AMENDED
TETON VILLAGE EXPANSION
RESORT MASTER PLAN

(LAST REVISED NOVEMBER 4, 2016)

ORIGINALLY APPROVED WITH CONDITIONS BY THE TETON COUNTY
BOARD OF COUNTY COMMISSIONERS JULY 12, 2005

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Section 1. Project Description

The location of the project is seen on the Vicinity Map (Appendix A), Area 2 Rendering (Appendix B), and Teton Village Expansion Map (Appendix C).

Area Two PUD of the Teton Village PUD District for Planned Resort ("Area 2") is comprised of two primary areas (Primary Components, Appendix D):

- The Village Core ("Village Core") consists of a mixed-use tract that includes public areas, local and visitor services, commercial space, pathways, condominiums, townhouses, affordable housing and employee housing. For purposes of the Area 2 Resort Master Plan ("Resort Master Plan"), "condominium" means an estate in real property consisting of an undivided interest in common in a portion of a lot, parcel, or tract of real property together with a separate interest in space in a building on such real property. For purposes of the Resort Master Plan, "townhouse" means a single-family unit, including the ground beneath the unit, with a single unit going from ground to roof. The Village Core is contained in the Commercial Resort sub-zone, an additional sub classification within the Resort zone boundary.
- A residential development south of the Teton Village Entry Road ("Teton Village South Residential Community" or "TVSRC"). The Teton Village South Residential Community is contained in the Residential sub-zone, an additional sub classification within the Resort zone boundary.

In addition, the applicant has voluntarily restricted the density allowed on parcels outside of but adjacent to Area 2. These parcels are shown on the Vicinity Map (Appendix A).

The rezoning encompassing the two primary areas is of a size and configuration that reflect the idea of a 'transect' of neighborhood types and densities. This transect is intended to create a spatial gradient moving from a denser, walkable core outwards to areas of houses and non-commercial buildings separated by increasing amounts of public and private open land. Area 2, in following the transect concept, creates a sustainable community through a broad cross-section of housing types and uses that nurture a cross-section of people, leading to community vitality.

Through several years of an ongoing community consultative process, the inclusion of these two primary areas in Area 2 has evolved as the only implementation and regulatory tool that combines the advantages of detailed open land protections, meaningful integration and connectivity between existing and proposed elements, a functionally viable mix of uses, and a harmonious blend of spaces that have the ability to create a memorable and regionally appropriate place.

Village Core (Commercial Resort Sub-zone)

Although a specific sketch plan will be required to further define this area, a description of the Village Core follows. A number of design factors are used in the Village Core to create a vital community, such as providing vertical mixed-uses, mixed-income housing that promotes a year-round population and a variety of people; a series of pathways that provide a diversity of recreational opportunities and encourage walking and biking to conