to PUD-PR. In addition, a text amendment to the LDRs that reflected the new resort was approved at that time. The 1999 PUD-PR Master Plan approval allowed for a main lodge with a maximum of 28 hotel rooms, six condominiums, six single unit cabins, 16 duplex cabins, eight single family home sites, hot spring/spa facilities, platform tennis facilities, a helicopter pad and associated support and maintenance facilities for a heli-skiing operation, affordable and employee housing, and miscellaneous resort support facilities.

The Snake River Canyon Ranch Resort Planned Unit Development Planned Resort is one of six Resort Zones in Teton County, Wyoming, including Teton Village I, Teton Village II, Jackson Hole Golf and Tennis, Grand Targhee Resort, and Snow King Resort. Since the original approval of the resort zone, the Snake River Canyon Ranch Resort ownership went through a number of bankruptcies and ownership changes.

On September 17, 2015, the Teton County, Wyoming Board of County Commissioners approved an amendment to the SRCRR PUD-PR (PUD2015-0002) and approved accompanying Land Development Regulations Text Amendment (AMD2015-0003) and Zoning Map Amendment (ZMA2015-0002). These approvals include the removal of approximately 95 acres of land within the SRCRR PUD-PR, and rezoning this removed acreage as Park and Open Space. It also relocated 56 lodging units from land removed from the SRCRR PUD-PR land to a 20.04 acre receiving area previously within the Snake River Sporting Club Planned Residential Development. This 20.04 acre receiving area was subsequently rezoned PUD-PR and became part of the SRCRR. As a result of this 2015 amendment, the Resort is comprised of three Planned Resort Zone Sub Areas: Sub Area I - the 5.2 acre "Astoria Hot Spring Site", Sub Area II – the "Legacy Lots and Resort Infrastructure", and Sub Area III, the "Resort Lodging Core".

In conjunction with the approval of the SRCRR PUD-PR amendment, the Teton County Board of County Commissioners approved an overall Sketch Plan for the development of lands within the Resort. This sketch plan approval included approval of conceptual development plans for specific areas within the Planned Resort. As a result, the thresholds for required submittal and approval of Physical Development Permits are specific to the Resort and its Sub Areas and these Physical Development Permit threshold requirements are described within this Master Plan Document.

C. Intent (Teton County LDR Section 4.3.1.A.)

The purpose of the Snake River Canyon Ranch Resort - Planned Resort Zone is to provide for a mix of recreational, retail, and service-oriented activities which have a high degree of self-containment and provides economic and other benefits to the community. The Planned Resort Zone is intended to guide the creation or continuation of a planned development configured around a major recreational activity. The intent of this development type is to:

1. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have a longstanding, beneficial role in the community; and
2. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and
3. Create a process in which Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and
4. Permit resort development that contributes to expanding the winter and shoulder economic seasons; and
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; and
6. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and
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; and
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; and
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.

1.3. Applicability

A. Repealer

This Master Plan shall supplant and replace for all purposes and in their entirety, the Snake River Canyon Ranch Planned Unit Development District for Planned Resort (PUD-PR) Resort Master Plan approved on July 6, 1999 and all subsequent amendments and minor deviations thereto adopted prior to the date of approval hereof by the Planning Director of Teton County, Wyoming.

B. Applicability of Master Plan

This Master Plan applies only to lands within the Snake River Canyon Ranch Resort boundaries, as depicted on the Official Zoning District Map. This Master Plan does not apply to lands within the Snake River Sporting Club Planned Residential Development that are outside the Resort boundaries. This Master Plan also does not apply to land zoned Park and Open Space that borders Sub Area I and Sub Area II of the Resort and is commonly referred to as the Astoria Hot Springs Park. The above notwithstanding, there exist separate individual documents that establish land use standards for land areas within the Snake River Sporting Club, the Astoria Hot Springs Park, and the Snake River Canyon Ranch Resort that apply to one, two, or all of these land areas. These documents include, but are not limited to the Improvement Service District Agreement applicable to these lands, the Snake River Canyon Ranch Master Declaration of Covenants, Conditions and Restrictions, the Snake River Sporting Club Owners Association bylaws, and the Snake River Sporting Club Architectural Review Board Design Guidelines. Refer to these documents for applicability of land use standards contained therein to lands within the Resort.

C. Expiration, Extension and Phasing

C.1. Expiration of Resort Master Plan

Time Frame: The Resort Master Plan shall expire three (3) years from the date of approval of this Master Plan unless a sufficient application for approval of a Development Plan is filed with the Planning Department. The approved Master Plan shall expire five (5) years from the date of approval unless there is commencement of construction or operations of land uses or activities in accordance with a phasing plan approved in conjunction with the approval of a Final Development Plan.

Effect: Upon expiration of the Resort Master Plan, LDR Section 4.3.1.E.8.b shall apply.

C.2. Extension

1. The Resort Master Plan expiration date may be extended by the Board of County Commissioners provided a written request for extension is received at least thirty (30) days prior to expiration of the Resort Master Plan.
2. **Procedure:** The request for extension shall be reviewed by the Board of County Commissioners at a regularly scheduled meeting, by which time a public hearing notice shall be advertised and any

- necessary information pertinent to the extension request can be made available. The Resort Master Plan shall be deemed extended until the Board of County Commissioners acts upon the request for extension.
3. **Grounds for Extension:** The grounds for extending the Resort Master Plan approval shall be specified by the Board and shall include, but not be limited to, the following:
 - a. **No change in conditions:** Conditions in the community have not substantially changed since the original Master Plan approval. No extension shall be granted if the Board finds that changes in the community result in the Resort plan being inconsistent with the community's land use patterns, the LDRs, or the community's ability to provide infrastructure and services to accommodate the Resort; and
 - b. **Good faith efforts:** Activities and investments on the part of landowners within the Resort demonstrate good faith efforts in pursuing the development permitted by the Resort Master Plan.
 4. **Reconsideration:** If development within the Resort fails to proceed in general accordance with the approved phasing plan, the BOCC may require reconsideration of the Master Plan as appropriate.
 - a. **Amendment:** Amendment of the phasing plan shall be appropriate of either an acceptable alternative phasing plan that meets the standards of this Section or a development schedule acceptable to the BOCC for regaining compliance with the original phasing plan in presented.
 - b. **Revocation:** Revocation of the Master Plan shall have the effect of forfeiting all rights within the Resort to any further development according to the Resort Master Plan and shall be appropriate if:
 - i. No material progress has been made in development of the resort for ten (10) consecutive years, or
 - ii. There is substantial noncompliance with the performance objectives specified in the conditions of approval, or the monitoring program, and no agreement can be reached between representatives of the landowners within the Resort or applicant of record and the BOCC for bringing the Resort development into compliance with the standards of this Section.
 - c. **Procedure:** The BOCC shall hold a public hearing, in accordance with Sec 8.2.10 of the LDRs for the purpose of examining the development that has occurred within the Resort and is consistency with the Master Plan. The BOCC shall issue a determination as to whether the amendment or revocation of the Master Plan is appropriate, in accordance with the above specified standards. Revocation of the Master Plan shall be accomplished by amending the Resort area on the Official Zoning Map from Planned Resort Zone to the zone that existed prior to the approval of the Resort Master Plan.

C.3. Phasing Requirements

1. Phasing requirements for the overall Resort is limited to the Resort road and infrastructure maintenance and improvement requirements. The Resort road and bridge infrastructure phasing shall comply with the following standards:
 - a. Prior to issuance of the first Use, Physical Development, or Development Option Permit within the Resort the Improvement Service District, or other entity approved by the Teton County Planning Director, shall be responsible for installing appropriate signage, to be approved by the Teton County Engineer, at each bridge end.
 - b. An Improvement Service District, or other entity approved by the Teton County Planning Director, shall be created within three years of the approval of the first Use, Physical Development, or Development Option Permit to ensure that all landowners south of Astoria Bridge will be responsible for the safe operation and maintenance of the road and bridge infrastructure serving the Resort.
 - c. Prior to issuance of the first Use, Physical Development, or Development Option Permit within the Resort after adoption of this Master Plan by Teton County, the ISD, or other entity approved by the Teton County Planning Director, shall install and maintain a traffic counter, capable of capturing peak hour counts, during peak operation across the Astoria Bridge. The traffic counter shall be in place and operational year round. Traffic count reports, including daily and peak hour counts shall be summarized and reported to Teton County annually. An observational traffic movement study shall be conducted annually in July during one calendar week during normal operational hours (defined as 7 am to 6 pm) to observe and document actual vehicle queuing/stacking and peak hour traffic counts for both weekday and weekend timeframes. This study shall be conducted by an independent qualified engineering firm with experience in transportation/traffic engineering. This study shall also produce a qualitative functional analysis (level of service). This annual study shall be provided by October 30th of the same

- calendar year to the Teton County Engineer. If during the reporting time, vehicle staking into the US 89 clear zone (30') is observed (with the exception of any special event that implements traffic control) the ISD shall be required to implement a mitigation plan to reduce the vehicle queuing length to be outside the 30' clear zone of US 89. Mitigating measures, include, but are not limited to, installing traffic signals, controlling the number of vehicles entering the site, various traffic demand management tactics or improvements to the bridge facility.
- d. Prior to issuance of the first Use, Physical Development or Development Option Permit, within the Resort after adoption of this Master Plan by Teton County, the applicant shall be required to provide the following to the Teton County Engineer for review, approval or approval subject to additional conditions and requirements:
- i. Documentation of an official agreement with the US Forest Service formalizing Jonny Counts Road/South Hoback Junction Road for emergency access and limited construction access purposes in instances where the load cannot meet the height limits of the Astoria Bridge. If and official agreement has not been reached at that time, the ISD, or other entity approved by the Teton County Planning Director, shall either provide written documentation from the US Forest Service regarding anticipated timing for an agreement or confirmation that an agreement is not possible, to be submitted to the County Engineer.
 - ii. Documents necessary for the establishment of the proposed Improvement Service District, or other entity approved by the Teton County Planning Director, which will be charged with the operation and maintenance of the Astoria Bridge, monitoring and submittal of traffic counts as required above, development and management of the proposed community traffic awareness program, evaluation implementation and enforcement of traffic demand management strategies, including, but not limited to those described in the June 23, 2015 memo prepared by Jorgensen Associates (attached to this Master Plan as Attachment 6) and establishment of a long term capital plan to create a reserve fund for the eventual capital needs of the bridge.
2. There is no other phasing requirement of the Resort as a whole. Each Sub Area shall provide a revised phasing plan that incorporates necessary infrastructure improvements, any housing requirements, and a monitoring plan with performance measures as required by this Master Plan and the LDRs that is specific to that Sub Area. Refer to each individual Sub Area within this Master Plan for phasing requirements specific to that Sub Area.

1.4. Relationship Between Regulations and Interpretation

A. Relationship to Land Development Regulations

When this Master Plan refers to the LDRs, or where they are silent and the LDRs are used for guiding the development or use of properties within the boundaries of the Snake River Canyon Ranch, Teton County LDRs version effective on October 19, 2015, shall apply. Should future amendments to the Teton County LDRs contain less restrictive standards limitations of restrictions, a Property Owner must apply for a Minor Amendment to the Master Plan to change the LDRs referenced in the Master Plan in order to take advantage of the less restrictive standard. See Minor Amendment procedures section of this Master Plan.

B. Interpretation

The Teton County Planning Director shall be responsible for interpreting this Master Plan and shall base his/her interpretation first, on the information contained within this Master Plan, and second, on the clear legislative intent of the Board of County Commissioners in its approval and adoption of PUD 2015-0002. With the exception of the modification to the basis for interpretation made herein, the provisions of Section 8.6 of the LDRs effective October 19, 2015 shall govern the findings to be considered in rendering interpretations of this Master Plan, and the procedure for requesting an interpretation of this Master Plan. Pursuant to Section 8.6 of the LDRs, only a Property Owner within the boundaries of the Resort may request an interpretation of this Master Plan.

1.5. Administrative Procedures

A. Subject to Land Development Regulations:

Unless otherwise noted in this document, all provisions of the LDRs dated October 19, 2015, shall apply. In the event of a contradiction between this Master Plan and the LDRs this Master Plan shall govern and control.

B. Procedures and Requirements to Amend Approved Master Plan

B.1 Major Amendments:

Major Amendments to the Master Plan include any expansion or increase to the overall resort area, density, physical development standards, uses or development or subdivision options that cannot be considered a Minor Amendment. Major Amendments to the Master Plan do not include a reduction in the resort area, density or intensity of use, or a revision to the physical development standards that decreases the allowable maximum or increases the allowable minimum. Major Amendments to the approved Master Plan also do not include any transfer of development rights from Sub Area II to Sub Area III, if such transfer does not include an expansion to the boundaries of Sub Area III. In such cases, the transfer of development rights shall be considered a Minor Amendment and shall be reviewed and approved as a Development Option Plan pursuant to Sections 8.5.2 and 4.3.1. of the LDRs. In cases where transfer of development rights from Sub Area II to Sub Area III includes the expansion of the boundaries of Sub Area III, such transfer shall be considered a Major Amendment and acted upon in accordance with the procedures and requirements for Major Amendments.

Only a property owner, or authorized agent of a property owner, within the Resort may apply for a Major Amendment to the Master Plan. The Major Amendment shall be reviewed and acted upon pursuant to the procedures set forth in Section 8.2.13.D of the LDRs dated October 19, 2015. The amendment shall be subject to all applicable standards of the LDRs dated October 19, 2015.

B.2 Minor Amendments:

Minor amendments to this Master Plan may be approved by the Planning Director. Minor Amendments will require a Pre-application conference pursuant to LDR Section 8.2.1. The Planning Director shall be required to determine sufficiency of the Minor Amendment application within 14 days of submitting the application and render a decision on the application for Minor Amendment within 60 days after the date of sufficiency. The above notwithstanding, the Planning Director may choose to elevate the Minor Amendment pursuant to LDR Section 8.2.9. The minor amendment shall comply with the following standards:

1. The proposed minor amendment does not increase the total amount of development permitted within the Resort.
2. The proposed minor amendment does not materially affect other property owners within the Resort.

All of the following findings shall be made in order for the Planning Director to approve Minor Amendments:

1. That the minor amendment is consistent with the PUD-PR Division of the Teton County LDRs dated 10/19/15; and
2. That the minor amendment is consistent with the Conditions of Approval of the Amendment to the Snake River Canyon Ranch Resort Planned Unit Development PUD 2015-0002; and
3. That the minor amendment is consistent with the applicable provisions of the LDRs dated October 19, 2015; and
4. That the minor amendment is consistent with the applicable provisions of the Jackson/Teton County Comprehensive Plan in affect at the time of approval of the Amendment to the Snake River Canyon Ranch Resort Planned Unit Development PUD 2015-0002; and
5. That the amendment provides for greater administrative clarity in carrying out the purpose and intent of the Master Plan; and
6. That the minor amendment reflects changes in the regulations or policy of Teton County.

B.3. Amendments are Included in Master Plan:

Any amendment approved by Teton County shall thereafter become a part of the Master Plan. The Master Plan shall be revised and amended within 1 year of the final approval of the amendment to reflect the

standards, conditions and entitlements approved. Any application to Teton County that acts upon the approved amendment shall not be delayed by Teton County as a result of this requirement to amend the Master Plan.

Time Frame: All amendments shall be considered a part of the Master Plan unless the Master Plan is not revised and amended within 1 year of the approval of the amendment to reflect the standards, conditions and entitlements of the approved amendment within one year, at which time the amendment shall expire.

1.6. Establishment of Resort Areas and Sub Areas

This Master Plan establishes the area of land within the Snake River Canyon Ranch Resort and further establishes specific Sub Areas within the Resort.

The Snake River Canyon Ranch Resort consists of approximately 112 acres of land approximately three miles south of Hoback Junction on Wyoming Highway 89. The Resort is located on the east bank of the Snake River and is bordered by US Forest Service land to the east, and the Snake River Sporting Club PRD to the South. Access to the Resort is provided by the one lane Astoria Bridge crossing the Snake River.

The Resort consists of three distinct sub areas: Sub Area I – “Astoria Hot Springs Site”, Sub Area II – “Legacy Lot and Resort Infrastructure”, and Sub Area III - “Resort Lodging Core”. Each Sub Area has entitlements, standards and conditions that are unique and specific to the respective Sub Area. In addition, entitlements, standards and conditions exist that are common to all Sub Areas. Each Sub Area also has individual infrastructure standards and conditions unique to that Sub Area as well as common to all Sub Areas.

Sub Area I – Astoria Hot Springs Site:

Sub Area I, the “Astoria Hot Springs Site” consists of 5.2 acres of land area located on the bank of the Snake River, it is the northernmost portion of the Resort. This sub area contains the geothermal Astoria Hot Springs, a helicopter landing pad, road and parking infrastructure, the “Johnny Counts Cabin”, and recreational support amenities. Land within the Astoria Hot Springs Site is designated for parkland use, including hot springs pools for swimming/soaking, trails and pathways, and river access that shall be open to the public. Sub Area I is designed to take advantage of the natural environmental setting and highlight the natural resources of the site with the hot springs bathing and spa facilities being the central recreational activity, providing a mountain resort experience for visitors and locals.

Sub Area II – Legacy Lots and Resort Infrastructure:

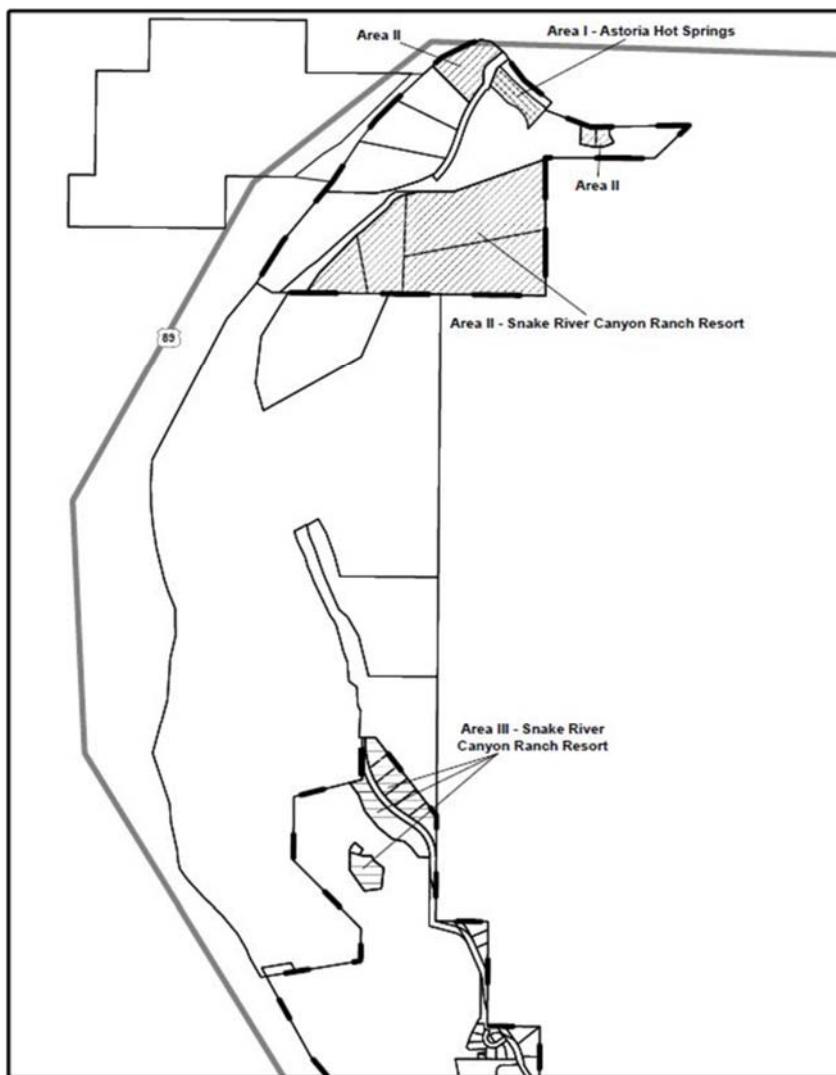
Sub Area II, the “Legacy Lots and Resort Infrastructure” Sub Area consists of seven individual lots. Ranging in area from approximately 1 acre to approximately 32 acres, these lots are referred to in plats and previous Teton County development approvals as Canyon Homes, River Homes, and Ranch Homes. Building envelopes for each of these lots are approved and recorded with the Teton County Clerk.

These building envelopes were approved by Teton County and are the approved building envelopes under the Snake River Canyon Ranch Master Declaration of Covenants, Conditions and Restrictions. Any changes or amendments to these building envelopes require approval from the Snake River Sporting Club Owners Association. Teton County shall review and approve development on lots within Sub Area II based on the provisions of this Planned Resort Master Plan.

The Legacy Lots within Sub Area II are designated and approved for residential, infrastructure, and short-term rental use. The physical development standards for each lot are based on the lot's overall area and physical characteristics. Therefore, each lot will have individual and unique development standards and infrastructure requirements. Sub Area II is also the site of existing and potential new infrastructure that serves, or will serve, the Resort. This infrastructure includes but is not limited to utility facilities such as water and wastewater facilities, and wireless communication facilities.

Sub Area III – Resort Lodging Core:

Sub Area III, the “Resort Lodging Core” consists of 20.04 acres of land area and includes the most intensive development entitlements within the Resort. The 20.04 acres of land is comprised of what was previously known as lots 1-6, 47, 69, and 80 of the Snake River Sporting Club PRD.



Map of Overall Planned Resort Zone

Figure 1: Map of Snake River Canyon Ranch Resort Area - for illustration purposes only. See Attachment 2 for legal description

1.7. Definitions

Purpose: The purpose of this section is to define words, terms and phrases contained within the Master Plan to explain the relationship between this Master Plan and the Teton County Land Development Regulations. Any term not defined herein shall have the meaning as defined in the Teton County Land Development Regulations effective October 19, 2015.

Astoria Bridge: Shall mean the bridge, in its existing form at the time of approval of this document or as may be changed, improved, or replaced in the future, that crosses the Snake River from US Highway 89 and provides access to the Astoria Hot Springs and Snake River Canyon Ranch Resort Planned Unit Development Planed Resort.

Building: Shall mean any structure having a roof supported by columns or walls; and enclosed structure, including tarpaulin structures, designed or used for the housing or enclosures of persons, animals, chattels or property of any kind; or attached appurtenance thereto, but not including an advertising sign board, fence, tepee, tent, or similar temporary structure.

Density: Shall mean the number of individual dwelling units and lodging units, including detached single family, attached single family, apartment, condominium, townhouse, or other type of residential dwelling unit or lodging unit permitted to be constructed or occupied on a lot, site, sub-area or other part or portion of the Snake River Canyon Ranch Resort Planned Unit Development Planned Resort.

Design Guidelines: Shall mean the Snake River Sporting Club Architectural Review Board Design Guidelines for the Snake River Sporting Club. (Despite the title of the Design Guidelines referring to the Snake River Sporting Club, they apply to land within the Resort)

Dwelling Unit: Shall mean any individual dwelling units or lodging unit, including detached single family, attached single family, apartment, condominium, townhouse, or other type of residential dwelling unit or lodging unit permitted to be constructed or occupied on a lot, site, sub-area of and other part or portion of the Snake River Canyon Ranch Resort Planned Unit Development Planned Resort.

Employee Housing Agreement: Shall mean the "Employee Housing Transfer Fee Agreement and Restrictive Covenant" between Teton County, Wyoming, a duly organized county of the State of Wyoming ("Teton County") and CYGNUS, SRSC, LLC ("SRSC"), a Georgia limited liability company, which is included herein by reference.

Floor Area: Shall mean the area of all floors interior to an enclosed building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50% of its perimeter open to the outside shall not be considered enclosed.

Heliport: Shall mean the specific area, permitted by the Federal Aviation Administration (FAA) and identified by the FAA as Airport Identifier 97WY, that may be used for the landing and takeoff of helicopters in a manner and volume consistent with the terms of the FAA permit and for the purposes and uses approved by the Federal Aviation Administration and any associated permits that are issued for a Heliport within the Snake River Canyon Ranch Resort boundary.

Hot Springs or Astoria Hot Springs: Shall mean the geothermal hot springs pools, located in Sub Area I that have been determined to not qualify as wetlands protected under the LDRs pursuant to EVA2014-0008, as they may be developed, created, shaped or constructed into pools that are for the recreational purpose of swimming, bathing or soaking and shall be open to the public.

Improvement Service District: Shall mean the Snake River Sporting Club Improvement and Service District.

Land Development Regulations: Shall mean the Teton County Land Development Regulations effective October 19, 2015.

Master Plan or Resort Master Plan Shall mean the Amendment and Complete Restatement of the Entitlements, Standards and Conditions for The Snake River Canyon Ranch Resort Planned Unit Development Planned Resort and approved by the Teton County Board of County Commissioners on September 17, 2015.

Owners Association: Shall mean the Snake River Sporting Club Owners Association, Inc. (The Owners Association applies land use standards to land area both within and outside the Resort Boundaries, including the Snake River Sporting Club and the Astoria Hot Springs Park).

Provisional Campground: Shall mean a use permitted within Sub Area III as a Basic Use that allows for up to four (4) Campground units, defined as mobile homes, recreational vehicles, trailers, campers, tents and Recreational Park Trailers, based on the provisions and limitations found within Master Plan Section 2.3 – Standards Applicable to Sub Area III – Resort Lodging Core.

Property Owner: Shall mean any owner(s) of real property within the Snake River Canyon Ranch Resort.

Resort: Shall mean the Snake River Canyon Ranch Resort in whole or in part.

Resort Support Uses: Shall mean those facilities that provide amenities to and/or support for the operation of the overall Resort and that are incidental and subordinate to the principle Resort Use. Examples of Resort Support Uses include daycare facilities, eating areas, outdoor eating establishments not associated with a restaurant, housekeeping facilities, laundry, spa rooms, athletic facilities, gyms, restrooms, recreation areas, locker rooms, bar or conference/meeting space, employee housing, maintenance facilities, offices related to Resort operations, facilities and amenities for recreational activities associated with the Resort, assembly and reception/event uses, and similar uses. Resort Support Uses are incidental to the Resort use(s) and are intended primarily for the use of resort owners, visitors and guests as determined by resort owners and management. Resort Support Uses are those uses that are commonly integrated into the operation of the Resort use(s) even if the Resort Support Use would be classified as a different use if it were separated.

Sales Office: Shall mean a Real Estate Sales office located in a structure placed on a site and used as a sales office or meeting place for marketing, sales and lease of dwelling units or other type of development within the Snake River Canyon Ranch Resort Planned Unit Development Planned Resort.

Signage Plan: Shall mean the Signage Plan included within the Snake River Sporting Club Architectural Review Board Design Guidelines, which is included herein at Attachment 7.

Single Family Lot: Shall mean any and all of the single family lots located within the boundaries of the Snake River Canyon Ranch Resort.

Snake River Sporting Club: Shall mean the Snake River Sporting Club Planned Residential Development.

Snake River Sporting Club Owners Association: Shall mean the entity created by the Snake River Canyon Ranch Master Declarations of Covenants, Conditions and Restrictions that is charged with enforcing the Snake River Canyon Ranch Master Declarations of Covenants Conditions and Restrictions, as may be amended from time to time.

Snake River Canyon Ranch Master Declarations of Covenants, Conditions and Restrictions: Shall mean the Master Declaration of Covenants, Conditions and Restrictions that govern the development and use of the lands

within the Snake River Canyon Ranch Resort Planned Unit Development Planned Resort, which may be amended or revised from time to time.

Structure: Shall mean any building, bridge, fence, pole, tower, deck, liquid storage tank, gazebo, pier, dam, culvert, satellite dish, personal wireless telecommunication facilities, or other construction or erection greater than 4 feet in height excluding artwork, such as sculptures.

Sub Area: Shall mean any and all of the three individual Sub-Areas, described as Sub Area I, Sub Area II and Sub Area III within the Snake River Canyon Ranch Resort.

Temporary Shelter: Shall mean a mobile or manufactured home or conventional camping unit temporarily occupied while a residential unit with a valid building permit is being constructed.

Transfer Fee: Shall mean the 1% transfer fee for and payment of an In-Lieu Fee as required by the terms of the Employee Housing Agreement, which shall be collected in perpetuity and shall not expire.

1.8. Abbreviations

BOCC	Teton County Board of County Commissioners
EA	Environmental Analysis
ISD	Improvement Service District
LDRs	Teton County Land Development Regulations dated October 15, 2015
n/a	Not Applicable
PRD	Snake River Sporting Club Planned Residential Development
PUD-PR	Planned Unit Development – Planned Resort Zoning
CC&Rs	Snake River Canyon Ranch Master Declaration of Covenants, Conditions and Restrictions
SRCCR	Snake River Canyon Ranch Resort
SRSC	Snake River Sporting Club
SRSC-ARB	Snake River Sporting Club Architectural Review Board
WYDEQ	Wyoming Department of Environmental Quality

1.9. List of Attachments

The following documents are attached hereto and made a part hereof.

1. Subdivision Plats for Lots within Sub Area II
2. Legal descriptions of Resort Sub-Areas
3. Sub Area II Building Envelopes
4. Improvement Service District Agreement
5. Sub Area III Avalanche study
6. Jorgensen Associates P.C. Memo titled "Astoria Hot Springs Park and Snake River Sporting Club Response to Engineering Comments" dated June 23, 2015 bridge memo dated June 23, 2015
7. Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan

Division 2. Standards Applicable to Individual Resort Sub Areas

2.1. Standards Applicable to Sub Area I – Astoria Hot Spring Site

A. Intent and Purpose

The purpose of Sub Area I – Astoria Hot Springs Site shall be open to the public to provide the public and resort guests with the opportunity to access and enjoy a hot spring bathing experience and to ensure there are sufficient support facilities and amenities to provide for the safe, convenient and enjoyable use of the Hot Springs. The Astoria Hot Springs site, while included within the Resort, is bordered by approximately 95 acres of land zoned Park and Open Space. The Hot Springs site and the park are intended to and shall function together collectively as a family oriented recreational park.

Map of Sub Area I

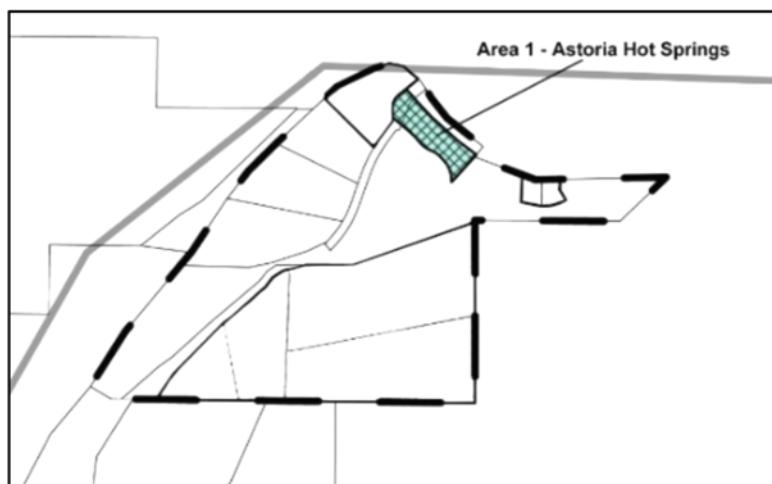


Figure 2: Map of Astoria Hot Springs Site, for illustration purposes only. See Appendix 2 for legal description

B. Physical Development Standards

Standards applicable to the physical development of Sub Area I are provided within this sub-section. Cross references provided refer to specific sections of the LDRs.

B.1. Structure Location and Mass

	LSR (min)	Street Setback (Min)	Side Setback (Min)	Rear Setback (min)	Height (max)	FAR (max)
All Allowed Uses	.66	5'	5'	5'	20'	n/a *

Exceptions: All uses: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* There is no explicit floor area ratio within Sub Area I. The overall Sub Area I is permitted to contain a maximum of 9,000 s.f. of development, excluding floor area dedicated to employee housing, with no limitation on maximum scale of development.

B.2. Maximum Scale of Development

Individual Building (max gross FA):

Individual Building: 9,000 s.f.

B.3. Building Design

All Building Materials:

External surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues.

Note: Sub Area I is subject to certain Snake River Sporting Club Design Guidelines which may be amended from time to time. Approval of building designs by the SRSC-ARB is required prior to building permit submittal to Teton County.

B.4. Site Development

Site Development Setbacks (min)

Side/Rear ½ the structure setback
Front

40% of lineal frontage ½ the structure setback
60% of lineal frontage structure setback

No other limitations apply

Exemptions:

Driveways providing access across street yard, and shared parking and driveways

B.5. Landscaping:

LDR Div. 5.5

Plant Units (min)

Residential 1 per DU
Nonresidential 1 per 1,000 s.f. of gross floor area

Parking Lot 1 per 8 parking spaces

B.6. Fencing:

LDR Sec. 5.1.2

Wildlife friendly fencing

Special Purpose Fencing Height

In Street Yard: 4'

In Side or Rear Yard: 6'

Special Purpose Fencing Setback:

Any Yard 0'

Exemptions:

As recognized in Teton County LDR Section 5.1.2, there exist exemptions for "Special Purpose Fencing", including fencing for swimming pool enclosures. It is likely that special purpose fencing exemptions to the Wildlife Fencing Standards will be required.

B.7. Environmental Standards:

The amendment to the SRCRR PUD-PR (PUD2015-0002) approved by the BOCC on September 17, 2015, along with the associated Zoning Map Amendment (ZMA2015-0002) included the preparation and approval of an Environmental Analysis that looked closely at the protected resources and potential impacts of development within and in the vicinity of the Sub Area I – the Astoria Hot Springs Site. The EA found that the development configuration approved in the Sketch Plan (SKC 2015-001) approval associated with PUD2015-0002 combined with the transfer of previously approved development entitlements in the vicinity of Sub Area I to Sub Area III of the Resort, along with rezoning approximately 95 acres from PUD-PR to Park and Open Space zoning will reduce the intensity of use and development in the vicinity of Sub Area I and will minimize or reduce overall impacts to wildlife and wildlife habitat and movement corridors when compared to previous entitlements. This notwithstanding, the EA contains conditions of approval that will apply to development and use within Sub Area I. Based on the above, all future applications for development within Sub Area I will not require additional natural resource impact review, including the preparation and/or review of additional Environmental Analysis. At the time of submittal of a Development Plan Permit or Use Permit application, development will be subject to natural resource impact

mitigation requirements based on the preparation and evaluation of a Use Management Plan. The Use Management Plan will include a requirement that an environmental professional evaluate the intensity, operational characteristics, and potential impacts of the uses at Development Plan or Use Permit approval based on the previously approved Environmental Analysis. A final mitigation plan must be included with Development Plan and final mitigation requirements will be part of Development Plan approval.

Natural Resource Buffers: LDR Sec. 5.1.1

The purpose of Sub Area I is to provide the public with access to Astoria Hot Springs. Based on an Environmental Analysis Review for the Astoria Hot Springs Park (EVA2014-0008) it was determined that the wetlands associated with the existing hot springs ponds were determined not to qualify as wetlands protected under the LDRs. Therefore, Hot Springs shall be considered swimming pools for the purpose of this Resort Master Plan and shall not be considered a river, stream, natural lake/pond, wetland, ditch or other form of water body and shall not be subject to waterbody/wetland setback/buffer standards, restrictions or regulations and development in the proximity of the hot springs ponds shall not require wetland mitigation. Any other disturbance of wetlands within Sub Area I shall comply with the requirements of EVA2014-0008. Other development within Sub Area I that is not directly connected with the development of hot springs pools, such as restrooms, offices, housing, restaurant space and other light commercial uses is permitted to encroach into the Hot Springs if it can be shown that such development will have no adverse impact to other existing wetlands within the Sub Area.

Rivers: 20'

Streams 50' or edge of riparian plant community up to 150'

Natural Lakes or Ponds: 50' or edge of riparian plant community up to 150'

Wetland: 30'

Irrigation Ditch/Pond Setback: LDR Sec. 7.7.4.D

Irrigation Ditch/Pond: 15'

Wild Animal Feeding LDR Sec. 5.1.3

Wild Animal Feeding Prohibited

Natural Resource Overlay (NRO) Standards LDR Sec. 5.2.1

Bear Conflict Standards LDR Sec. 5.2.2

Bear resistant trash required in conflict area 1

B.8. Scenic Standards:

Exterior Lighting: LDR Sec. 5.3.1

Total cut off angle (max) 90

Illumination in footcandles .50

Height 15'

Scenic Resource Overlay (SRO) Standards LDR Sec. 5.3.2

The amendment to the SRCRR PUD-PR (PUD2015-0002) approved by the BOCC on September 17, 2015, along with the associated Zoning Map Amendment (ZMA2015-0002) included the preparation of a Visual Resource Analysis that demonstrated that the amendments to the PUD-PR resulted in reduced visual impacts to the scenic foreground when compared to the prior SRCRR PUD-PR approval. Any additional site specific scenic resource analysis shall base findings, conclusions and recommendations on the reduction of visual impacts has resulted from the transfer of development rights from Sub Area I to Sub Area III within the Resort approved under PUD2015-0002. Pursuant to SKC 2015-0001 Condition of Approval #4, "Prior to Approval of a Development Plan for Sub Area I, the applicant shall be

required to submit a more detailed visual analysis of the bulk and scale proposed, to ensure that development is adequately screened and visual impacts are minimized." Any site specific visual resource analysis for Sub Area I shall be reviewed for compliance by the Planning Director pursuant to Section 8.6.2. of the Teton County LDRs

B.9. Natural Hazards to Avoid:

Steep Slopes	LDR Sec. 5.4.1
Development Prohibited:	Slopes >30%
Areas of Unstable Soils:	LDR Sec. 5.4.2
Fault Areas:	LDR Sec. 5.4.3
Floodplains:	LDR Sec. 5.4.4
Wildland Urban Interface	LDR Sec. 5.4.5

B.10. Signs: LDR Div. 5.6

Allowable Signage	
No limitation. Subject to Development Plan approval	
Sign Area	
See Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan (Attachment 7). Subject to Development Plan approval.	

Sign Height:	
See Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan (Attachment 7). Subject to Development Plan approval.	

B.11. Grading, Erosion Control, Stormwater:

Grading	LDR Sec. 5.7.2
Erosion control	LDR Sec. 5.7.3
Erosion shall be controlled at all times	
Stormwater Management	LDR Sec. 5.7.4

No increase in peak flow rate or velocity across property lines.

B.12. Required Physical Development Permits

The following identifies the required physical development permits for development within Sub Area I:

Physical Development	Sketch Plan	Development Plan	Building Permit	Sign permit	Grading permit
Development up to 9,000 s.f. of floor area	Approved	Required	Required	Included with FDP	LDR Sec. 5.7.1

Note: No Conditional Use Permit is required for development within Sub Area I unless explicitly identified in Master Plan Subsection 2.1.C.1 below.

C. Use Standards

Standards applicable to uses in Sub Area I of the Resort are provided or referenced below. Allowed uses are listed in Master Plan Subsection 2.1.C.1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to LDR section 6.1.2.D.

C.1. Allowed Uses			C.2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min)	Employees required to be housed
Open Space					
Agriculture	Y	0 ac.	n/a	n/a	Exempt
Residential					
Detached Single Family	Y	0 s.f.	n/a*	2/DU	Exempt
Attached Single Family	Y	0 s.f.	n/a*	2/DU	Exempt
Resort Support Use					
All Resort Support Uses	Y	0 s.f.	n/a	Independent calc	Exempt
Commercial					
Office	B	0 s.f.	n/a	Independent calc	See MP Sec.2.1.E
Retail	B	0 s.f.	n/a	Independent calc	See MP Sec.2.1.E
Restaurant/Bar	B	0 s.f.	n/a	Independent calc	See MP Sec.2.1.E
Amusement/Recreation					
Outdoor Recreation	B	0 s.f.	n/a	Independent calc	Independent calc.
Developed Recreation	B	0 s.f.	n/a	Independent calc	Independent calc.
Institutional					
Assembly	B	n/a	n/a	Independent calc.	Exempt
Daycare/Education	B	n/a	n/a	Independent calc.	Exempt
Transportation/Infrastructure					
Wireless communication Facilities	6.1.10.D	0 s.f.	n/a	1/employee + 1/stored vehicle	
Heliport	C, See Sec. 6.1.10.E.2.d	0 s.f.	n/a	Independent calc	Exempt
Accessory Uses					
Accessory Residential Unit	Y	0 s.f.	n/a*	2/DU	Exempt
Home Occupation	B	0 s.f.	n/a	n/a	Exempt
Home Business	B	0 s.f.	n/a	1/DU	Exempt
Receptions/Events	C	0 s.f.	n/a	Independent calc	Exempt

Temporary Uses						
Real Estate Sales Office	Y	0 s.f.	n/a	3.3/1,000 s.f.	Exempt	
Temporary Shelter	Y	0 s.f.	1/ valid bld. Permit**	2/DU	Exempt	
Temporary Gravel Extraction and Processing	B	0 s.f.	n/a	1/employee	Exempt	
Farm Stand	B	0 s.f.	n/a	5/1,000 s.f. display area	Exempt	

Y = Allowed Use, no use permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

* There is no residential density limitation within Sub Area I. All residential uses shall be limited to deed restricted Employee Housing.

** Temporary Shelter is an allowed use and shall be permitted in accordance with Section 6.1.12.D. of the LDRs.

C.3. Maximum Scale of Use

Individual Use (floor area) (max)

No limitations apply.

C.4. Operational Standards

LDR Div. 6.4

Division 6.4 of the LDRs apply.

In addition, Sub Area I - Astoria Hot Springs Site is a community recreational amenity which shall be open and available to the public and represents a significant benefit to residents and visitors alike. The operational standards of Astoria Hot Springs, including the permitted use of a Heliport on the site, shall allow the site to operate in a manner that accommodates the public and visitors that ensures this public benefit can be achieved in an ongoing basis, which shall remain open to the public.

1. The uses within the Astoria Hot Springs Site identified in Section 2.1.C.1 of this Master Plan are uses that are approved by Teton County within Sub Area I. However, this Master Plan recognizes that the operations of the Astoria Hot Springs Site that are approved and permitted within Sub Area I may have impacts that require mitigation. This includes a condition within the approved EA (EVA2014-0008) for Sub Area I that requires a use management plan addressing winter recreational use and pet control shall be prepared and incorporated into a final mitigation plan in order to minimize adverse impacts to wildlife and crucial winter habitat. In addition to the impacts of approved uses within Sub Area I on natural resources, the operation of the site may have impacts to neighbors and transportation/transportation infrastructure. Therefore, as part of a Use Permit, a use management plan will be required that addresses impacts to natural resources, neighbors and transportation/transportation infrastructure. The use management plan will be reviewed and approved by the Planning Director pursuant to the procedure set forth in LDR section 8.4.1., or by the Board of County Commissioners at the discretion of the Planning Director. Where operational impacts are found to require mitigation, the mitigation shall be permitted to occur on or off the Sub Area I site and shall not render the approved uses infeasible or otherwise prevent the operational feasibility of the approved uses and mitigation shall not restrict the following: Astoria Hot Springs Site shall be permitted to operate year round regardless of the presence of NRO protected species or habitats.
2. Hours of operation of Astoria Hot Springs Site may be determined based on seasonal use and demand. However, any restriction on hours of operation shall only be imposed on the owner/operator of the Astoria Hot Springs Site if it is shown that the impacts of operation cannot be mitigated in manners other than restricting hours of operation, including, but not limited to noise mitigation, light impact mitigation, traffic and visitor number minimization, and physical improvements that result in mitigation of the above impacts.
3. The Astoria Hot Springs Site shall be permitted to accommodate Special Events and Receptions/Events. The number and scale of special events and Receptions/Events shall be proposed and approved under a Use Management plan and shall balance the public benefit with impacts to natural resources, transportation, and neighboring residential uses.
4. The existing heliport operations are permitted to maintain their historic volume of commercial air tours and this historic volume shall be transferable to future buyers of the existing operations.

D. Development Options

Standards applicable to development options and subdivision in Sub Area I of the SRCRR PUD-PR are provided or referenced below.

D.1. Allowed Subdivision Development Options

Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	FAR (max)	Height (max)
Land Division	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Condominium/Townhouse	n/a	n/a	n/a	n/a	Determined by physical development	Determined by Physical development

No land division permitted in Sub Area I. Any Condominium or Townhouse unit created shall be deed restricted employee housing.

D.2. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
Any subdivision				
<10 units		X		X
> 10 units	X	X		X

D.3. Affordable and Employee Housing Standards

Employee housing requirements for development within Sub Area I are limited to the provision of housing four (4) persons. This is the maximum employee housing requirement. However, the owner may provide additional employee housing which exceeds this requirement. This employee housing requirement may be fulfilled by recording a deed restriction limiting the residential use of the Johnny Counts Cabin to housing for employees of Astoria Hot Spring Park or persons otherwise employed in Teton County, (office uses for the benefit of the Astoria Hot Springs Site are permitted within Johnny Counts Cabin) or the provision of housing on site for four (4) employees of Astoria Hot Spring Park or persons otherwise employed in Teton County. Occupancy preference shall be for employees of Astoria Hot Spring Park.

While the owner of Sub Area I may deed restrict Johnny Counts Cabin as employee housing, nothing herein shall require that the Johnny Counts Cabin shall remain as employee housing in perpetuity. This housing requirement shall explicitly allow the owner to transfer the employee housing requirement to another structure or structures on site, or to a location south of the Astoria Bridge, within the development area or immediate surroundings, or any combination thereof, as long as the total persons housed equals or exceeds four (4). Any deed restriction placed on Johnny Counts Cabin shall reflect this ability to transfer the housing requirement to another building(s) and shall be subject to approval by the appropriate entity within Teton County, which may be the BOCC. The above notwithstanding, all employee housing requirements associated with Sub Area I are permitted to be located on any lot or parcel south of the Astoria Bridge.

There is no Affordable Housing requirement within Sub Area I.

D.4. Infrastructure Requirements and Standards

1. Transportation Plan:

There is no specific transportation plan for Sub Area I. The transportation plan for the entire Resort, discussed in Division III of this Master Plan shall govern transportation plan requirements for Sub Area I.

2. Stormwater Management Plan

All stormwater shall be handled and accommodated in accordance with Section 5.7.4 of the LDRs.

3. Water and Sewer Management Plans

Sub Area I is served by existing water and waste water systems. The existing Community Water System supplies water to all Sub Areas of the Resort, as well as the SRSC PUD. All Sub Areas within the Resort will be a member of an ISD, or other entity approved by the Teton County Planning Director, which will manage the capacity of the systems on behalf of the members within the Resort. The community water system is discussed in Division 3 of this Master Plan below.

Sub Area I is served by an individual waste water system that is separate from and independent of the waste water systems within Sub Area II and III. At the time of issuance of a Development Permit for development within Sub Area I the applicant will provide the County with Wyoming DEQ documentation that the Sub Area I waste water system has adequate capacity for the proposed development and, when expansion or improvements are necessary and appropriate, will provide the County with Wyoming DEQ permits for such wastewater system expansion or improvement prior to issuance of a building permit for such development.

It is explicitly stated and recognized that the wastewater system for Sub Area I and any requirements for expansion or improvement are unique and specific to Sub Area I and any application for a Development Plan or building permit within Sub Area I shall not be contingent upon the demonstration of adequacy, or requirements for expansion or improvements of the wastewater system(s) within Sub Area II or III of the Resort.

E. Phasing Standards

Development within Sub Area I is required to show all infrastructure, including roads, parking, water and wastewater facilities are adequate to support the proposed development and must be completed concurrently with or prior to the completion of development dependent on said infrastructure. Development within Sub Area I shall also show that Natural Resource and Scenic Resource mitigation associated with said development can be completed and shall define a plan and timeline for mitigation prior to completion of said development.

Below is a projected time frame for completion of various phases in Sub Area I, based on the effective date of this Master Plan:

Within 5 years: Hot Springs and critical building development permits granted.

Within 10 years: Meadow and vegetation restoration completed.

Within 15 years: Remaining building construction permits granted and vegetation restoration completed.

The phasing plan is an estimate and may be subject to changes without requiring an amendment to the Master Plan.

A revised phasing plan that incorporates necessary infrastructure improvements, any housing requirements, and a monitoring plan with performance measures as required by this Master Plan and the LDRs shall be approved by the BOCC independent from or in conjunction with a Development Plan for Sub Area I. The above notwithstanding, in the event that development generates the need for infrastructure improvements and/or mitigation requirements, those improvements and/or requirements must be completed concurrently with the development that generates the infrastructure need or mitigation requirement.

2.2 Standards Applicable to Sub Area II – Legacy Lots and Resort Infrastructure

A. Intent and Purpose

Sub Area II shall have a western character reminiscent of the great mountain lodges of the West but smaller in scale. Development shall have a presentation from the highway that is in scale with the mountain backdrop, have varied roof lines and horizontal planes that visually reduce the bulk and scale of the buildings, and a development pattern that favors a reduction in building footprints to protect the natural resources of the site, thereby minimizing overall impact of development. Development will highlight the natural features of a site, retain the rural atmosphere, and protect habitat and environmentally sensitive areas.

The purpose of Sub Area II – Legacy Lots and Resort Infrastructure is to maintain the entitlements and standards established in the original Snake River Canyon Ranch Master Plan approved on July 6, 1999. These entitlements and standards apply to Lots 2, and 3, The Canyon Ranch Homes, Snake River Canyon Ranch (Plat #1040), Lot 23, River Homes, Snake River Canyon Ranch (Plat #1030), Lots 24, 25, 26 and 27, The Ranch Homes, Snake River Canyon Ranch (Plat #1031).

Map of Sub Area II

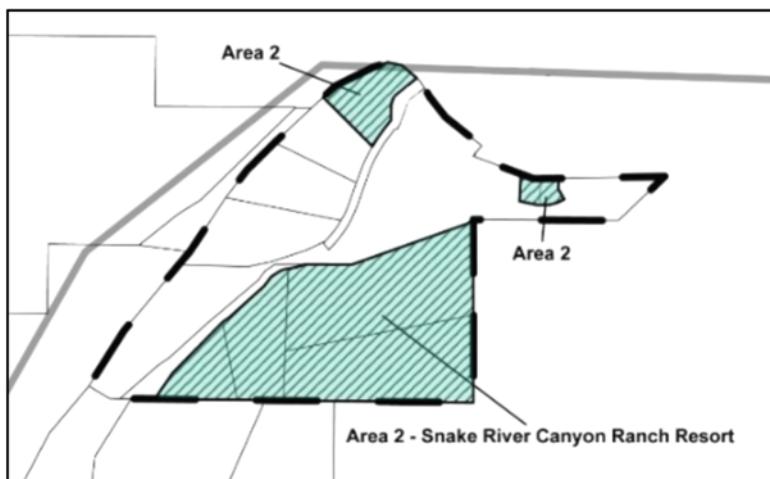


Figure 3: Map of Sub Area II – “Snake River Original Lots, for illustration purposes only. See Appendix 2 for legal description

B. Physical Development Standards

Standards applicable to the physical development of Sub Area II are provided within this sub-section. Cross references provided refer to specific sections of the Teton County Land Development Regulations.

B.1. Structure Location and Mass

	Site Development (Max)	Street Setback (Min)	Side Setback (Min)	Rear Setback (min)	Height (max)	FAR (max)
All Allowed Uses	GSA(.04) +15,007 s.f.	5'	5'	5'	30'	10,000 s.f. + 100 s.f./ acre > 10

Building envelopes for each of these lots are approved and recorded with Teton County as follows:

- The Canyon Homes, Snake River Canyon Ranch, Lots 2 and 3. Building Envelopes are recorded at Book 447, pages 804-849.
- The River Homes, Snake River Canyon Ranch Lot 23 and The Ranch Homes, Snake River Canyon Ranch Lots 24, 25, 26 and 27 are recorded at Book 434 Pages 783-839.

Building envelopes for lots within Sub Area II are included herein as Attachment 3.

These building envelopes are approved by Teton County and are the approved building envelopes under the Snake River Canyon Ranch Master Declaration of Covenants, Conditions and Restrictions. In the event of a discrepancy between zoning requirements and the building envelopes approved for lots within Sub Area II, the individual building envelopes shall govern.

Any changes or amendments to these building envelopes require approval from the Snake River Sporting Club Owners Association, Inc. Teton County shall review and approve development on lots within Sub Area II based on the provisions of this Master Plan.

The above notwithstanding, development on lots within Sub Area II shall be required to locate all development outside the Teton County Scenic Preserve Trust's and/or the Jackson Hole Land Trust's conservation easement area. Building envelopes and development on lots within Sub Area II may be located anywhere outside areas restricted by any conservation easements subject to other restrictions stated within this Master Plan, subject to Owners Association review and subject to Teton County review.

B.2. Maximum Scale of Development

Individual Building (max gross FA):

Part of Single Family Unit 10,000 s.f.

B.3. Building Design

All Building Materials:

External Surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues. No other Teton County limitations apply.

Note: Sub Area II is subject to certain Snake River Sporting Club Design Guidelines which may be amended from time to time. Approval of building designs by the SRSC-ARB is required prior to building permit submittal to Teton County.

B.4. Site Development

Site Development Setbacks (min)

Side/Rear Setback: $\frac{1}{2}$ structure setback

Front Setback:

40% of lineal lot frontage: $\frac{1}{2}$ structure setback
60% of lineal lot frontage: $\frac{1}{2}$ structure setback

Exemptions:

Driveways providing access across a street yard; and shared parking and driveways

B.5. Landscaping: LDR Div. 5.5

Plant Units (min)

Residential: 1/DU

B.6. Fencing: LDR Sec. 5.1.2

Wildlife friendly fencing

Special Purpose Fencing Height

In Street Yard: 4'

In Side or Rear Yard: 6'

Special Purpose Fencing Setback:

Any Yard 0'

B.7. Environmental Standards:

Natural Resource Buffers: LDR Sec. 5.1.1

No Environmental Analysis is required for development of single family lots within Sub Area II. In addition, existing building envelopes for lots within Sub Area II are approved by both Teton County and the Owners Association and if any of the Teton County approved building envelopes are not compliant with the Natural Resource Buffers stated herein, they are permitted to be developed within any buffers standards described herein, and shall be permitted pursuant to review and approval of a building permit application.

Rivers: 150'

Streams 50' or edge of riparian plant community up to 150'

Natural Lakes or Ponds: 50' or edge of riparian plant community up to 150'

Wetland: 30'

Irrigation Ditch Setback: LDR Sec. 7.7.4.D

Irrigation Ditch: 15'

Wild Animal Feeding LDR Sec. 5.1.3

Wild Animal Feeding Prohibited

Natural Resource Overlay (NRO) Standards LDR Sec. 5.2.1

Bear Conflict Standards LDR Sec. 5.2.2

Bear Resistant trash required in conflict area 1

B.8. Scenic Standards:

Exterior Lighting: LDR Sec. 5.3.1

Total cut off angle (max) 90

Illumination in footcandles .50

Height 15'

Scenic Resource Overlay (SRO) Standards LDR Sec. 5.3.2

Building envelopes for lots within Sub Area II have previously been approved. No further Scenic Resource Analysis required unless building envelopes change.

B.9. Natural Hazards to Avoid:

Steep Slopes LDR Sec. 5.4.1

Development Prohibited: Slopes >30%

Areas of Unstable Soils: LDR Sec. 5.4.2

Fault Areas: LDR Sec. 5.4.3

Floodplains: LDR Sec. 5.4.4

Wildland Urban Interface LDR Sec. 5.4.5

Avalanche Hazard Areas LDR Sec. 5.4.2

B.10. Signs: LDR Div. 5.6

Allowable Signage

No limitation. Subject to Development Plan approval

Sign Area

See Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan (Attachment 7). Subject to Development Plan approval.

Sign Height:

See Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan (Attachment 7). Subject to Development Plan approval.

B.11. Grading, Erosion Control, Stormwater:

Grading LDR Sec. 5.7.2

Erosion control LDR Sec. 5.7.3

Erosion shall be controlled at all times

Stormwater Management LDR Sec. 5.7.4

No increase in peak flow rate or velocity across property lines.

B12. Required Physical Development Permits

Permitting for physical development for any dwelling units within Sub Area II is limited to submittal and approval of Building Permit Pursuant to Section 8.3.3 of the Teton County LDRs dated October 19, 2015. No Development Plan is required.

The following identifies the required physical development permits for development within Sub Area II:

Physical Development	Sketch Plan	Development Plan	Building Permit	Sign permit	Grading permit
All residential development	n/a	n/a	Required	Included with Bldg. Permit	LDR Sec. 5.7.1

C. Use Standards

Standards applicable to uses in Sub Area II of the Resort are provided or referenced below. Allowed uses are listed in Subsection 2.2.C.1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to LDR section 6.1.2.D.

C.1. Allowed Uses			C.2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min)	Employees required to be housed
Open Space					
Agriculture	Y	0 ac.	n/a	n/a	See MP Sec.2.2.E
Residential					
Detached Single Family	Y	0 s.f.	1 unit/lot	2/DU	See MP Sec.2.2.E
Lodging					
Short Term Rental	Y	0 s.f.	1 unit/lot	2/lodging unit	See MP Sec.2.2.E
Transportation/Infrastructure					
Utility Facility	Y	0 ac.	n/a	1/employee +1/stored vehicle	Exempt.
Wireless communication Facilities	6.1.10.D	6.1.10.D	n/a	1/employee + 1/stored vehicle	Exempt
Accessory Uses					
Accessory Residential Unit	Y	0 s.f.	1 unit/lot	1/DU	Exempt
Home Occupation	B	0 s.f.	n/a	n/a	Exempt
Temporary Uses					
Real Estate Sales Office	Y	0 s.f.	n/a	3.3/1,000 s.f.	Exempt
Temporary Shelter	Y	0 s.f.	1/ valid bld. Permit*	2/DU	Exempt
Temporary Gravel Extraction and Processing	Y	0 s.f.	n/a	1/employee	Exempt

Y = Allowed Use, no permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

* Temporary Shelter is an allowed use and shall be permitted in accordance with Section 6.1.12.D. of the Teton County Land Development Regulations.

C.3. Maximum Scale of Use

Individual Use (floor area) (max)

Single Family Unit (detached)

Habitable Floor Area excluding basement

8,000 s.f.

C.4. Operational Standards

LDR Div. 6.4

Refer to LDR Division 6.4.

D. Development Options

Standards applicable to development options and subdivision in Sub Area III of the SRCRR PUD-PR are provided or referenced below.

D.1. Allowed Subdivision Development Options

Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	FAR (max)	Height (max)
Land Division	35 ac	n/a	n/a	n/a	Determined by physical development	30'
Transfer of Units from Area II to Area III	Consistent with original allowances for lots in Area II					

It is explicitly recognized within this Master Plan that transfer of development units and associated floor area from Sub Area II to Sub Area III is permitted under the provisions of this Master Plan. Units transferred from Sub Area II to Sub Area III shall be relocated in accordance with the original approvals granted for development of parcels or lots within Sub Area II. Transfer of Development Units from Sub Area II to Sub Area III that does not include the expansion of the land area of Sub Area III shall be reviewed as a Development Options Plan pursuant to LDR Section 8.5.2.

D.2. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
Transfer of Units			X	

D.3. Affordable and Employee Housing Standards

Properties within Sub Area II are not subject to the Employee Housing Agreement. Lots within Sub Area II are also not subject to the Affordable Housing Requirements of the LDRs. To meet the purpose of the Affordable and Employee Housing requirements within Teton County, lots within Sub Area II continue to be subject to a 1% Real Estate Transfer Fee as described in Section 4.7 of the SRSC CC&Rs, that portion of which may not be amended without approval of the Board of County Commissioners.

No other housing standards and conditions apply to development within Sub Area II.

D.4. Infrastructure Requirements and Standards

1. Transportation Plan:

There is no specific transportation plan for Sub Area II. The transportation plan for the entire Resort, discussed in Division 3 of this Master Plan shall govern transportation plan requirements for Sub Area II.

2. Stormwater Management Plan

All stormwater shall be handled and accommodated in accordance with Section 5.7.4 of the Teton County LDRs.

3 Water and Sewer Management Plans

The individual lots within Sub Area II are served by the existing Community Water System that serves the Resort and the SRSC. For information of the Community Water System associated standards refer to Division 3 of this Master Plan.

Each Sub Area within the Resort is independently responsible for providing wastewater systems adequate to the scale and intensity of development within the individual Sub Area. Sub Area II consists of eight individual lots, three of which are connected to a common community waster water system. Each individual lot or lots within Sub Area II will provide a wastewater system or systems that will meet requirements of the Wyoming DEQ and any applicable Teton County requirements prior to issuance of a building permit for development of one or any combination of the lots.

E. Phasing Standards

The individual lots within Sub Area II have already been platted and therefore no phasing standards apply.

2.3 Standards Applicable to Sub Area III – Resort Lodging Core

A. Intent and Purpose

Sub Area III shall have a western character reminiscent of the great mountain lodges of the West but smaller in scale. Development shall have a presentation from the highway that is in scale with the mountain backdrop, have varied roof lines and horizontal planes that visually reduce the bulk and scale of the buildings, and a development pattern that favors a reduction in building foot prints to protect the natural resources of the site, thereby minimizing overall impact of development. Development will highlight the natural features of a site, retain the rural atmosphere and protect habitat and environmentally sensitive areas.

The purpose of Sub Area III – Resort Lodging Core is to concentrate lodging, residential, and resort development in an 20.04-acre area resulting in the protection of lands north of Sub Area III previously entitled for development and subsequently zoned Park and Open Space. Sub Area III provides a centralized, efficient area to provide clustered development that supports the Resort and the Snake River Sporting Club. By clustering previously approved, scattered development within the Resort Lodging Core, the overall Resort will provide recreational resort facilities in a creative, efficient and coordinated manner, provide a quality visitor experience, and contribute to the protection of attributes of the community that are considered critical to the community's long-term health, welfare and well-being.

Map of Sub Area III

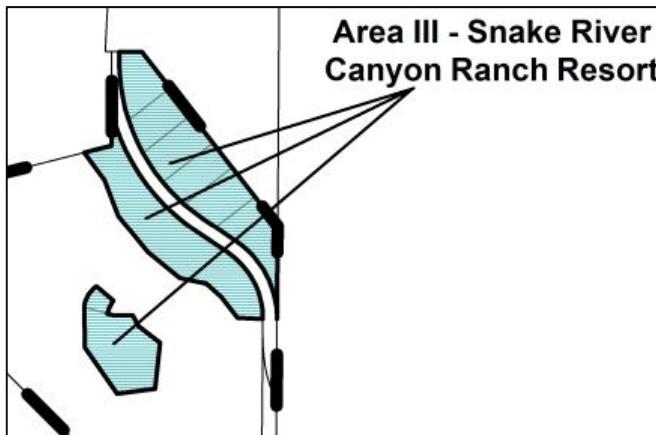


Figure 4: Map of Sub Area III – Resort Lodging Core, for illustration purposes only. See Attachment 2 for legal description.

B. Physical Development Standards

Standards applicable to the physical development of Sub Area III are provided within this sub-section. Cross references provided refer to specific sections of the LDRs effective on October 19, 2015.

Sub Area III is entitled to contain 218,500 s.f. of development within at least 63, and up to 70 homes or townhome sites, excluding future potential transfers from the Resort Sub Area II into Sub Area III of the Resort, that are available to rent short term or for permanent residential use. Individual units within Sub Area III are limited to a maximum of 10,000 s.f., however, there are no restrictions on maximum floor area for individual buildings, which shall be finally determined and approved through Development Plan.

B.1. Structure Location and Mass

	Site Development (Max)*	Street Setback (Min)	Side Setback (Min)	Rear Setback (min)	Height (max)	FAR (max)**
All Allowed Uses	.45 - .75	5'	5'	5'	30'	n/a

Exceptions: All uses: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* The Maximum Site Development applies to the overall land area of Sub Area III and shall be determined based on a cumulative analysis of development in Sub Area III over time.

** There is no explicit floor area ratio within Sub Area III. The overall Sub Area III is permitted to contain a maximum of 218,500 s.f. of development with no limitation on maximum floor area of an individual structure. Individual dwelling or lodging units are limited to a maximum of 10,000 s.f. per unit.

B.2. Maximum Scale of Development

Individual Building (max gross FA):

Maximum floor area for individual dwelling unit 10,000 s.f.

Maximum Building Size

n/a

B.3. Building Design

All Building Materials:

External surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues.

Note: Sub Area III is subject to certain Snake River Sporting Club Design Guidelines which may be amended from time to time. Approval of building designs by the SRSC-ARB is required prior to building permit submittal to Teton County.

B.4. Site Development

Site Development Setbacks (min)

Side/Rear Setback: $\frac{1}{2}$ structure setback

Front Setback:

40% of lineal lot frontage: $\frac{1}{2}$ structure setback

60% of lineal lot frontage: $\frac{1}{2}$ structure setback

Exemptions:

Driveways providing access across a street yard; and shared parking and driveways

B.5. Landscaping:

LDR Div. 5.5

Plant Units (min)

.25 Plant Unit/Townhouse DU

.50 Plant Unit/Detached Single Family DU

B.6. Fencing:

LDR Sec. 5.1.2

Wildlife friendly fencing

Special Purpose Fencing Height

In Street Yard: 4'

In Side or Rear Yard: 6'

Special Purpose Fencing Setback:

Any Yard 0'

B.7. Environmental Standards:

The amendment to the SRCRR PUD-PR (PUD2015-0002) approved by the BOCC on September 17, 2015, along with the associated Zoning Map Amendment (ZMA2015-0002) included the preparation and approval of two interrelated Environmental Analyses. One was for the associated Astoria Hot Springs Site (EVA2014-0008) that evaluated the environmental impacts of removing approximately 95 acres of land from the PUD-PR zone and zoning it Park, and the other (EVA2014-0010) that evaluated the impacts of relocating resort development from approximately 90 acres of land and concentrating it on the 20.04 acres Sub Area III.

Both Environmental Analyses revealed that Sub Area III contains the least amount of diversity of protected resources and found that concentrating development in that area may result in fewer new impacts to higher ranking vegetative cover types and found that the development configuration approved in the Sketch Plan (SKC 2015-001) approval associated with PUD 2015-002 will have reduced impacts to natural resources. The EAs also indicate that relocation of the majority of development from the Snake River's edge adjacent to Sub Area I to Sub Area III will minimize and

reduce impacts to wildlife habitat and movement corridors.

The amendment was also found to reduce the impact of development within the 150' river setback. Based on the above, all future applications for development within Sub Area III, as approved, will not require additional natural resource impact review, including the preparation and/or review of Environmental Analysis. Development will be subject to natural resource impact mitigation requirements at approval of Development Plan based on the previously approved Environmental Analysis. A final mitigation plan must be included with Development Plan and final mitigation requirements will be part of Development Plan approval. The following specific natural resource buffers shall apply to all physical development within the Sub Area III:

Natural Resource Buffers:

LDR Sec. 5.1.1

Rivers: 150'

Martin Creek: 15'

Other Streams 50' or edge of riparian plant community up to 150'

Natural Lakes or Ponds: 50' or edge of riparian plant community up to 150'

Wetland: 30'

Irrigation Ditch Setback:

LDR Sec. 7.7.4.D

Irrigation Ditch: 10'

Wild Animal Feeding

LDR Sec. 5.1.3

Wild Animal Feeding Prohibited

Natural Resource Overlay (NRO) Standards

LDR Sec. 5.2.1

Bear Conflict Standards

LDR Sec. 5.2.2

Bear resistant trash required in conflict area 1

B.8. Scenic Standards:

Exterior Lighting:

LDR Sec. 5.3.1

Total cut off angle (max) 90

Illumination in footcandles

Entire Sub Area III .50

Height

Entire Sub Area III 15'

Scenic Resource Overlay (SRO) Standards

LDR Sec. 5.3.2

The amendment to the SRCRR PUD-PR (PUD2015-0002) approved by the BOCC on September 17, 2015, along with the associated Zoning Map Amendment (ZMA2015-0002) included the preparation of a Visual Resource Analysis that demonstrated that the amendments to the PUD-PR resulted in reduced visual impacts to the scenic foreground when compared to the prior SRCRR PUD-PR approval. No further Scenic Resource Analysis is required.

B.9. Natural Hazards to Avoid:

Steep Slopes

LDR Sec. 5.4.1

Development Prohibited:

Slopes >30%

Areas of Unstable Soils:

LDR Sec. 5.4.2

Fault Areas:

LDR Sec. 5.4.3

Floodplains:

LDR Sec. 5.4.4

Wildland Urban Interface

LDR Sec. 5.4.5

Avalanche Hazard Areas

An avalanche hazard study was included as part of the Sketch Plan application and approval and is included herein

as Attachment 6. The avalanche study included the identification of red and blue avalanche hazard zones. All development within Sub Area III shall avoid red avalanche hazard area or undertake appropriate landscaping or structural construction measures to alleviate hazards.

B.10. Signs: LDR Div. 5.6

Allowable Signage

No limitation. Subject to Development Plan approval.

Sign Area

See Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan (Attachment 7). Subject to Development Plan approval.

Sign Height:

See Snake River Sporting Club Architectural Review Board Design Guidelines Signage Plan (Attachment 7). Subject to Development Plan approval.

B.12. Required Physical Development Permits

The following identifies the required physical development permits for development within Sub Area III:

Physical Development	Sketch Plan	Development Plan	Building Permit	Sign permit	Grading permit
Development up to 218,500 s.f. of floor area	Approved	Required	Required	Included with FDP	LDR Sec. 5.7.1

C. Use Standards

Standards applicable to uses in Sub Area III of the Resort are provided or referenced below. Allowed uses are listed in Subsection 2.3.C.1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to LDR section 6.1.2.D.

C.1. Allowed Uses			C.2. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min)	Employees required to be housed
Open Space					
Agriculture	Y	0 ac.	n/a	n/a	See MP Sec.2.3.E
Residential					
Detached Single Family	Y	0 s.f.	See Footnote 1	2/DU	See MP Sec.2.3.E
Attached Single Family	Y	0 s.f.	See Footnote 1	2/DU	See MP Sec.2.3.E
Resort Support Use					
All Resort Support Uses	Y	0 s.f.	n/a	Independent calc	Exempt
Lodging					
Short Term Rental	Y	0 s.f.	See Footnote 1	2/lodging unit	Exempt
Provisional Campground	B	0 s.f.	See Footnote 2	2/Site or unit	Exempt
Campground	B	0 s.f.	See Footnote 3	2/Site or unit	Exempt
Transportation/Infrastructure					
Wireless communication Facilities	6.1.10.D	0 s.f.	n/a	1/employee + 1/stored vehicle	Independent calc.
Accessory Uses					
Accessory Residential Unit	Y	0 s.f.	See Footnote 1	2/DU	Exempt
Home Occupation	B	0 s.f.	n/a	n/a	Exempt
Home Business	C	0 s.f.	n/a	1/DU	Exempt
Temporary Uses					
Real Estate Sales Office	Y	0 s.f.	n/a	3.3/1,000 s.f.	Exempt
Temporary Shelter	B	0 s.f.	See Footnote 2	2/DU	Exempt

B.11. Grading, Erosion Control, Stormwater:

Grading	LDR Sec. 5.7.2
Erosion control	LDR Sec. 5.7.3
Erosion shall be controlled at all times	
Stormwater Management	LDR Sec. 5.7.4

No increase in peak flow rate or velocity across Resort Sub Area III boundaries.

Temporary Gravel Extraction and Processing Farm Stand	Y B	0 s.f. 0 s.f.	n/a n/a	1/employee 5/1,000 s.f. display area	Exempt Exempt
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Y = Allowed Use, no permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

1. Total Dwelling Unit and Lodging Unit density approved for Sub Area III is 63 units. This maximum density notwithstanding, the maximum density within Sub Area III is permitted to increase if residential density permitted in Sub Area II is transferred to Sub Area III. The increased allowable density in Sub Area III shall not exceed the total number of dwelling units transferred from Sub Area II. No additional Development Units shall be created without an amendment to the Master Plan.

2. Provisional Campground: The purpose of Sub Area III is to provide a residential and lodging core within the Resort. Provisional Campground units are intended to achieve this purpose on a provisional basis. Up to four (4) Provisional Campground units shall be reviewed under the process and procedures for Basic Use Permits (LDR Section 8.4.1). Provisional Campground use shall expire five (5) years from the time they are permitted. Upon expiration of the Provisional Campground use, the Provisional Campground units associated with the use shall be removed or otherwise vacated from the property unless a Development Plan application to convert the Provisional Campground use to a Campground use has been submitted and deemed sufficient by the Teton County Planning Department. The unit type, density and ownership of Provisional Campground shall be consistent with the unit type and ownership limitations associated with Campground uses. 3. Campground sites or units include mobile homes, recreational vehicles, trailers, campers, tents or Recreational Park Trailers. All campground sites, units or the campground as a whole shall be under single ownership. No land division, timeshare, fractional, tenancy in common or other type of ownership division of campground sites, units or the campground as a whole shall be allowed. The maximum density of campground units shall be equal to the maximum density permitted within Sub Area III. At no time shall the total number of residential, or lodging units exceed the maximum density permitted in Sub Area III. At the time of certificate of occupancy for 75% of the permanent residential or lodging units, all Campground units shall be removed or otherwise vacated from the property.

C.3. Maximum Scale of Use

Individual Use (floor area) (max)

No limitations apply.

No APO limitations or standards apply.

C.4. Operational Standards

LDR Div. 6.4

D. Development Options

Standards applicable to development options and subdivision in Sub Area III of the SRCRR PUD-PR are provided or referenced below.

D.1. Allowed Subdivision Development Options

Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	FAR (max)	Height (max)
Land Division	n/a	.1	n/a	n/a	Determined by physical development Permit	Determined by physical development permit
Condominium/Townhouse	n/a	n/a	n/a	n/a	Determined by Physical Development Permit	Determined by Physical Development Permit
Transfer of Units from Area II to Area III*						Consistent with original allowances for lots in Area II

* It is explicitly recognized within this Master Plan that transfer of development units and associated floor area from Sub Area II to Sub Area III is permitted under the provisions of this Master Plan. Units transferred from Sub Area II to Sub Area III shall be relocated in accordance with the original approvals granted for development of parcels or lots within Sub Area II. Transfer of Development Units from Sub Area II to Sub Area III that does not include the expansion of the land area of Sub Area III shall be reviewed as a Development Options Plan pursuant to Teton County LDR Section 8.5.2.

D.2. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
Any Subdivision Transfer of Units		X		X
			X	

D.3. Affordable and Employee Housing Standards

Properties within Sub Area III are subject to the Employee Housing Agreement, included herein by reference. The purpose of the Employee Housing Agreement was to put in place a mechanism by which the development would satisfy its employee housing obligation by a 1% Transfer Fee in perpetuity. Please refer to the Employee Housing Agreement.

There are no affordable housing requirements in Sub Area III. No other housing standards and conditions apply to development within Sub Area III.

D.4. Infrastructure Requirements and Standards

1. Transportation Plan:

There is no standard right of way width requirement for improvements within Sub Area III. Furthermore, minimum right of way standards shall not apply to general common elements or areas.

There is no specific transportation plan for Sub Area III. The transportation plan for the entire Resort, discussed in Division 3 of this Master Plan shall govern transportation plan requirements for Sub Area III.

2. Stormwater Management Plan

All stormwater shall be handled and accommodated in accordance with Section 5.7.4 of the Teton County LDRs.

3 Water and Sewer Management Plan

Sub Area III is served by existing water and waste water systems.

The existing Community Water System supplies water to all Sub Areas of the Resort, as well as the SRSC PRD and golf course. Development within Sub Area III is permitted to be included in the water and sewer district. The community water system is discussed in Section 3.4 of this Master Plan below.

Sub Area III will be served by an individual waste water system that is separate from and independent of waste water systems within Sub Areas I and II. At the time of issuance of a Development Permit for development within Sub Area III the applicant will demonstrate to the satisfaction of Wyoming DEQ that the wastewater system will have adequate capacity for the proposed development and, when expansion or improvements are necessary and appropriate, will provide copies of the permits to the County with permits for such wastewater system expansion or improvement prior to issuance of a building permit for such development.

It is explicitly stated and recognized that the wastewater system for Sub Area III and any requirements for expansion or improvement are unique and specific to Sub Area III and any application for a Development Plan or building permit shall not be in any way linked to the demonstration of adequacy, or requirements for expansion or improvements of the wastewater system(s) within Sub Area I or II of the Resort.

E. Phasing Standards

Development within Sub Area III will occur based on market demand and financial opportunities and limitations. Therefore, no explicit phasing timeline for development of individual residential and/or lodging units is required within

Sub Area III. This notwithstanding, development within Sub Area III is required to show all infrastructure, including roads, parking, water and wastewater facilities are adequate, pursuant to State of Wyoming DEQ and other permitting authorities' requirements, to support the scale and number of dwelling units submitted for building permit. If improvements to infrastructure is required for development of dwelling or lodging units in addition to what exists within Sub Area III such infrastructure improvements must be completed concurrently with or prior to the issuance of a Certificate of Occupancy for any additional dwelling or lodging units that require infrastructure improvements.

Below is a projected time frame for completion of various phases in Sub Area III. They are based on a beginning date of the effective date of this Master Plan

Within 5 years: 5 lots or dwelling units sold within 8 years

Within 10 years: 6 lots or dwelling units sold within 12 years

Within 15 years: 4 lots or dwelling units sold within 18 years.

Within 20 years: 14 lots or dwelling units sold within 23 years.

Within 25 years: 16 lots or dwelling units sold within 28 years.

Within 30 years: all permitted lots or dwelling units sold within 33 years.

Phasing plan herein is an estimate and may be subject to changes without requiring an amendment to the Master Plan. All development can occur in a shorter time frame than stated above with no exceptions.

A revised phasing plan that incorporates necessary infrastructure improvements, any housing requirements, and a monitoring plan with performance measures as required by this Master Plan and the LDRs shall be approved by the BOCC independent from or in conjunction with a Development Plan for Sub Area III. The above notwithstanding, in the event that development generates the need for infrastructure improvements and/or mitigation requirements, those improvements and/or requirements must be completed concurrently with the development that generates the infrastructure need or mitigation requirement.

Division 3. Standards Applicable to Overall Resort Zone and Individual Sub Areas

3.1. Infrastructure Requirements

A. Community Water System:

The existing community water system serves the entire Resort as well as the Snake River Sporting Club PUD and golf course. The community water system was approved and permitted by Wyoming Department of Environmental Quality. It includes a 200,000 gallon water tank located on Lot 26 of the Ranch Homes, Snake River Canyon Ranch (Plat #1031). This lot is within Sub Area II of the Resort discussed in section 2.2 of this Master Plan. Based on calculation of density and intensity of use within the Resort that exceeds the density and intensity of use approved under this Master Plan, the capacity of the water tank exceeds the minimum storage volume requirement of 186,950 gallons by 13,050 gallons. Therefore, the capacity of the community water system is adequate to serve the Resort and the other development it is intended to serve.

Members of the Resort will establish an Improvement Service District (ISD) or other form of entity that is controlled by landowners that are served by the Community Water System, and will establish assessment requirements and monitoring and maintenance requirements for the community water system.

Any application for Development Plan within the Resort will demonstrate that there is adequate capacity within the system to serve the development proposed within a Development Plan or provide appropriate permits for any necessary expansion will be provided to the County prior to issuance of a building permit for development.

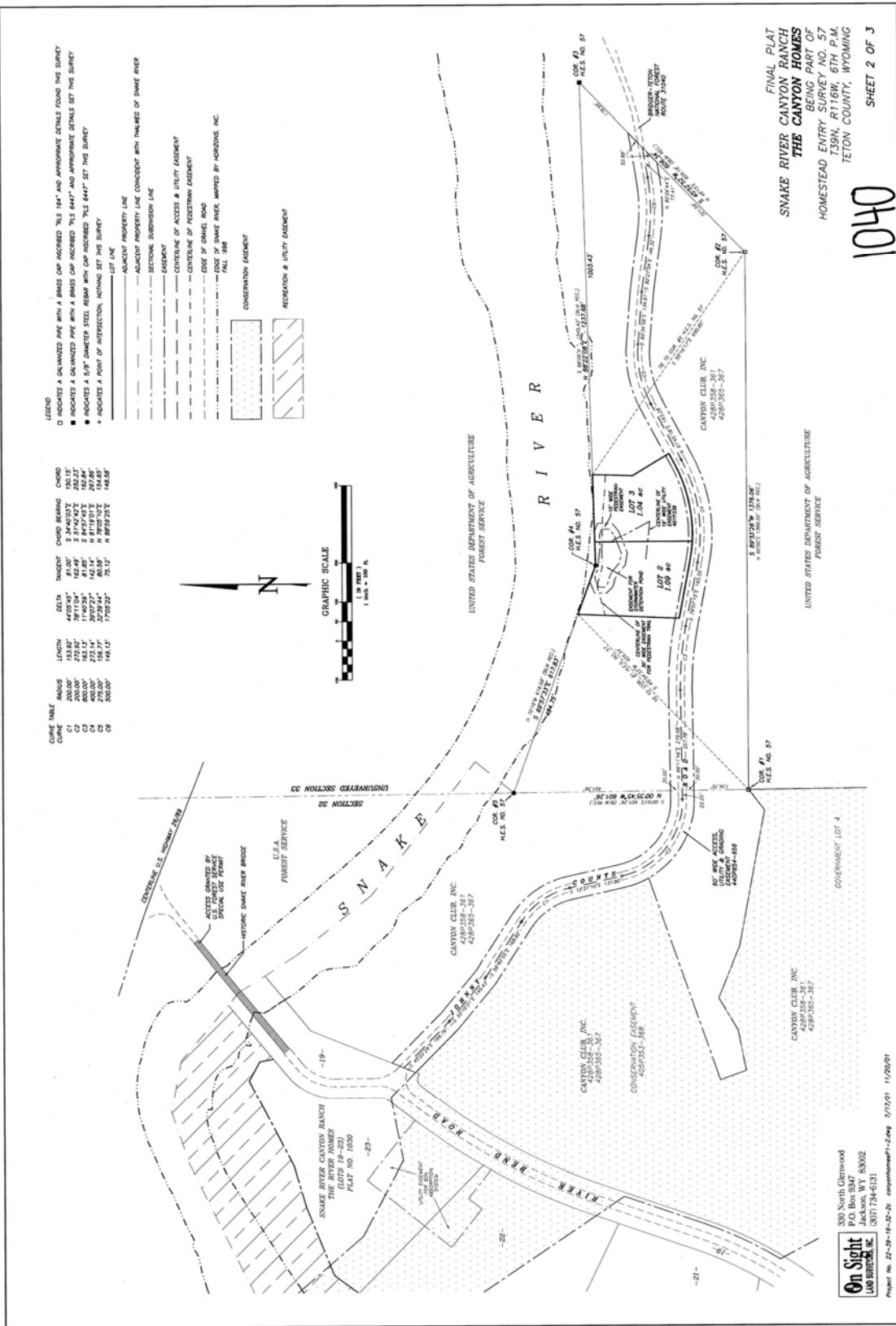
B. Community Waste Water Systems:

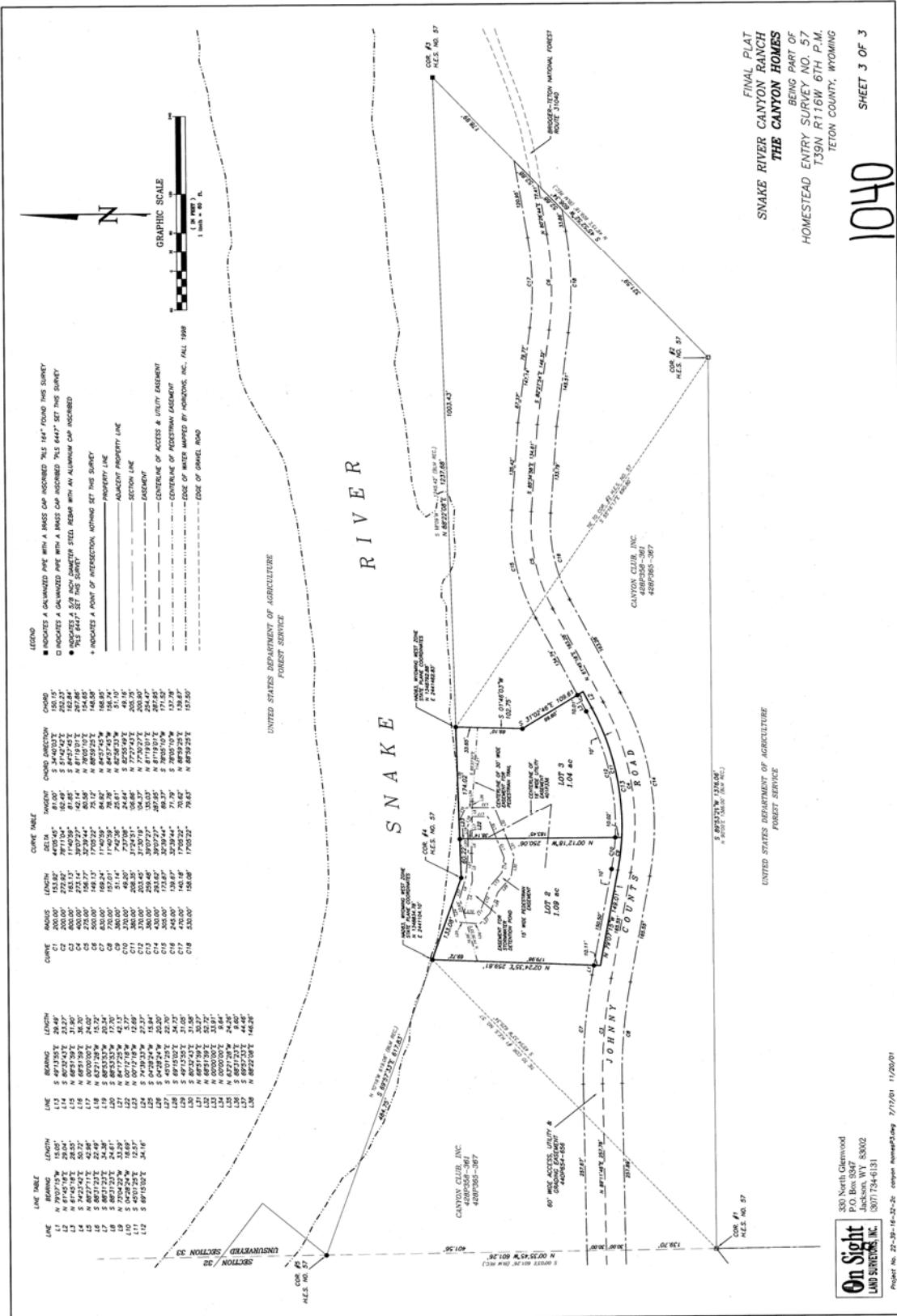
Each individual Sub Area within the Resort has the ability to accommodate their waste water individually, either on the site of each individual Sub Area or on a site that is permitted to accommodate this requirement. As such, each Sub Area is permitted to independently develop waste water systems to accommodate the development for each Sub Area. At the discretion of developers within each Sub Area, each Sub Area has the right to collectively develop waste water systems that serve one or more Sub Areas. This eventuality will be considered in the Improvement Service District and will be handled by the ISD upon agreement of owners within each Sub Area to serve waste water collectively.

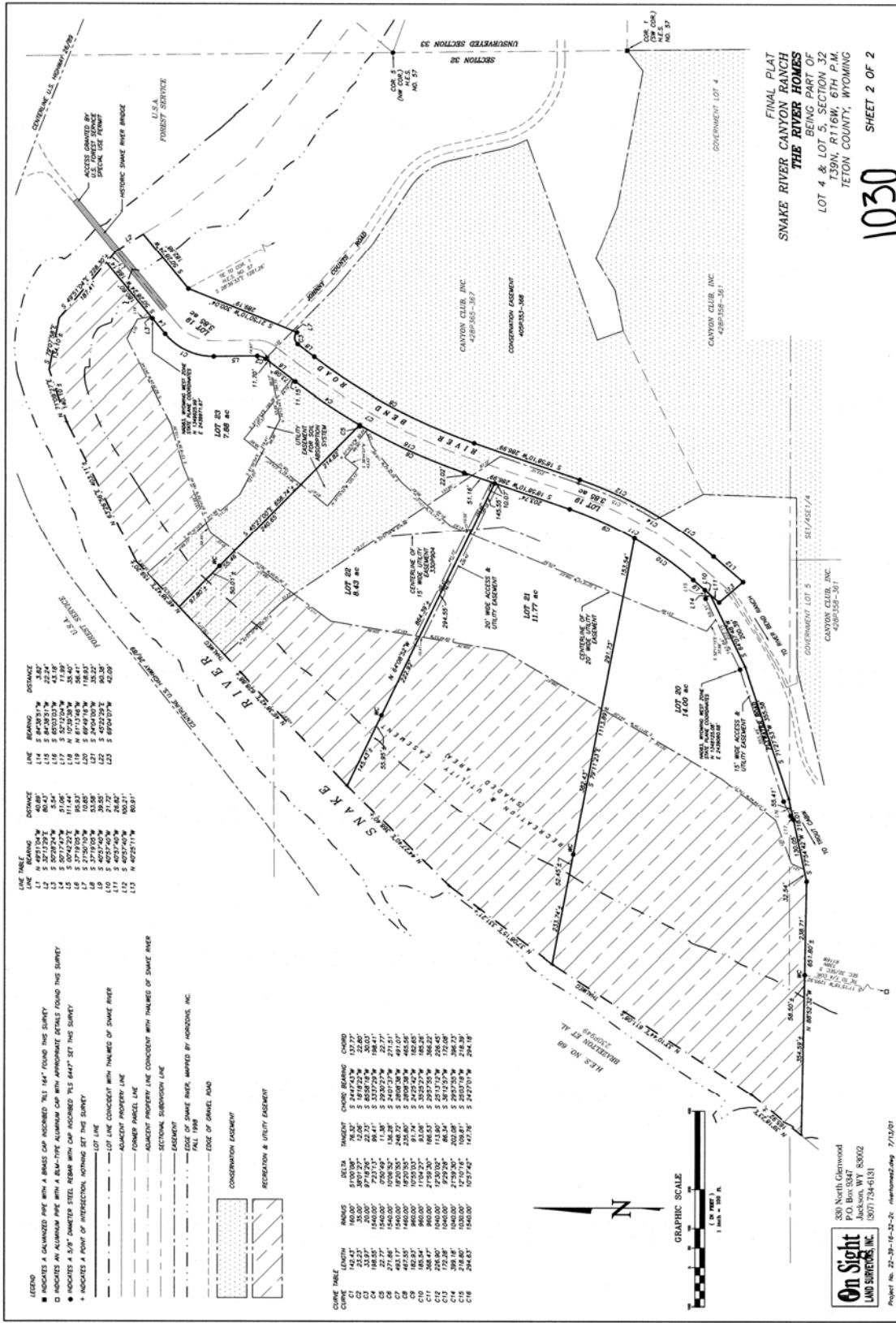
3.2 Design Standards:

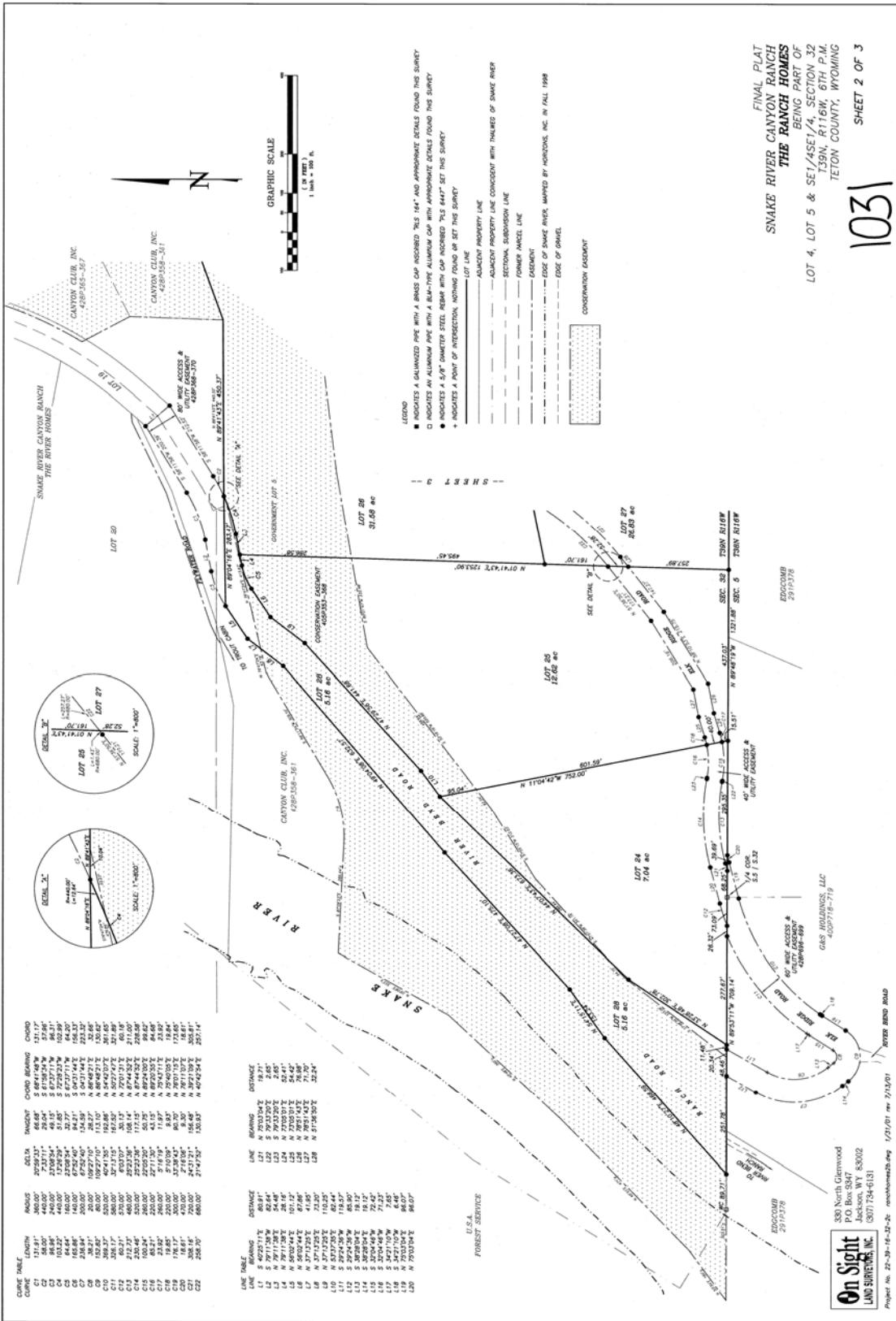
The Resort is governed by the Snake River Canyon Resort Owners Association. This Owners Association has established the Snake River Sporting Club Architectural Review Board, which is charged with implementing certain Design Guidelines and procedures for review and approval of development to ensure consistency with these design guidelines. Design of development within the Resort will comply with these design guidelines as well as all design provisions of the Teton County LDRs. Prior to issuance of a building permit by Teton County, Teton County will require documentation that the development subject to the Building Permit has received approval from the SRSC ARB.

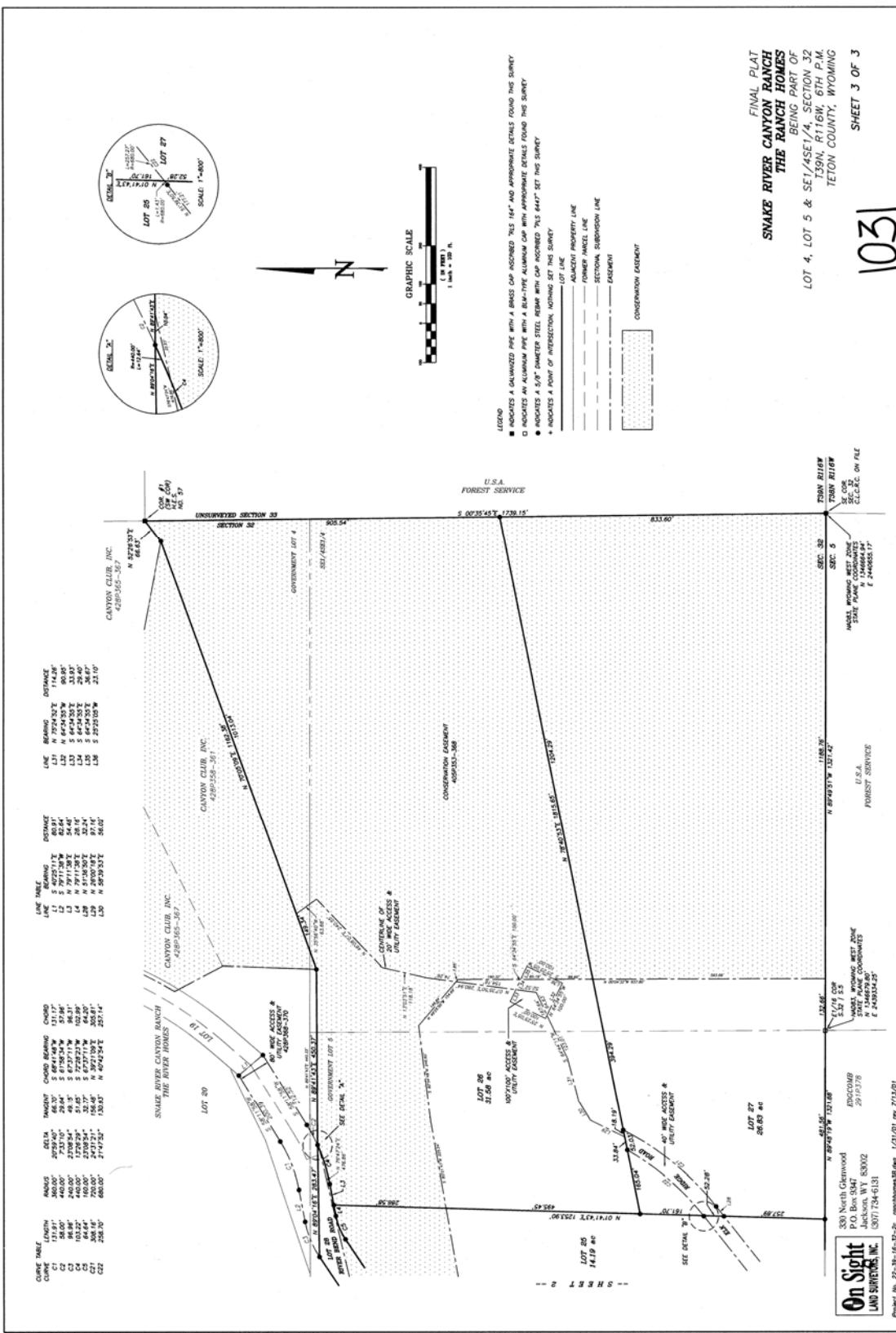
Attachment 1
Subdivision Plats for Lots Within Sub Area II











Attachment 2
Legal Descriptions of Resort Sub Areas

**Legal Description
For
Sub-Area I of the Snake River Canyon Ranch
Resort
Planned Unit Development for Planned Resort**

Being a portion of that tract of land described in that Quit Claim Deed recorded in Book 859 of photos, pages 380-385, in the Office of the Clerk, Teton County, Wyoming and located within the H.E.S. 57, Section 32, T.39N., R.116W., 6th. P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the intersection of the north Right-of-way line of Johnny Counts Road and the east line of Lot 19, Plat No. 1030, recorded in said Office;

THENCE, N 21°50'10" E, 224.11 feet, along said east line, to a point;

THENCE, N 50°28'25" E, 46.59 feet, more or less, along said east line, to a point on the left bank of the Snake River;

THENCE, bounded by the Snake River on the north and following the left bank of the Snake River, generally through the following courses:

S 33°19'08" E, 131.62 feet, to a point;
S 46°12'37" E, 292.00 feet, to a point;
S 74°32'37" E, 49.13 feet, to a point;
S 49°14'29" E, 58.39 feet, to a point;
S 20°41'51" E, 66.42 feet, to a point;
S 53°33'37" E, 215.27 feet, to a point;
S 69°57'33" E, 180.08 feet, to a point;

THENCE, S 32°09'59" W, 273.49 feet, departing said left bank, to a point;

THENCE, N 70°43'48" W, 235.12 feet, to a point intersecting the northerly Right-of-Way line of said Johnny Counts Road;

THENCE, along said northerly Right-of-Way line the following courses:

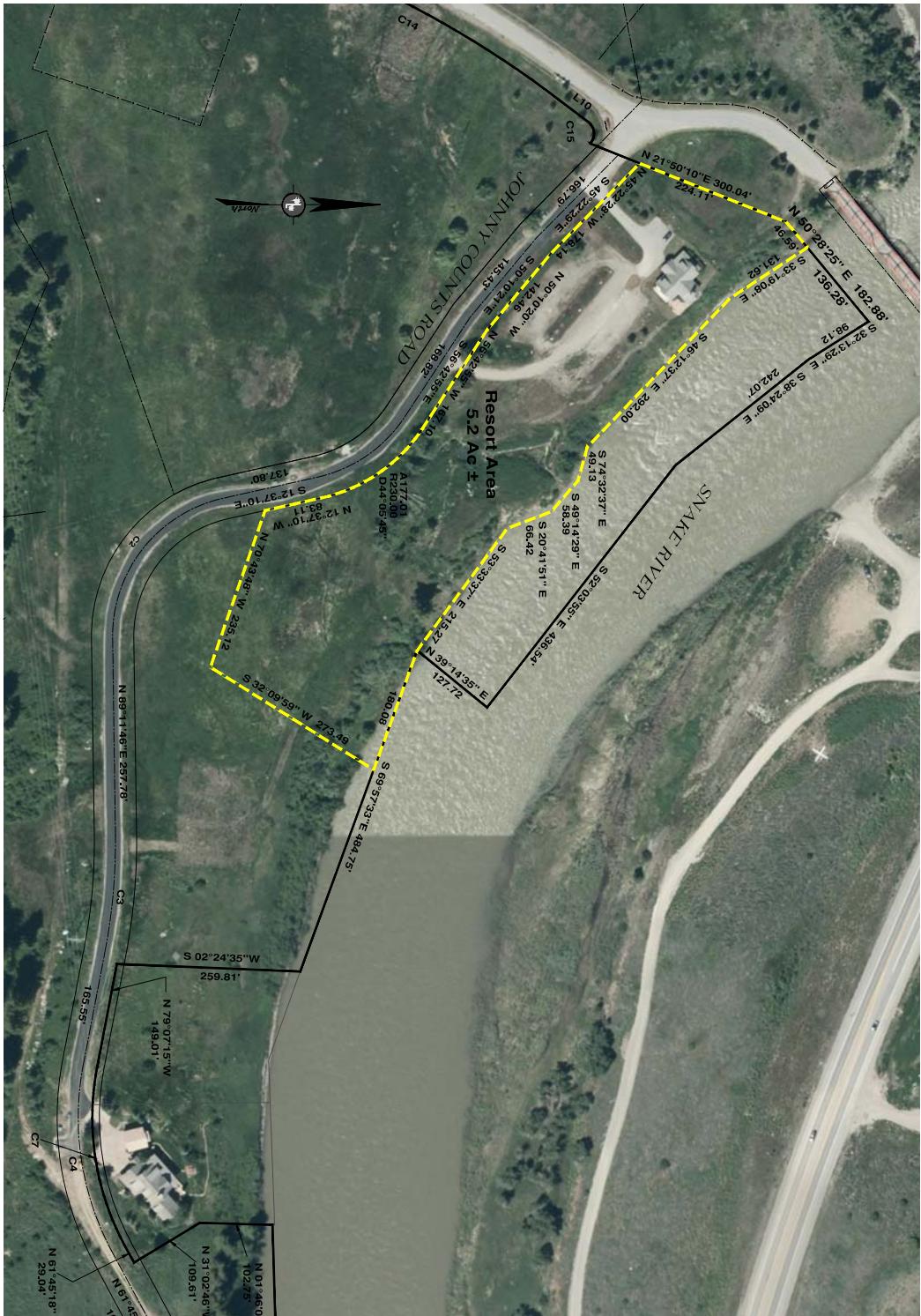
N 12°37'10" W, 83.11 feet, along said northerly Right-of-Way to a point of curvature;

Following a curve to the left having an arc length of 177.01 feet, a radius of 230.00 feet, a delta angle of 44°05'45", a chord bearing of N 34°40'02" W, and a chord length of 172.68 feet to a point of tangency;

N 56°42'55" W, 167.10 feet, to a point;
N 50°10'20" W, 142.46 feet, to a point;
N 45°22'28" W, 178.14 feet, to the **POINT OF BEGINNING**.

Said tract contains 5.21 Acres, more or less.

The north line of said tract may vary as the left bank of the Snake River varies due to natural or unnatural occurrences.



Astoria Hot Springs Resort Tract

Being a portion of
SE1/4SE1/4 Gov't Lots 4&5 Sec. 32 & H.E.S. No. 57
T.33N. R. 116W. 6th P.M.,
Teton County, Wyoming

Exhibit A Resort Tract

Project Number : 13240
Project Path : F:\2013\13240\ACAD\13240_Topo.dwg
Drawing Date : 01/27/2015
Reviewed By : OK
Drawing Date : January 27, 2015
Revised Date :

D	Sheet 1 of 1
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1

**Legal Description
For
Sub-Area II of the Snake River Canyon Ranch Resort
Planned Unit Development for Planned Resort**

The following lots within subdivisions recorded in the Office of the Clerk, Teton County, Wyoming more particularly described as follows:

Lots 2 and 3 of the Snake River Canyon Ranch, the Canyon Homes, recorded in the Office of the Clerk of Teton County as Plat No. 1040, being part of Homestead Entry Survey No. 57, T. 39 N., R. 116 W., 6th PM, Teton County, Wyoming.

Lot 2 PIDN: 22-39-16-32-4-03-001
Lot 3 PIDN: 22-39-16-32-4-03-002

AND

Lot 23 of the Snake River Canyon Ranch, the River Homes, recorded in the Office of the Clerk of Teton County as Plat No. 1030, being part of Government Lots 4 & 5 Section 32 T. 39 N., R. 116 W., 6th PM, Teton County, Wyoming.

Lot 23 PIDN: 22-39-16-32-4-01-005

AND

Lots 24, 25, 26 & 27 of the Snake River Canyon Ranch, the Ranch Homes, recorded in the Office of the Clerk of Teton County as Plat No. 1031, being part of Government Lots 4 & 5 and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32 T. 39 N., R. 116 W., 6th PM, Teton County, Wyoming.

Lot 24 PIDN: 22-39-16-32-4-02-001
Lot 25 PIDN: 22-39-16-32-4-02-002
Lot 26 PIDN: 22-39-16-32-4-02-003
Lot 27 PIDN: 22-39-16-32-4-02-004

**Legal Description of
Sub-Area III of The Snake River Canyon Ranch Resort
Planned Unit Development Planned Resort
Being all of
Lots 1-6 of the Snake River Sporting Club, Plat No. 1165
Lots 103-115 of the Snake River Sporting Club Fourth Filing, Plat No. 1373
Lots 1-20 of The Lodges at Snake River Canyon Ranch Resort, Plat No. 1377
Located within GLO Lot 1 and Lot 2, Section 8, T38N, R116W, 6th PM
Teton County, Wyoming**

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6 of the Snake River Sporting Club, A Planned Residential Development, Plat No. 1165 as recorded in the Office of the Clerk of Teton County on October 4th, 2005.
ENCOMPASSING AN AREA OF 9.51 acres more or less;

AND

Lot 103, Lot 104, Lot 105, Lot 106, Lot 107, Lot 108, Lot 109, Lot 110, Lot 111, Lot 112, Lot 113, Lot 114 and Lot 115, of the Snake River Sporting Club Fourth Filing, A Planned Residential Development, Plat No. 1373 as recorded in the Office of the Clerk of Teton County on May 8th, 2017.
ENCOMPASSING AN AREA OF 3.72 acres more or less;

AND

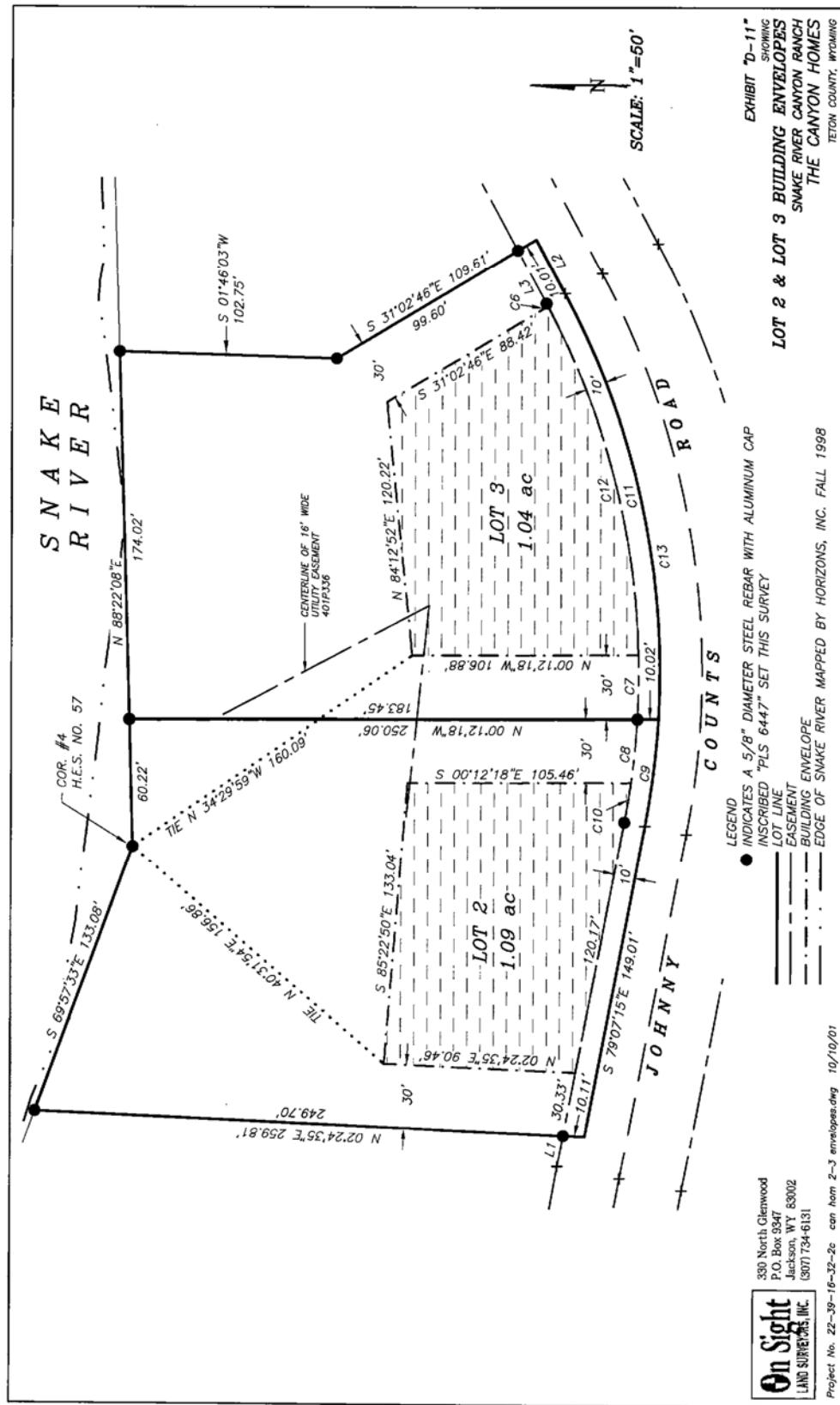
Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19 and Lot 20 of The Lodges at Snake River Canyon Ranch Resort, A Subdivision Containing Townhome Lots, Plat No. 1377 as recorded in the Office of the Clerk of Teton County on July 19th, 2017.
ENCOMPASSING AN AREA OF 6.78 acres more or less;

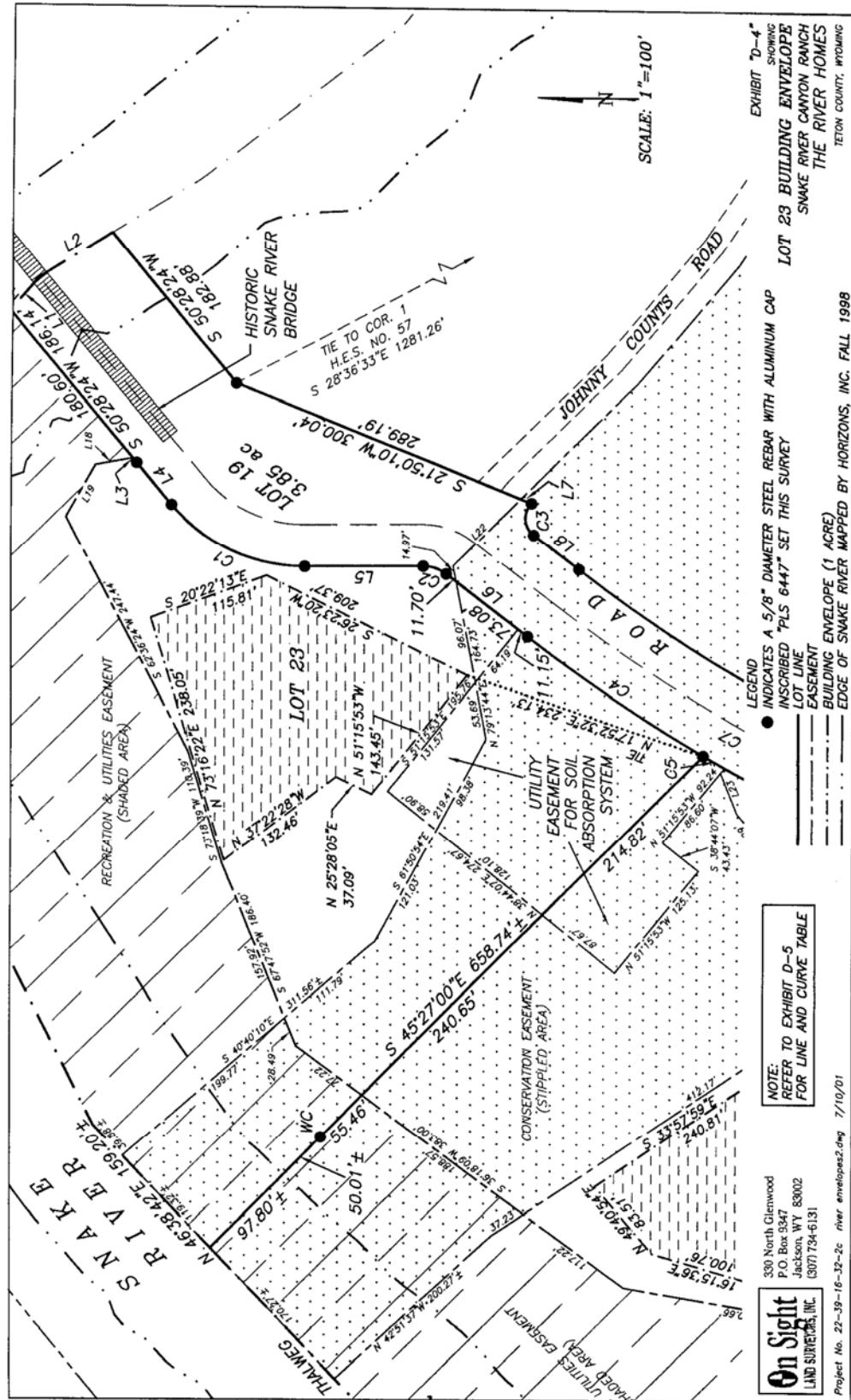
The TOTAL AREA of Area III of The Snake River Canyon Ranch Resort ENCOMPASSES AN AREA OF 20.01 acres more or less.

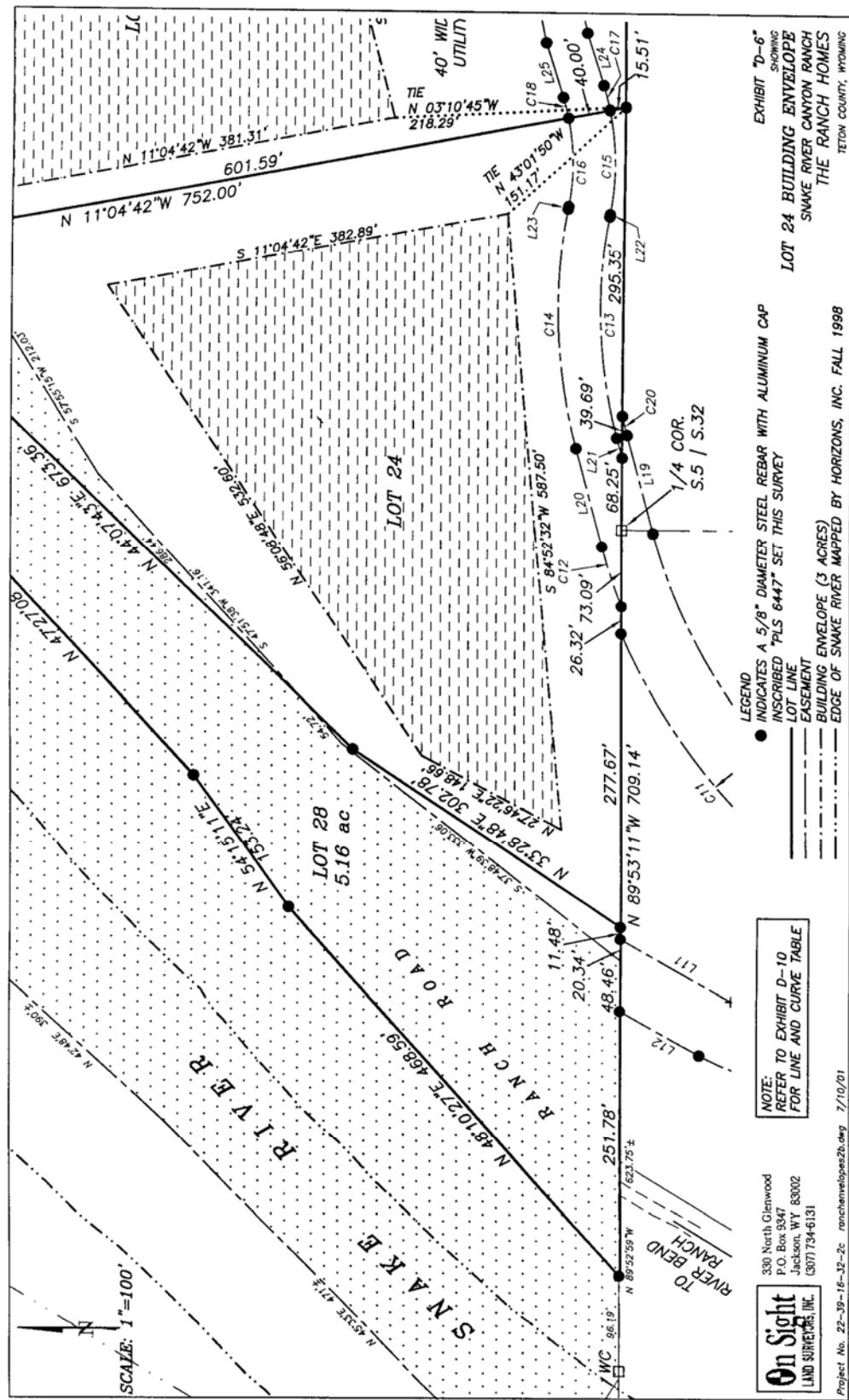
Todd Cedarholm, PLS
Jackson, Wyoming

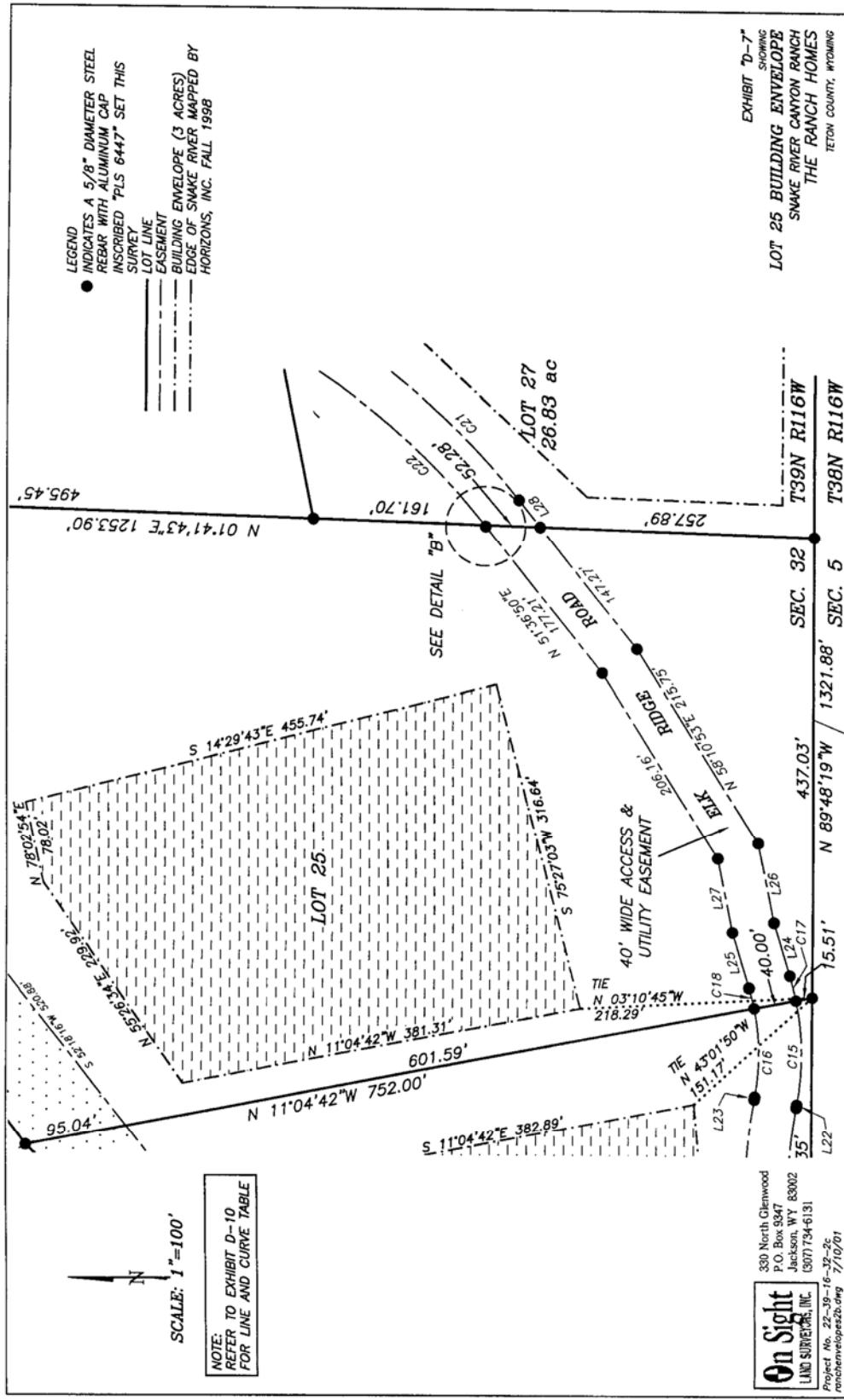
September 6, 2017

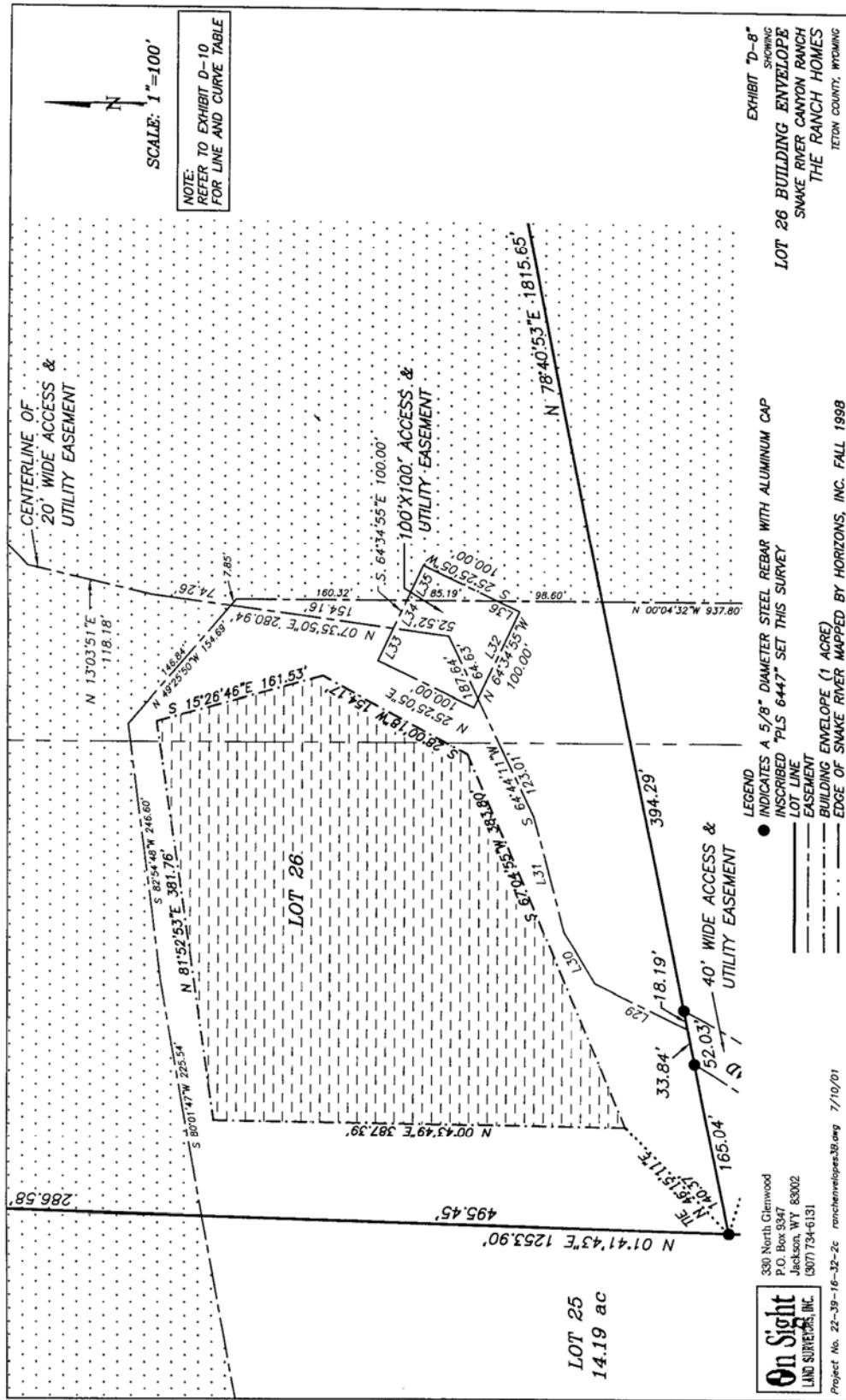
Attachment 3
Sub Area II Building Envelopes

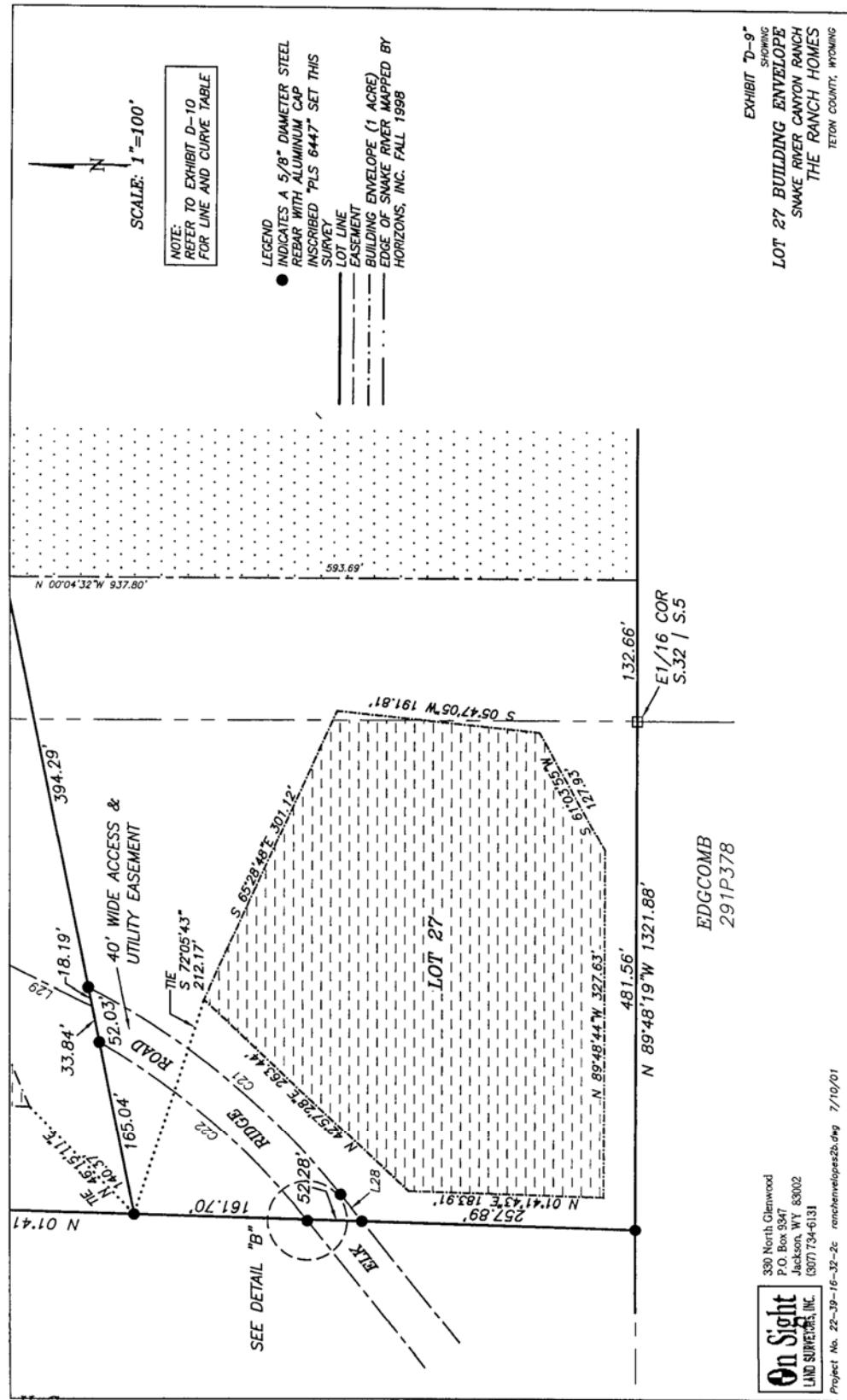












Attachment 4
Improvement Service District Agreement

**PETITION FOR FORMATION OF SNAKE RIVER SPORTING CLUB
IMPROVEMENT AND SERVICE DISTRICT**

Come now the undersigned persons, acting pursuant to Wyoming Statute §§ 18-12-106 and 22-29-105 pertaining to the petition of formation for an improvement and service district, and represent as follows:

1.! That the signatures of not less than sixty percent (60%) of the persons owning land within the territory proposed to be included in the district, whose land in the proposed district has an assessed value of sixty percent (60%) or more of the assessed value of all of the land within the proposed district are attached to this petition of formation.

2.! That the proposed name of the district is Snake River Sporting Club Improvement and Service District.

3.! That the boundaries of the district and the land situated therein are described with particularity as set forth in Exhibit 1 hereto.

4.! Attached is a map of the proposed district with its boundaries highlighted.

5.! That we hereby request that a district be formed under W.S. §§ 18-12-101 through 18-12-140, the "Improvement and Service District Act."

6.! The general purpose of the proposed district is to construct, operate and maintain a bridge system over the Snake River that grants access to the district's landowners and residents and to construct, operate and maintain the sewer and water systems that serve the properties located within the district boundaries.

7.! The initial services to be provided by the district are to operate and maintain the bridge and sewer and water systems that are in place and presently serving the property owners located within the district boundaries.

8.! Describe what services and or equipment will be acquired, constructed or operated:

The district will maintain the existing bridge over the Snake River that grants access to the district's landowners and residents which is located at approximately milepost ___ on Highway 89 south of Hoback Junction. The district will also operate the sewer and water systems that have been constructed to serve the residents of the Snake River Sporting Club Community and related properties that are presently operated by the Snake River Sporting Club Owners Association, Inc. pursuant to the Snake River Sporting Club Community Amended and restated Master Declaration of Covenants, Conditions and Restrictions dated August 29, 2005 and will construct, operate and maintain additional sewer and water facilities, as needed, to serve other landowners within the district whose lands are not served by existing sewer and water systems.

The signatures of the landowners of the proposed district that seek to form the Snake River Sporting Club Improvement and Service District are attached hereto, together with the date they signed the Petition and a description of the lands such persons own within the proposed district boundaries.

Attachment 5
Sub Area III Avalanche Study

**SNOW AVALANCHE
HAZARD ANALYSIS
MAPPING AND
DESIGN LOADS**

for

**LOTS 1-6
SNAKE RIVER SPORTING CLUB
TETON COUNTY, WYOMING**

Prepared for:

Cygnus Capital, Inc.
3060 Peachtree Road, Suite 1080
Atlanta, GA 30305

Prepared by:

Arthur I. Mears, P.E., Inc.
Gunnison, Colorado

and

Wilbur Engineering, Inc.
Durango, Colorado

February 15, 2016

Arthur I. Mears, P.E., Inc.
Natural Hazards Consultants
555 County Road 16
Gunnison, CO 81230
Tel/fax: (970) 641-3236

February 15, 2016

Christopher Swann
Cygnus Capital, Inc.
3060 Peachtree Road, Suite 1080
Atlanta, GA 30305
Via email

Re: Avalanche Mapping & Design Loads
Lots 1-6, Snake River Sporting Club, Teton County, Wyoming

Dear Mr. Swann:

This report presents site-specific avalanche hazard mapping and design loads for the subject sites. We hope that this provides the information that you need at this time. We have enjoyed working with you and the design team on this project. If you have any questions, please contact me at (970) 275-1548 or Chris Wilbur at (970) 247-1488.



Arthur I. Mears, P.E. (CO)
Avalanche-control engineer

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Appendix B - RAMMS Avalanche Dynamics Model Parameters & ResultsB-1

Objectives

This report has the following objectives:

1. Describe snow climate, terrain and existing information related to avalanche hazards at the site.
2. Apply Swiss avalanche dynamics modeling methods to quantify avalanche processes, including velocities, energies and flow heights and directions.
3. Calculation of the design-magnitude¹ avalanche speed, energy and stopping position.
4. Provide updated Avalanche Hazard Maps showing "Red" (high-hazard)² and "Blue" (moderate-hazard)³ based on new analyses and field observations.
5. Provide design magnitude avalanche loads for direct protection of the buildings planned for Lots 1-6.

Limitations

This report also has the following limitations, which must be understood by all those relying on the results, conclusions, and recommendations:

1. Avalanches larger than the design-magnitude event are possible, will travel farther, and possess greater impact forces; the probability of such events is small enough that it is generally considered within acceptable limits of risk in this location at this time for the type of land use proposed.
2. This study is site and time specific; it should not be applied to adjacent lands nor should it be used without updating in the future when additional data and improved methods become available.

¹ *The Design Magnitude Avalanche* is defined as an avalanche with an annual probability of one-percent (1%) or an average return period of 100 years.

² *High Avalanche Hazard Zone* is defined as an area within which avalanches have return periods of thirty (30) years or less and/or will produce impact pressures of six-hundred (600) pounds per square foot (PSF) or more. The high hazard zone is characterized by either high frequency, high impact pressure, or both high frequency and high pressure. The Avalanche High Hazard Zone is also known as the Red Zone.

³ *Moderate Avalanche Hazard Zone* is defined as an area within which avalanches will occur at average return periods of between thirty (30) years and one-hundred (100) years and will have impact pressures of less than six-hundred (600) pounds per square foot. The Avalanche Moderate Hazard Zone is also known as the Blue Zone.

3. The avalanche hazard boundaries are based on current forest, terrain and climatic conditions. Significant changes in forest cover, terrain and/or climatic conditions could increase or decrease the avalanche hazard.
4. Design avalanche loads are specific to the locations, orientations and geometry of the planned residential buildings and the site grading plans. Any significant changes to these factors may invalidate the design loads.
5. Persons outside of structures designed to resist avalanche impact will be exposed to avalanches that can cause injury or death. Such conditions will be very infrequent and will usually correspond to high or extreme avalanche danger as determined by the regional avalanche forecast.

Background

Steep terrain and sufficient snow supply above Lots 1 through 6 at the Snake River Sporting Club cause conditions favorable for natural and triggered avalanches that can reach planned building sites. Avalanche Hazard maps were created at a 1:2400 scale for the Canyon Club development in April 2002 by Arthur I. Mears, P.E., Inc. The Avalanche Hazard maps were re-issued in 2005 to reflect revisions in the lot numbering and layouts.

Since the 2002 Mears report, new methods and models for avalanche dynamics have become available. These models account for avalanche release size, degree of channelization and the influence of three dimensional terrain. Additional snow and weather data have been collected since 2002. This report describes the application of new methods and resulting revisions to the avalanche hazard maps. This report also provides design loads for planned residential townhome buildings for Lots 1-6.

Figure 1 shows the site location on a slope-shaded USGS topographic map with 40 foot contours. Figure 2 shows a Google Earth aerial image of the site and slopes above.

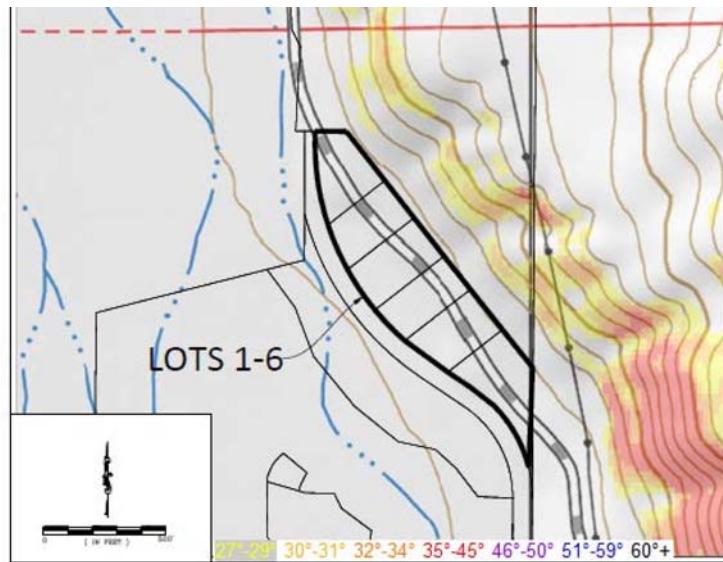


Figure 1 – Site Location on Slope-shaded USGS Topographic Map



Figure 2 - Google Earth Image of Site Location in 1994

(Forested bench is directly above Lots 1-6. Building sites are near straight section of road which has since been relocated to a lower elevation.)

Methods

The avalanche hazard mapping and design magnitude avalanche loads presented in this report are based on:

1. Our knowledge of local terrain, climate and avalanche hazards;
2. Site observations made by Chris Wilbur on August 8, 2015 during snow-free conditions;
3. Analysis of aerial photos of various dates and sources (Teton County GIS, Google Earth, Bing);
4. Review of historic weather data, include data from Jackson, Wyoming (1905 to 2015) and from Jackson Hole Mountain Resort (1974 To 2009).
5. Avalanche dynamic modeling with the Swiss program, RAMMS, Version 1.6.2 utilizing a 5 meter resolution digital elevation model (DEM) developed from 5-foot contour data provided by the client. Model assumptions and parameters for the design magnitude avalanche are presented in Appendix B.
6. Impact load calculations follow methods described in the *Technical Avalanche Protection Handbook*, edited by Florian Rudolf-Miklau, Siegfried Sauermoser and Arthur I. Mears, published by Ernst & Sohn, 2015.

Snow Climate

The Snake River Valley south of Jackson, Wyoming is characterized by an inter-continental snow climate with cold winter temperatures and moderate snowfall accumulations. Long-term weather data are available from Jackson (coop station 484910) about 15 miles north, and Jackson Hole Mountain Resort about 23 miles north of the site.

Cold temperatures and a relatively thin early to mid-winter snowpack are favorable for the formation of weak snow layers near the base of the snowpack. Such layers can become over-stressed by large storms, wind deposition and/or rapid warming. These conditions allow for fracturing and release of slab avalanches that can be either wet (free water present) or dry. Cold dry slab avalanches will have higher velocities and produce the maximum impact pressures for a given location. However, wet slab avalanches can also occur and will tend to be slower and spread laterally near the end of their runouts.

Terrain

Figure 3 shows the avalanche paths that can reach Lots 1 through 6 on a five-foot contour map. The avalanche starting zones⁴ consist of slopes between about 30 and 34 degrees between elevations of about 5900 and 6160 feet. Avalanche starting zones were identified based on terrain shape, slopes, aspects and wind-loading potential. The vertical relief of the avalanche terrain ranges from about 380 feet to about 710 feet. Vegetation in starting zones consists of sage brush, shrubs and grasses. Table 1 summarized terrain parameters.

Table 1- Avalanche Terrain Parameters

Avalanche path (bldg)	Starting zone elevation (ft)	Runout elevation (ft)	Vertical drop (ft)	Horizontal length (ft)	Average slope (deg.)
unit 3-4	6010	5845	165	375	24
unit 6-7	6010	5845	165	489	19
unit 13-14	6080	5846	234	641	20
unit 19-20	6060	5849	211	518	22
unit 21-22	6080	5855	225	567	22
unit 24	6155	5855	300	706	23

Field Observations

Field observations were made by Chris Wilbur on August 8, 2015 to evaluate ground surface roughness, vegetation and geomorphic features (landforms) related to snow avalanche processes. Vegetation observed in starting zones can inhibit or limit the release of avalanches. Vegetation in the tracks⁵ and runout zones⁶ of avalanches can

⁴ The *Starting Zone* of an avalanche is the area where snow releases, accelerates and increases in mass.

⁵ The *Track* of an avalanche is the area where maximum velocity and mass are attained.

⁶ The *Runout Zone* is the area where avalanches decelerate, deposit and come to a stop.

indicate damage caused by previous avalanches, as well as indicate the height of avalanche flows.

Avalanche Dynamics Modeling

We used the Swiss avalanche dynamics program RAMMS Version 1.6.2 to evaluate flow directions, thickness and velocities for each of avalanche paths shown in Figure 3. The model calibration was based recommendations in the RAMMS User Manual for small avalanches with 100-year return periods at high elevation, and our experience in Teton County. Avalanche dynamics model inputs and results are presented in Appendix B.

Avalanche Hazard Map

The methods described above were applied to develop the Avalanche Hazard map shown in Figure 3. This map is subject to limitations described above.

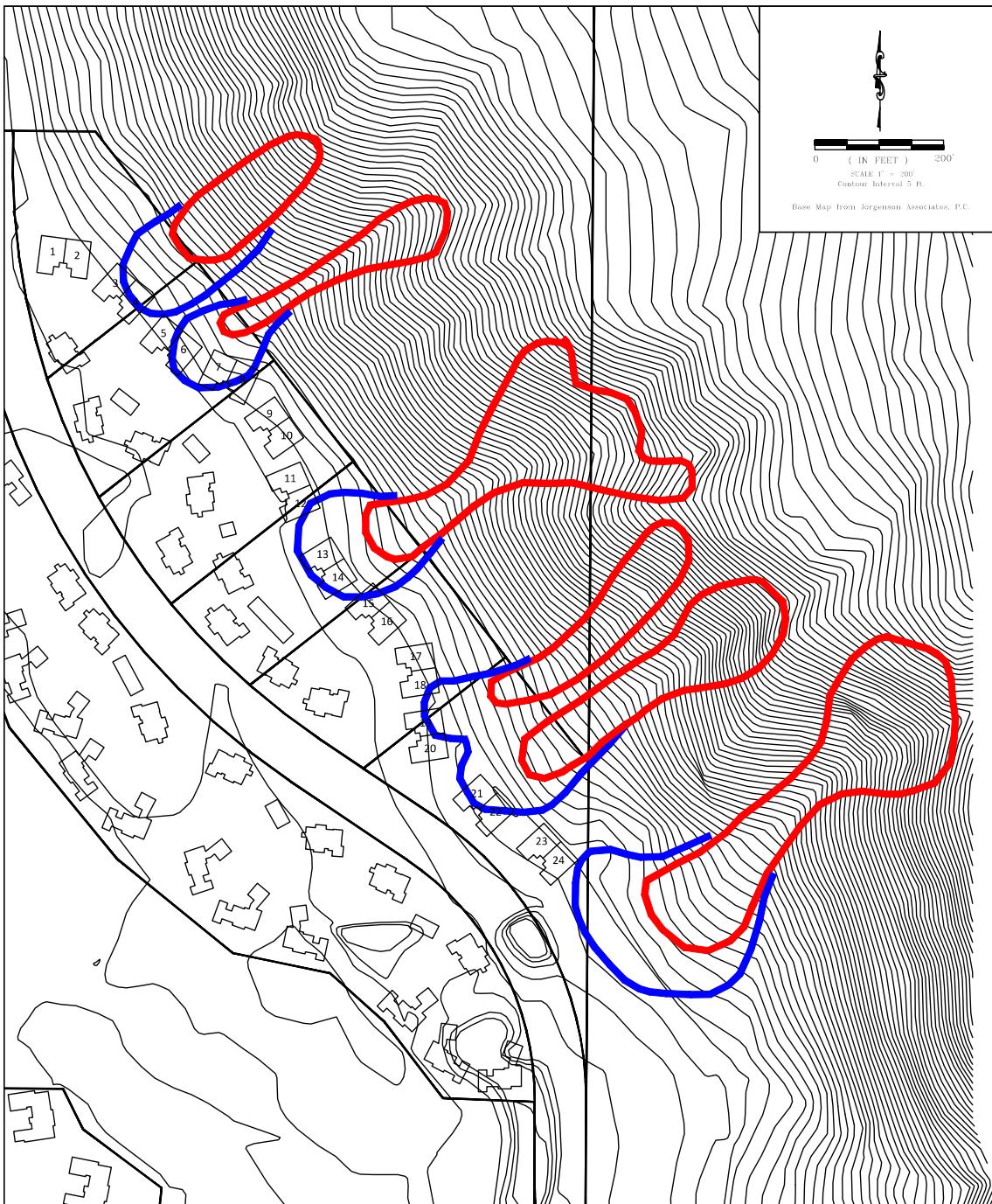
Design Magnitude Avalanche Loads

The design-magnitude avalanche loads for the planned residential buildings are presented in Appendix A. The loads shown are simplified approximations of complex dynamic loads. The loads are dynamic in nature and will increase from zero to full value in approximately two (2) seconds. An impact factor is sometimes applied by the structural engineer when the impact pressure increases from zero to the maximum in a sufficiently short time when compared with the "free period" of a structure.

Avalanche deposits will also produce static horizontal loads that are smaller than the impact loads. Therefore, design for the impact loads will also accommodate the static loads.

Warranty

You as my client should know that while our company can and does attempt to uphold high professional standards, the state of scientific and engineering knowledge is incomplete, and does not permit certainty. The complex phenomena involved in avalanches cannot be perfectly evaluated and predicted, and methods used to predict avalanche behavior change as new research becomes available. While we can and will offer our best professional judgment, we cannot and do not offer any warranty or guarantee of results.



Avalanche Map Revisions with Impact Loads
Lots 1-6, Units 1-24, Snake River Sporting Club
Teton County, Wyoming

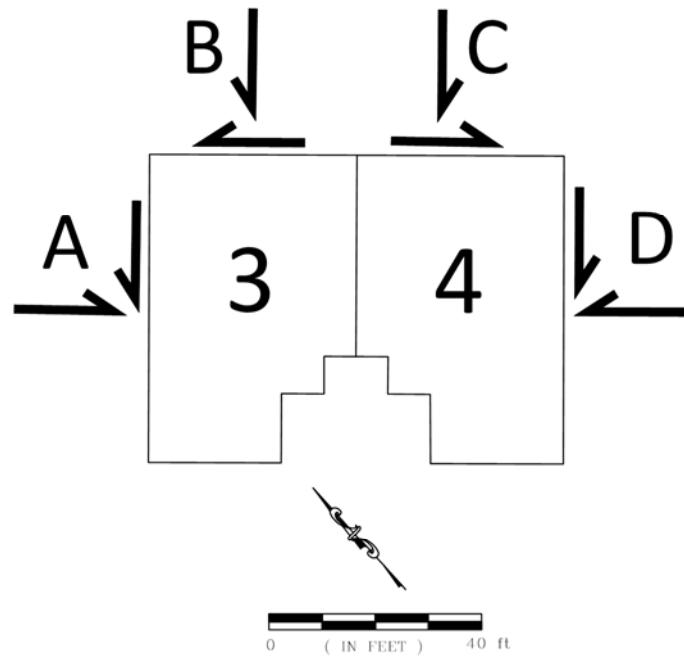
Arthur I. Mears, P.E., Inc.
Wilbur Engineering, Inc.
February 15, 2016

Appendix A – Design Avalanche Loads for Lots 1-6

Avalanche Hazard Mapping & Design Loads
Lots 1-6 Snake River Sporting Club
Teton County, Wyoming

Arthur I. Mears, PE, Inc.
Wilbur Engineering, Inc.
February 15, 2016

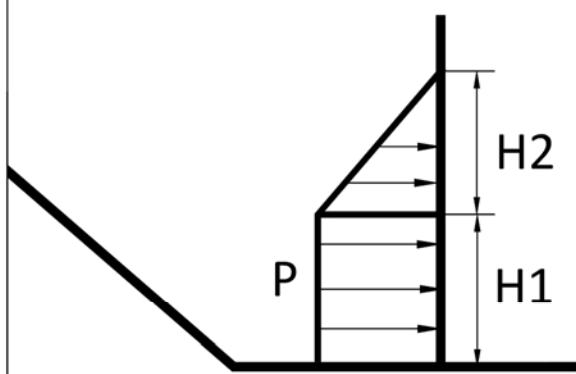
A-1



Building	Wall	H1 (ft)	H2 (ft)	P_n (psf)	P_s (psf)
3	A	0.0	0.0	0	0
3	B	3.5	0.5	100	50
4	C	3.5	0.5	100	50
4	D	0.0	0.0	0	0

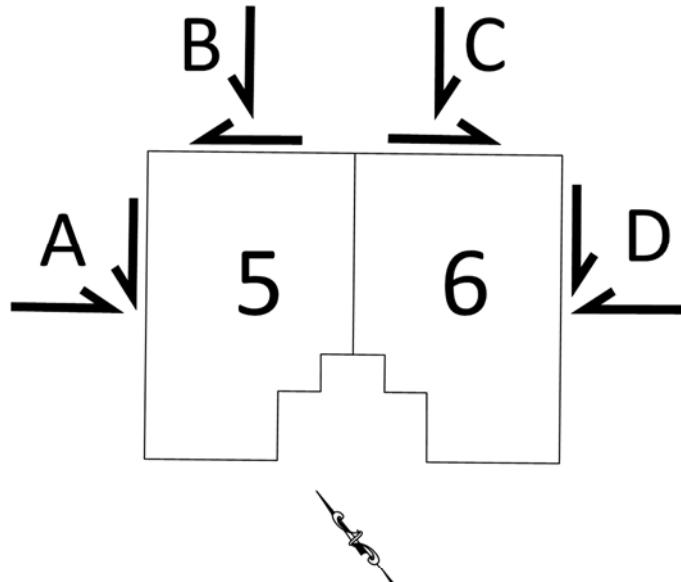
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (P_s) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 3-4, Snake River Sporting Club
 Teton County, Wyoming

Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016

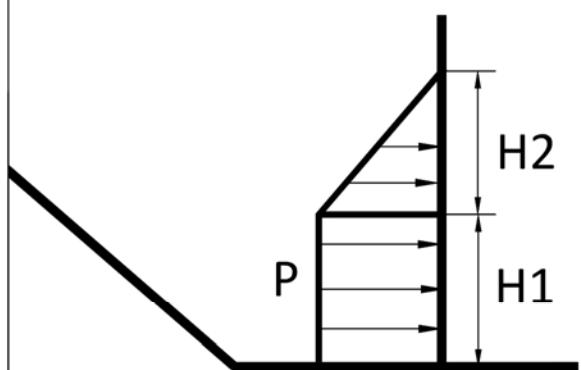


0 (IN FEET) 40 ft

Building	Wall	H1 (ft)	H2 (ft)	P _n (psf)	P _s (psf)
5	A	0.0	0.0	0	0
5	B	2.6	0.0	20	10
6	C	3.0	0.2	30	15
6	D	0.0	0.0	0	0

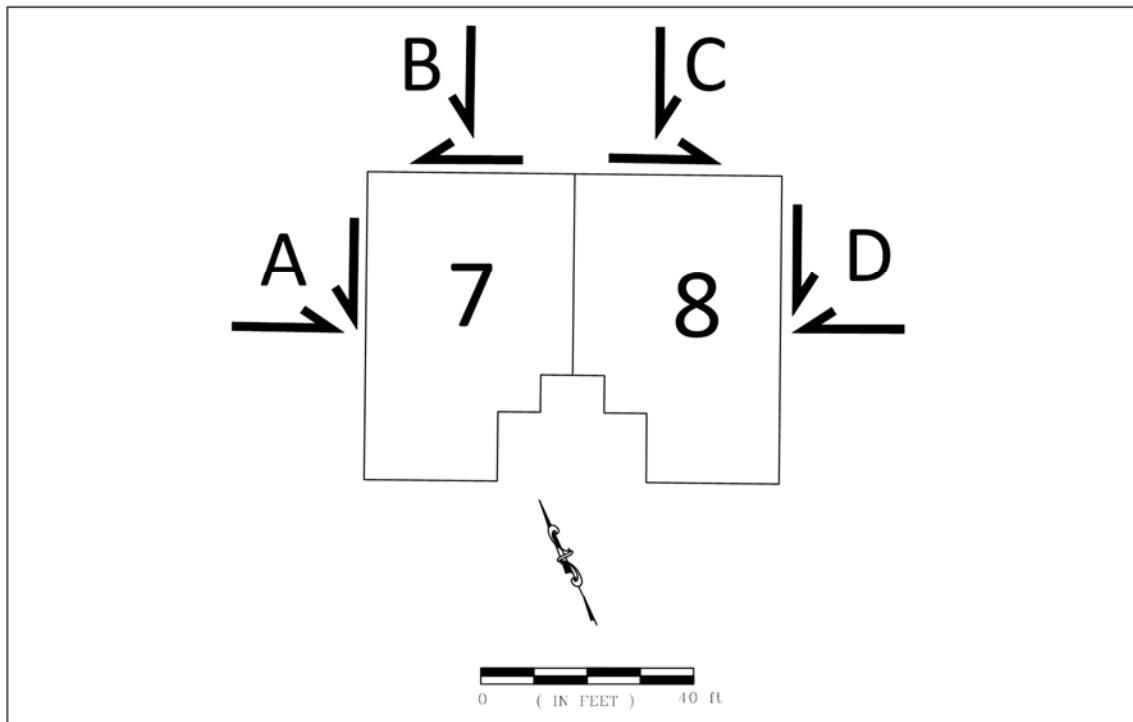
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (Ps) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 5-6, Snake River Sporting Club
 Teton County, Wyoming

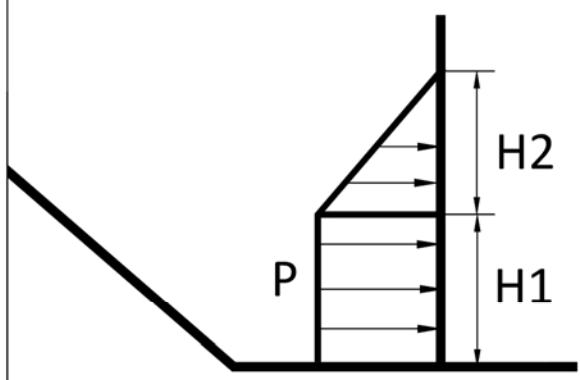
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P _n (psf)	P _s (psf)
7	A	0.0	0.0	0	0
7	B	3.6	0.6	100	50
8	C	3.6	0.6	100	50
8	D	0.0	0.0	0	0

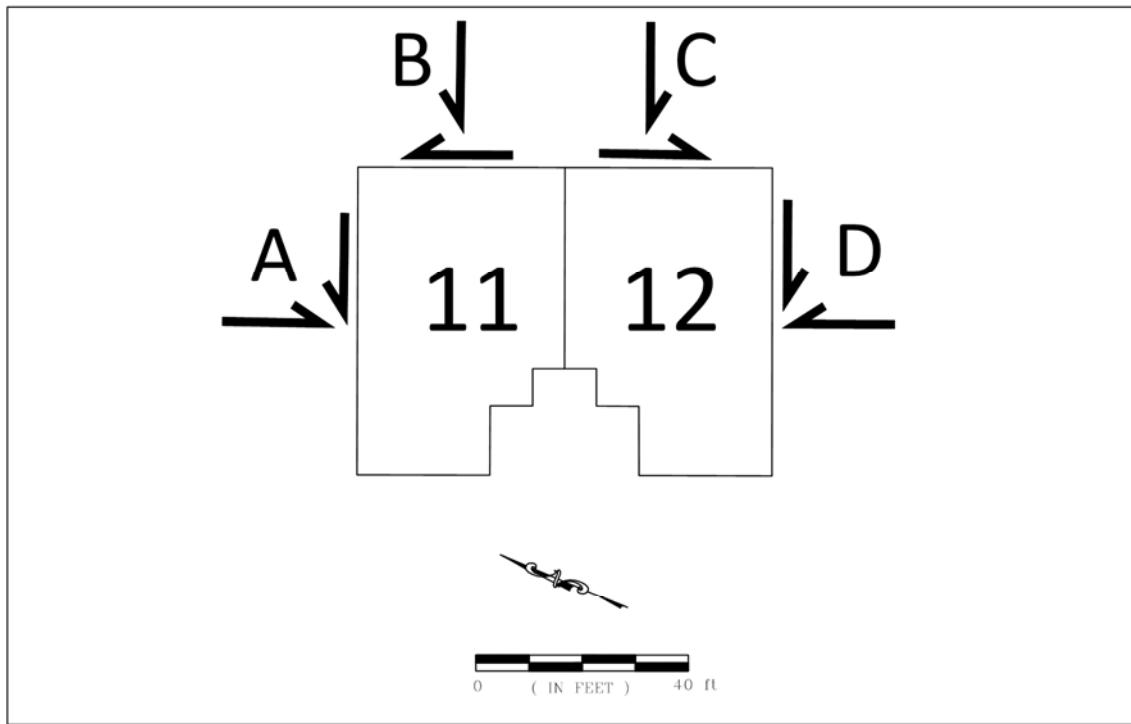
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (P_s) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 7-8, Snake River Sporting Club
 Teton County, Wyoming

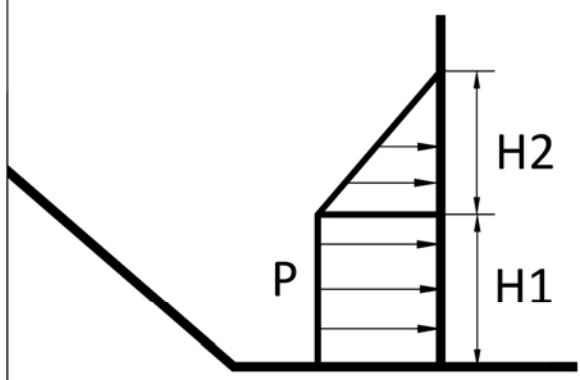
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P_n (psf)	P_s (psf)
11	A	0.0	0.0	0	0
11	B	0.0	0.0	0	0
12	C	3.6	0.3	50	25
12	D	0.0	0.0	0	0

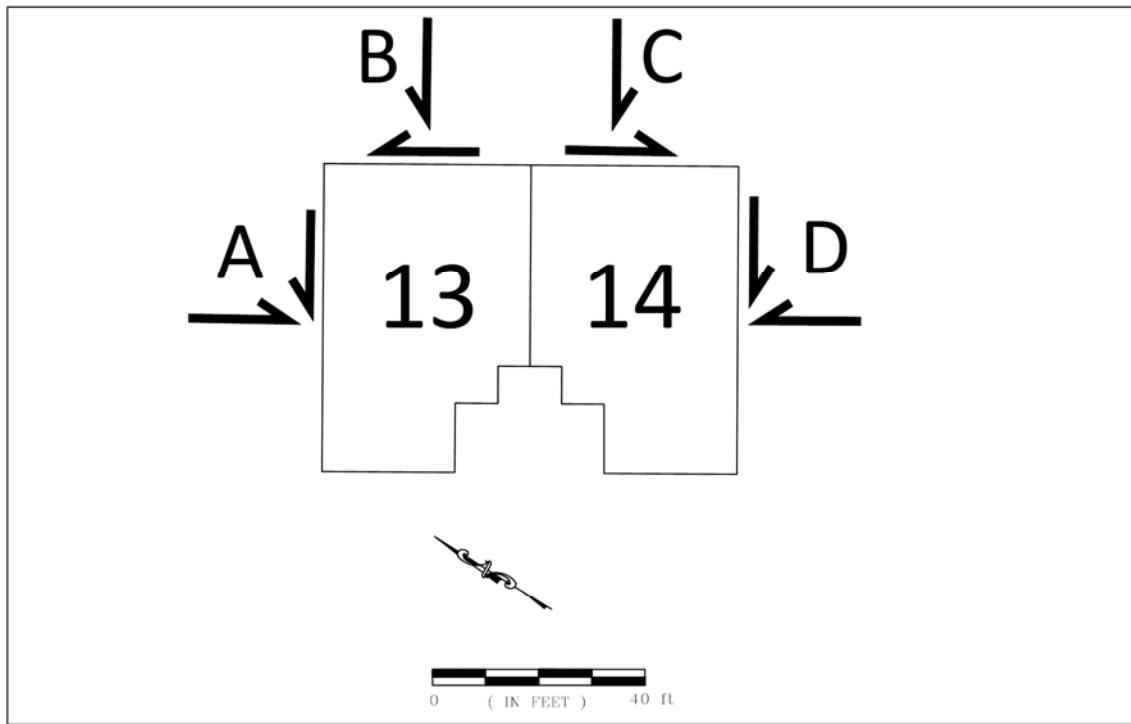
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (P_s) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 11-12, Snake River Sporting Club
 Teton County, Wyoming

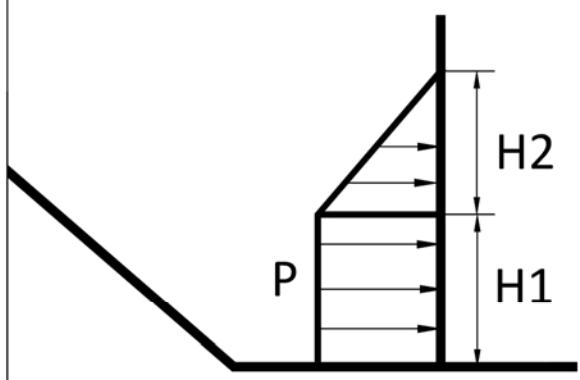
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P _n (psf)	P _s (psf)
13	A	0.0	0.0	0	0
13	B	5.6	1.2	200	100
14	C	4.3	1.3	250	120
14	D	0.0	0.0	0	0

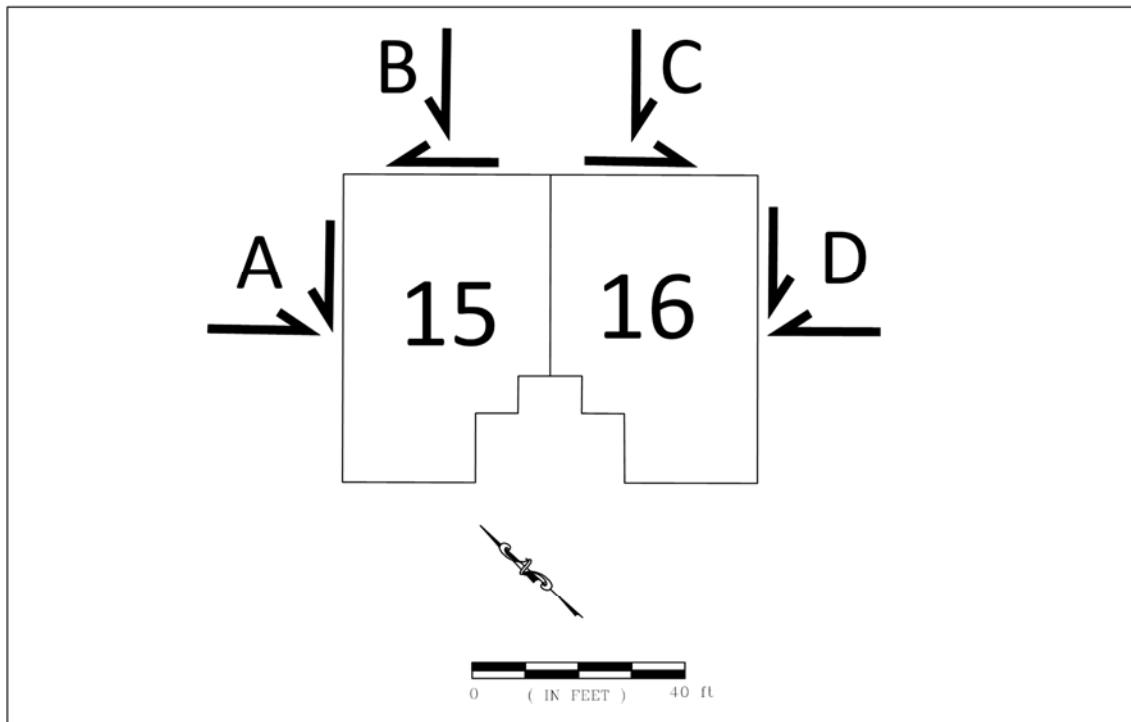
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (Ps) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 13-14, Snake River Sporting Club
 Teton County, Wyoming

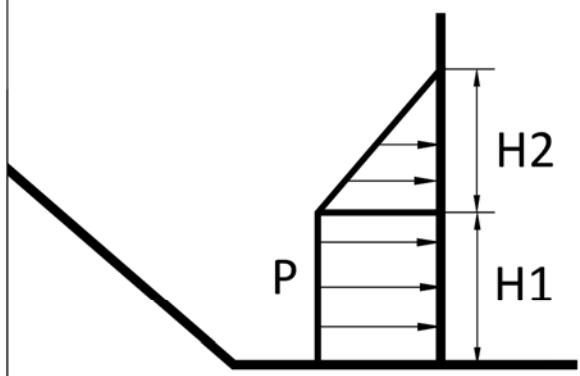
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P _n (psf)	P _s (psf)
15	A	0.0	0.0	0	0
15	B	2.6	0.0	7	4
16	C	0.0	0.8	0	0
16	D	0.0	0.0	0	0

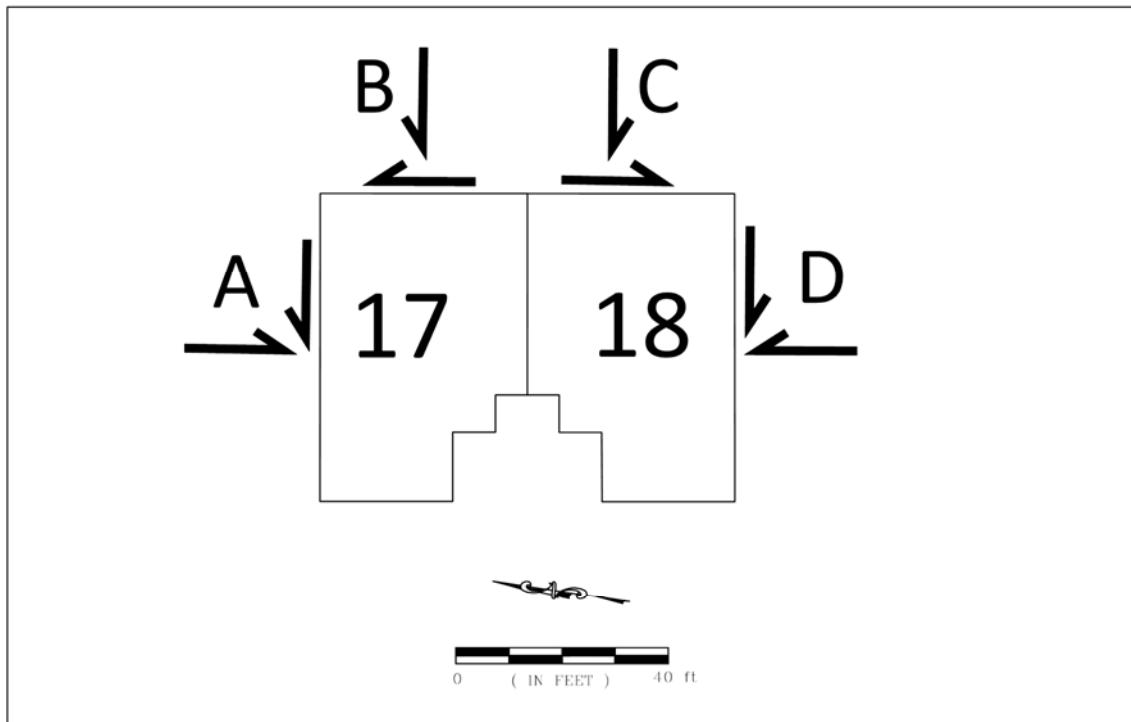
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (Ps) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 15-16, Snake River Sporting Club
 Teton County, Wyoming

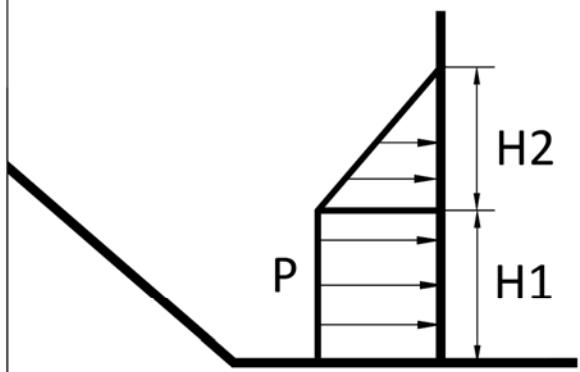
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P_n (psf)	P_s (psf)
17	A	0.0	1.3	0	0
17	B	0.0	0.0	0	0
18	C	3.6	0.8	150	75
18	D	0.0	0.0	0	0

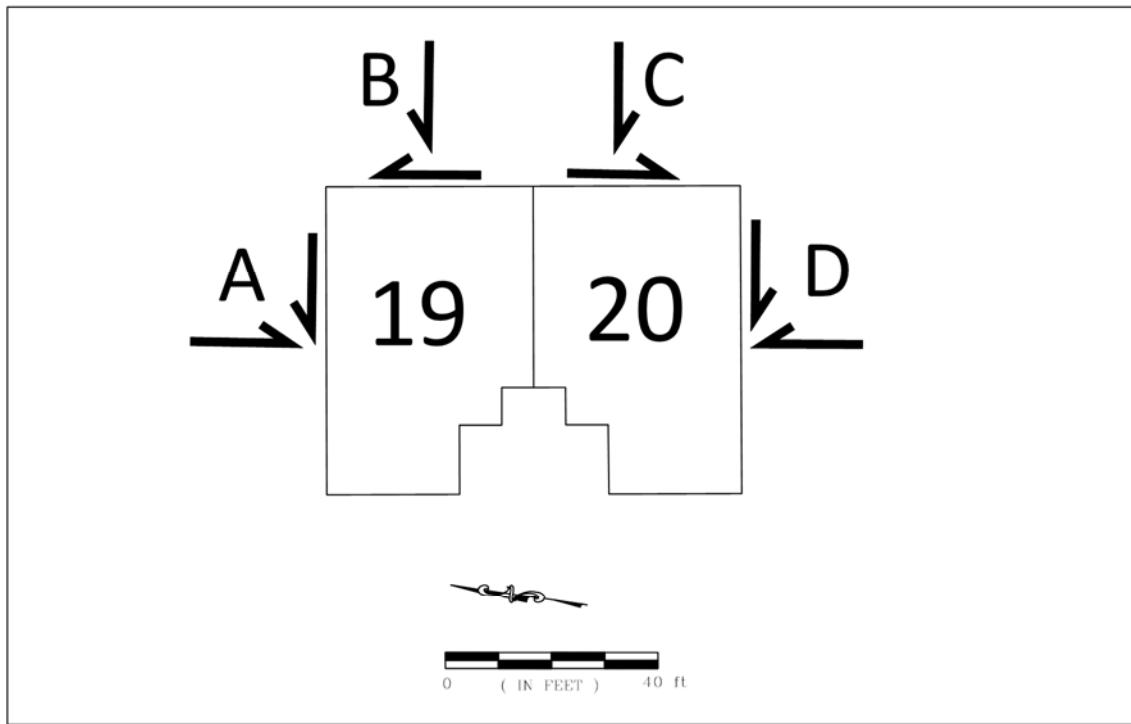
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (P_s) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 17-18, Snake River Sporting Club
 Teton County, Wyoming

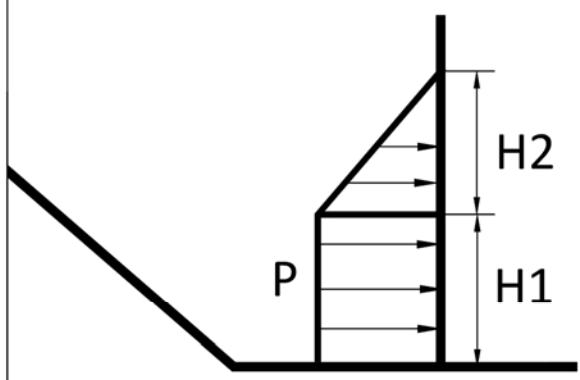
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P _n (psf)	P _s (psf)
19	A	0.0	0.0	0	0
19	B	4.9	1.3	250	120
20	C	4.9	1.2	220	110
20	D	0.0	0.0	0	0

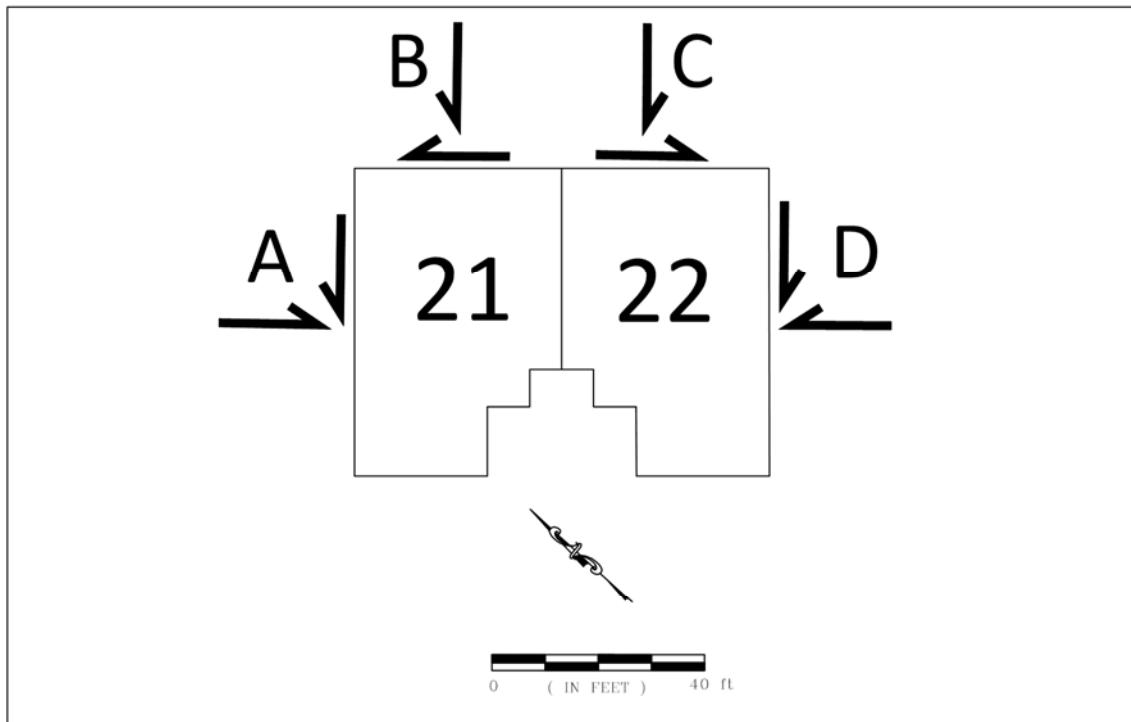
Notes:

1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (Ps) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 19-20, Snake River Sporting Club
 Teton County, Wyoming

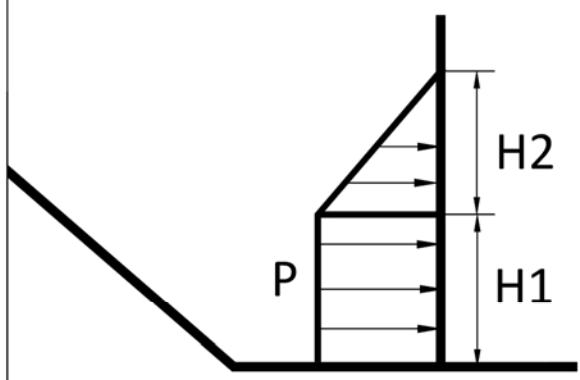
Arthur I. Mears, P.E., Inc.
 Wilbur Engineering, Inc.
 February 15, 2016



Building	Wall	H1 (ft)	H2 (ft)	P _n (psf)	P _s (psf)
21	A	0.0	0.0	0	0
21	B	5.6	1.5	270	135
22	C	4.9	1.5	270	135
22	D	0.0	0.0	0	0

Notes:

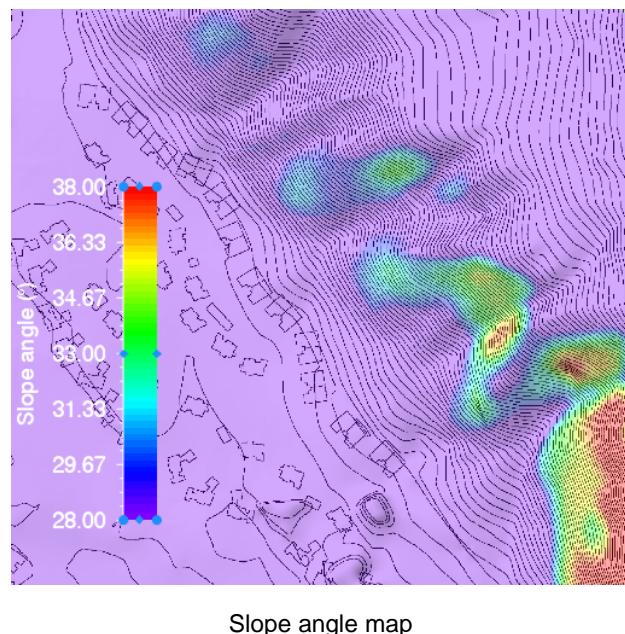
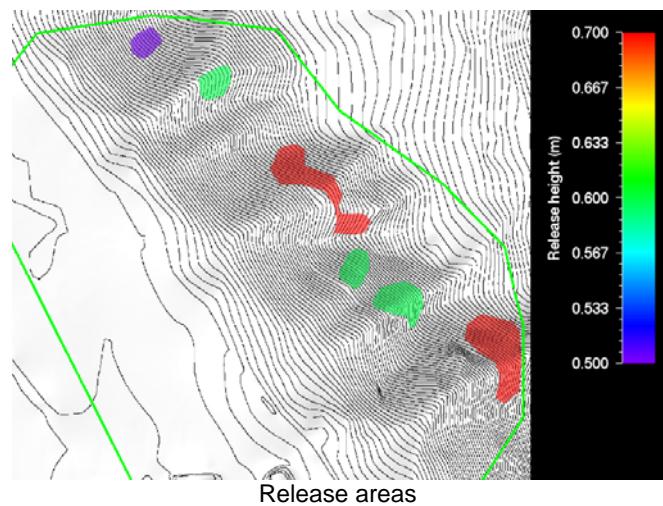
1. Wall orientations based on site plan by DHM Designs dated 7-28-2015.
2. Shear loads (P_s) act horizontally in the direct of the arrows shown above.
3. Loads are dynamic and have a rise time of 0.5 seconds.
4. Any portruding walls, decks, columns and other features not shown above may also be subject to avalanche loading.



Design Avalanche Loads
 Lots 21-22, Snake River Sporting Club
 Teton County, Wyoming

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 February 15, 2016

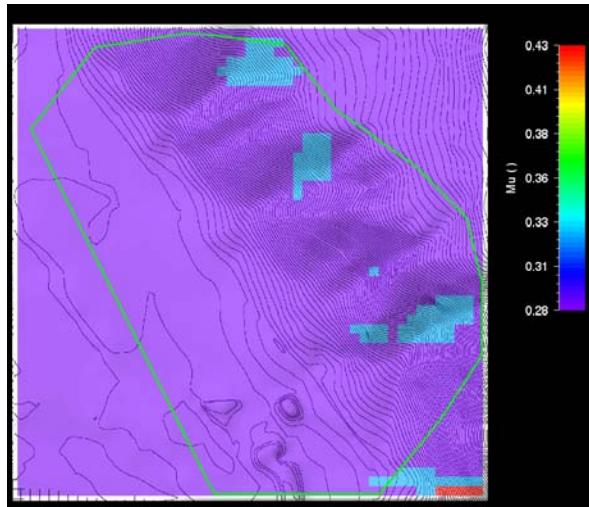
Appendix
RAMMS Parameters & Results for Design Magnitude Avalanche



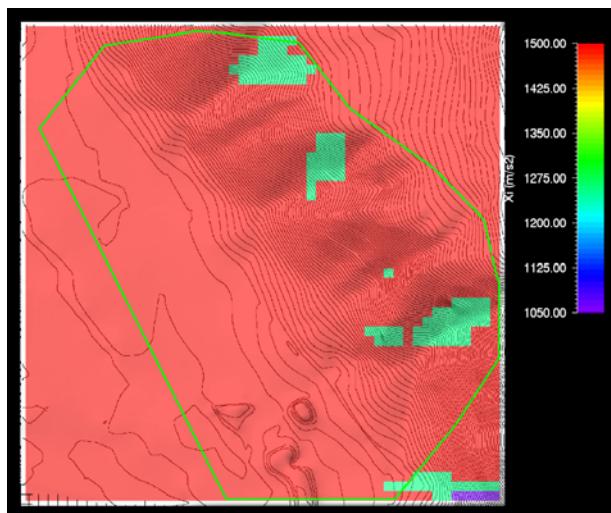
Avalanche Hazard Mapping & Design Loads
Lots 1-6 Snake River Sporting Club
Teton County, Wyoming

Arthur I. Mears, PE, Inc.
Wilbur Engineering, Inc.
February 15, 2016

B-1



basal friction, μ

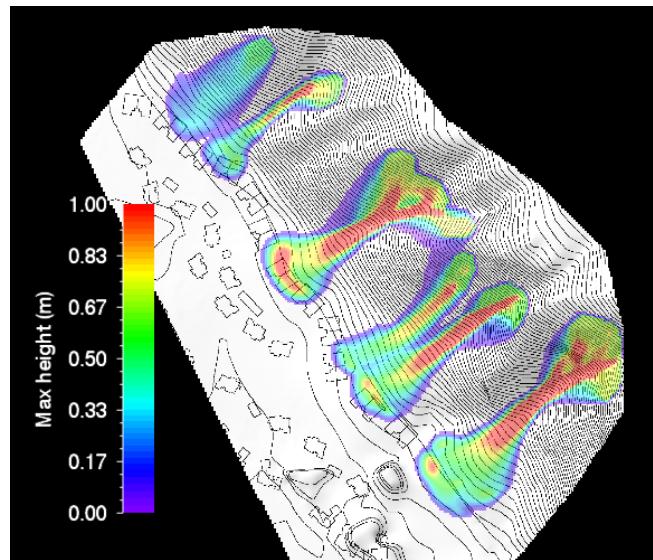


dynamic friction, ξ

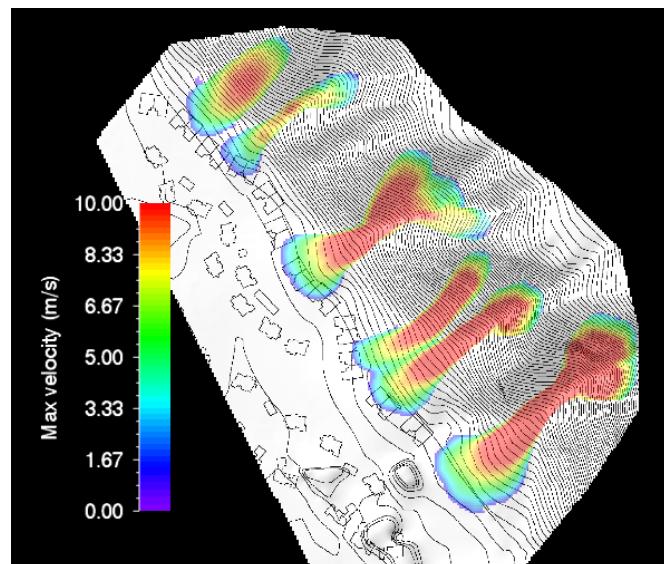
Avalanche Hazard Mapping & Design Loads
Lots 1-6 Snake River Sporting Club
Teton County, Wyoming

Arthur I. Mears, PE, Inc.
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February 15, 2016

B-2



Maximum Flow Heights

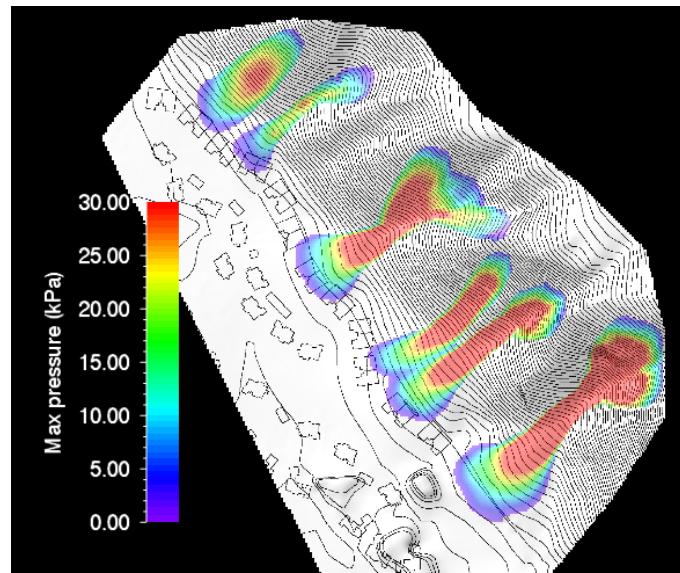


Maximum Velocities

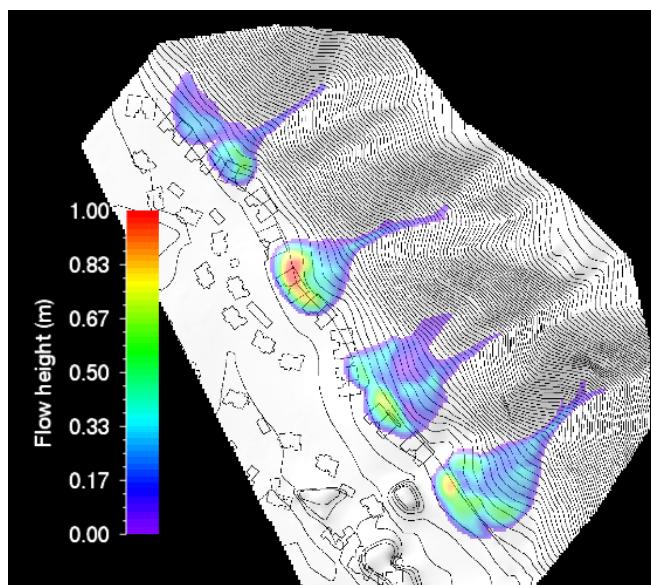
Avalanche Hazard Mapping & Design Loads
Lots 1-6 Snake River Sporting Club
Teton County, Wyoming

Arthur I. Mears, PE, Inc.
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February 15, 2016

B-3



Maximum Pressures



Maximum Deposition Heights

Avalanche Hazard Mapping & Design Loads
Lots 1-6 Snake River Sporting Club
Teton County, Wyoming

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Wilbur Engineering, Inc.
February 15, 2016

B-4

Attachment 6

Jorgensen Associates P.C. Memo titled “Astoria Hot Springs Park and Snake River Sporting Club Response to Engineering Comments”

dated June 23, 2015 bridge memo

dated June 23, 2015



**ASTORIA HOT SPRINGS PARK AND SNAKE RIVER SPORTING CLUB
RESPONSE TO ENGINEERING COMMENTS
Date: June 23, 2015**

Introduction

The following discussion is in response to comments on infrastructure related items provided by Teton County Engineering on June 9, 2015.

Community Wastewater Systems

A Wyoming Department of Environmental Quality Permit to Construct will be required for any new wastewater facilities or changes to the current system. An amended Underground Injection Control permit with the DEQ will also be required. Snake River Sporting Club is actively gathering data to determine an appropriate solution to the change in type and location of development. Enlargements to existing systems or the addition of new systems are being considered.

The system serving the Astoria area will be inspected as part of the Final Development Plan (FDP), and issues regarding functionality will be addressed and incorporated in the FDP.

Water System

The existing water system was designed to accommodate the development at full buildout. The proposed Master Plan Amendment does not modify the density, rather the location of where that density is placed. The water mains, pressures, and associated flows will be checked to ensure adequate supply. Should modifications to the system be required, a Wyoming Department of Environmental Quality Permit to Construct will be required. Current use data will be reviewed and compared with projected data used in the design and permitting of the existing system. Domestic use, lawn watering, and fire suppression water will all be part of the calculation for determination of adequate supply.

Avalanche Zones and Geotechnical Issues

Avalanche and geotechnical investigations have been prepared for the current, proposed development. These materials will be reviewed and adjusted if necessary to reflect changes in the development proposal.

Traffic Analysis

The traffic history of the land south of the Astoria Bridge is complex, as is the record of approvals with Teton County. When the campground and hot springs was operational in the 1970s through the early 1990s, the bridge and road system was unimproved. Vehicles and RVs accessed the property both via the bridge and via the Forest Service road from Hoback Junction.

When Mr. Edgcomb gained full control of all the land south of the bridge in the 1990s and started plans to develop the property, the 1999 and 2001 applications and approvals address many concerns regarding the use of the bridge. During this time, it appears approvals were given identifying the 1,000 ADT threshold. The 2005 FDP approvals for SRSC, reference the full condition language for the bridge. The full language is:

A traffic counter shall be deployed to regularly count traffic across the single lane bridge. Upon regularly approaching 1,000 ADT the developer shall construct a second lane to the bridge or provide adequate mitigating measures as determined by the County Engineer and approved by the Board of County Commissioners unless a different standard exists at that time. The Phase II Final Development Plan shall identify a mechanism to ensure that the financial resources will be available to construct the second lane of the bridge if and when it is necessary. The Final Development Plan shall include a detailed agreement that operationalizes this condition, including but not limited to defining a trigger point at which the counting begins, ensuring that it can be reasonably expected that the second lane of bridge can be approved, or provide mitigating measures, and clarifying the ownership of relevant land.

Subsequent to 2005, the development suffered a bankruptcy and the land formerly owned by the Edgcomb family was subdivided and sold.

The current situation today therefore is a relatively muddled situation where there are 5 landowners that are not bound by the CC&Rs of the development. These landowners have differing access and use rights of the bridge and roads in the development. Furthermore, technically the 1,000 ADT limit that was set in the Sketch Plan only applies to the SRSC PRD approval. There is not a practical way to determine whether current or future traffic is related to the golf course, the Resort or to the 5 landowners who are not a part of the CC&Rs. From an approval standpoint, the currently situation would allow the Resort to have unlimited traffic over the bridge, while the SRSC would be limited to 1,000 ADT.

The traffic impact study acknowledges the condition where 1,000 trips per day is established as a threshold upon which lane expansion or adequate mitigation measures

shall be implemented. However, no documentation as to the rationale behind this threshold can be located. The applicant also acknowledges that there is not a clear understanding if the 1,000 ADT threshold is a point where performance issues begin occurring or if additional capacity exists. Regardless, the applicant believes that it is important that the bridge continue to operate safely, both in terms of vehicle use of the bridge and safety on US 26, 89. The bridge is operating well with daily trips approaching 230 trips per day in peak season. Special event traffic flagging has proven effective during those times of high use. Continuous monitoring and performance assessment will provide an indication of how the bridge is operating relative to increasing volumes associated with the amendment. If ever approached regularly, the 1,000 trips per day measure will continue to be the threshold.

In order to “clean up” the current situation where there is inconsistent approvals and landowners who generate traffic that are not counted, and to address the full condition of approval, the applicant is proposing the following:

- A “Community Improvement District (CID)” will be created and/or the HOA will be expanded to ensure that all landowners south of the Astoria bridge will be responsible for the safe operation and maintenance of the bridge.
- The CID and/or HOA will report monthly traffic counts as is currently being done.
- The CID and/or HOA will be bound by the existing language “upon regularly approaching 1000 ADT”, but that the CID and/or HOA will complete an engineering study at that time to determine the actual traffic loads that can be handled by the bridge from a technical standpoint and due to the bridge improvements completed in 2003 and the US 26/89 improvements completed in 2007.
- The CID and/or HOA will evaluate the following: A yield sign for northbound traffic instructing motorists to yield to southbound vehicles, signalization technology, shuttle service to Town, a community awareness program initiated and managed by the homeowners association.
- A long term capital plan will be put in place to create a reserve fund for eventual capital needs of the bridge. The current HOA has already spent approximately \$40,000 in the last two years in painting and bridge maintenance and a portion of reserves are allocated to the bridge. However, an expanded HOA and/or CID will have additional resources to ensure an appropriate capital reserve. Furthermore, it is anticipated that a portion of park user fees could also support the operating and maintenance cost of the bridge. A CID would potentially also have access to state funds for bridge capital needs.

Other responses to Staff concerns:

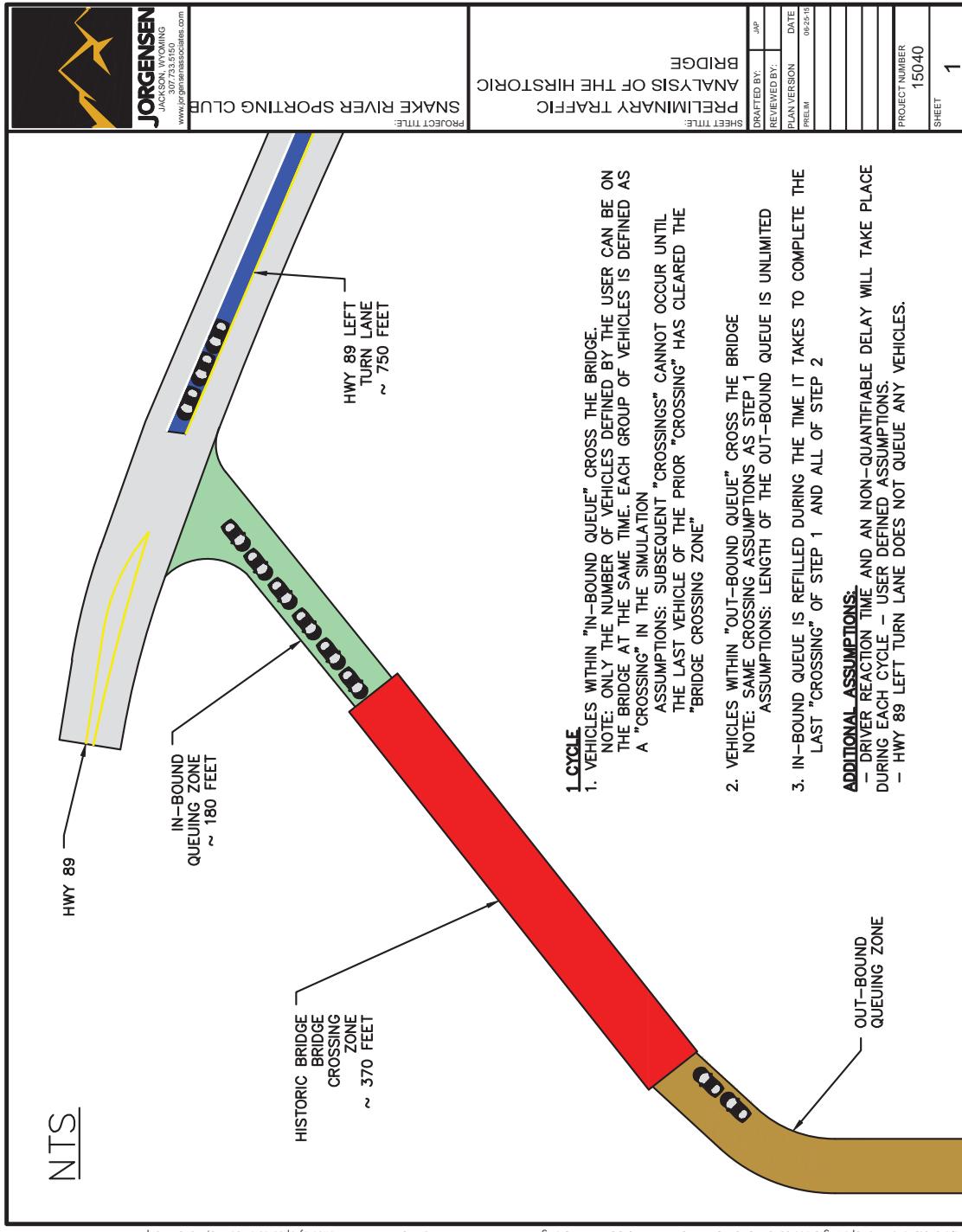
Staff indicates that “the hot springs and park could likely regularly exceed 204 trips per day.” We are unclear as to the basis behind this statement. The assumptions in the study are based upon discussions and operational input from an experienced operator in this area. The traffic monitoring presently in place will be an important component in measuring and monitoring the accuracy of these assumptions relative to actual volumes, and mitigation measures that may be considered as necessary.

The employee and affordable housing requirements are presently under review by Teton County and the applicant. Staff indicates that with these components included, the ADT is 1,102 trips per day. While the employee and affordable housing are still under discussion, the applicant agrees that including these trips brings the ADT within range of the 1,000 trip threshold depending on number of units, internal capture rates, and management programs (i.e. shuttles) for these unit types, and the performance of the bridge and mitigation measures for the unit types will be implemented should that total be approached.

The proposed master plan amendment does not impact golf club operations. Offsite trips generated by the golf course are using the bridge as anticipated contributing to the total use which is below the 1,000 daily trips. As the rest of the development is built out, the monitoring will continue, and the mitigation measures identified as required by the condition. Again, it will be necessary to monitor the performance of the bridge to see how increasing trips affect its performance.

The applicant agrees that the left turn is not a mitigating measure for the one-lane bridge to prevent stacking on the highway. However, it does provide a factor of safety for occasions when additional stacking is required.

The applicant has reached out to USFS for a meeting regarding an official agreement with the United States Forest Service formalizing the Johnny Counts Road/Hoback Junction South Road for emergency access purposes. The applicant is committed to the working to obtain this long term commitment. However, the ultimate decision is under the USFS's jurisdiction.





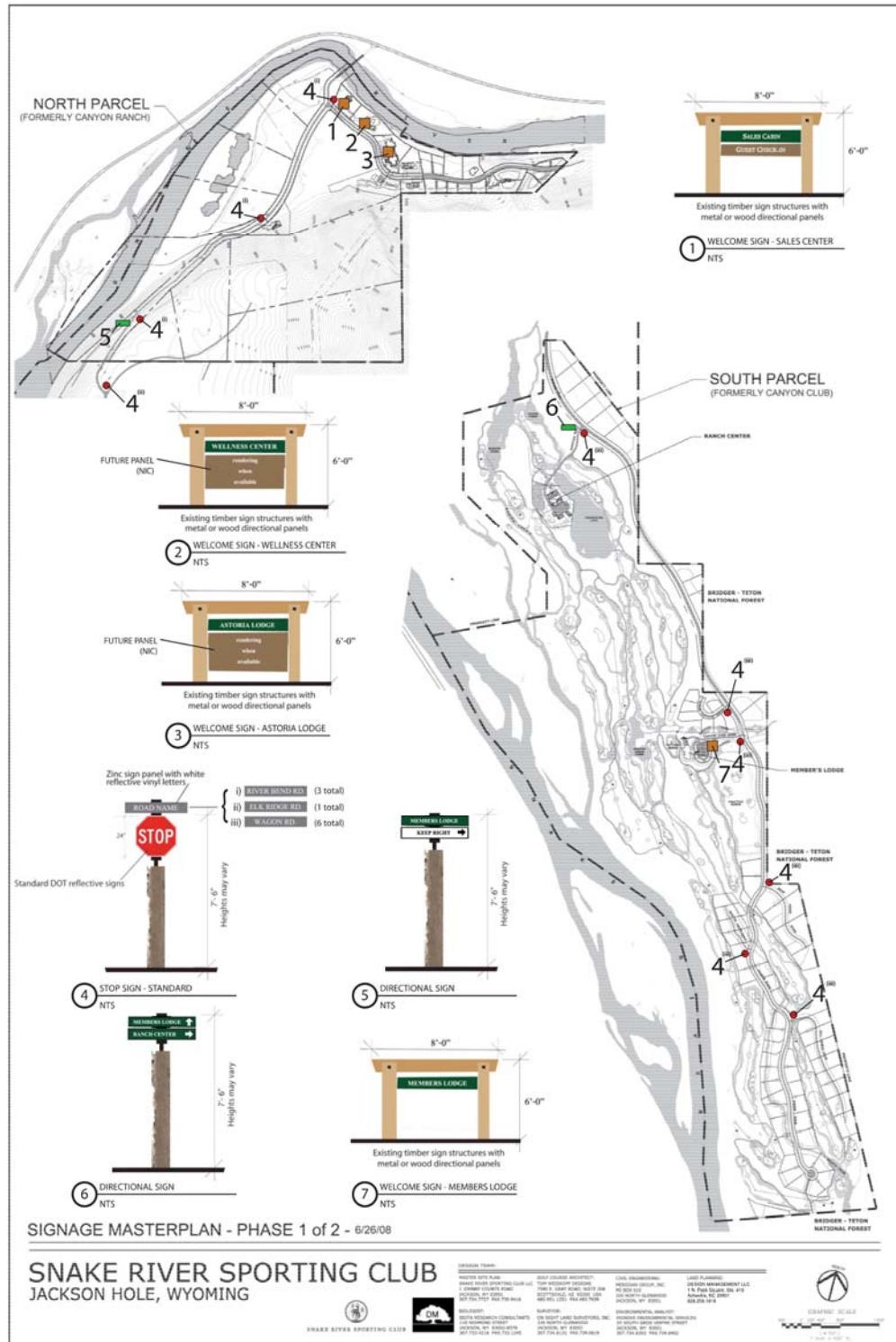
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It's About People, Trust and Know How

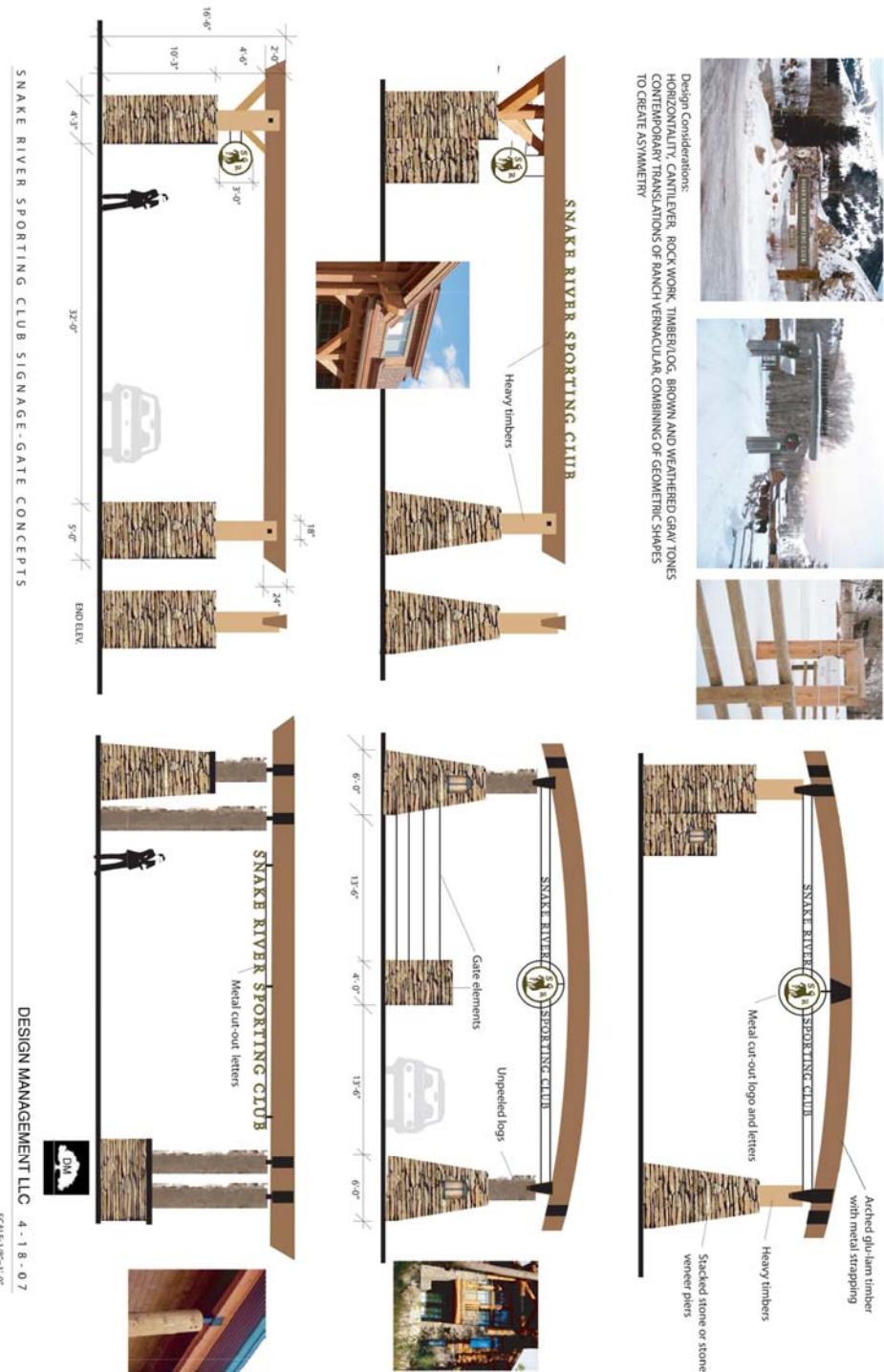
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PH: 307.733.515

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INPUT PARAMETERS			Modify Cells	
IN-BOUND QUEUEING ZONE				
Length of Queueing Zone	180	feet		
Vehicle Queuing Length	30	feet		
BRIDGE CROSSING ZONE				
Length of Bridge	370	feet		
# Vehicles on Bridge*	2	vehicles		
* Number of vehicles allowed to be on the Historic Bridge at the same time				
** Time added to the Total Time/Cycle to account for additional delays that can be difficult to quantify				
SIMULATION				
In-bound Traffic				
# Vehicles in In-bound Queue	6	vehicles	Vehicles in South-bound Queue	
Travel Time/Vehicle Across Bridge	16.8	seconds	Time for one vehicle to cross the Historic Bridge at the assumed speed	
Time per Crossing	20.8	seconds	Time for one group of vehicles to cross the Historic Bridge, including travel time, reaction time, and # vehicles allowed at once on the bridge	
# In-bound Crossings/Cycle	3.0		Number of "Crossings" necessary to clear the In-bound Queue	
Time for Last Crossing	20.8	seconds	Time necessary for the last group of vehicle(s) in the In-bound Queue to cross the Historic Bridge	
Total Time to Clear In-bound Queue	62.5	seconds	Total time needed to clear In-bound Queue, time ends when last vehicle exits bridge	
Out-bound Traffic				
# Vehicles in Out-bound Queue	2	vehicles	Vehicles in North-bound Queue	
Travel Time/Vehicle Across Bridge	16.8	seconds	Time for one vehicle to cross the Historic Bridge at the assumed speed	
Time per Crossing	20.8	seconds	including travel time, reaction time, and # vehicles allowed at once on the bridge	
# Out-bound Crossings/Cycle	1.0		Number of "Crossings" necessary to clear the Out-bound Queue	
Time for Last Crossing	20.8	seconds	Time necessary for the last group of vehicle(s) in the Out-bound Queue to cross the Historic Bridge	
Total Time to Clear Out-bound Queue	20.8	seconds	Total time needed to clear Out-bound Queue, time ends when last vehicle exits bridge	
ADDITIONAL DATA				
Time to Refill In-bound Queue	41.6	seconds	onto the bridge, and the last vehicle to exit the bridge out of the Out-bound Queue	
OPERATION LEVELS				
Total Time/Cycle	93.3	seconds	Total time for one complete iteration of crossings to occur	
# Vehicle Trips/Cycle	8.0	vehicles	Total vehicle trips per cycle	
TOTAL VEHICLE TRIPS/HOUR	309	Trips/Hr	Total Trips/Hour when operating with the indicated assumptions	

Attachment 7
Snake River Sporting Club Architectural Review Board Design
Guidelines Signage Plan

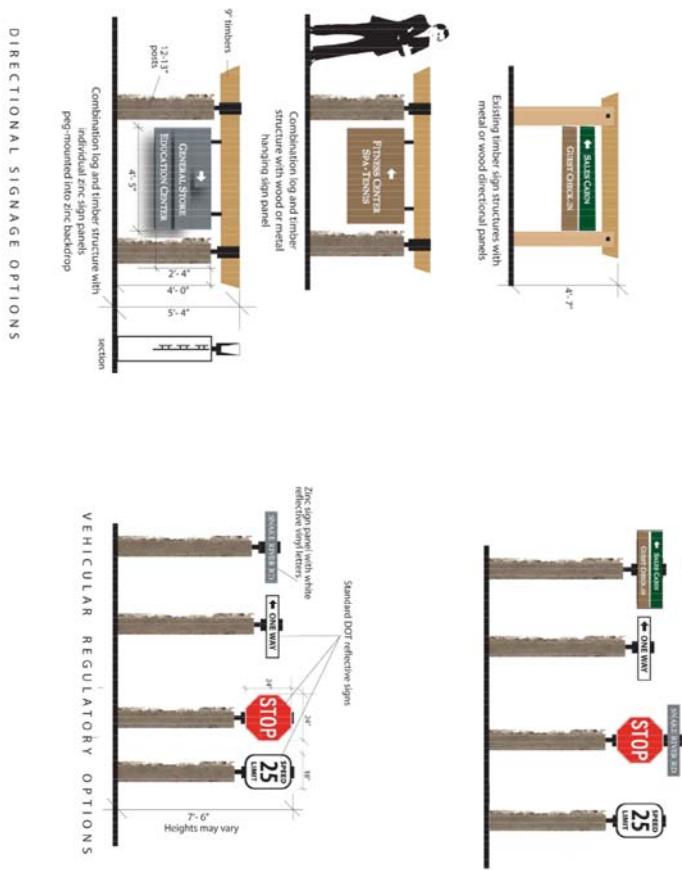




SNAKE RIVER SPORTING CLUB SIGNAGE - GATE CONCEPTS

DESIGN MANAGEMENT LLC

SCALE: 1/8"=1'-0"



SNAKE RIVER SPORTING CLUB SIGNAGE - CONCEPTS

DESIGN MANAGEMENT LLC



SCALE: 1/4" = 1'-0"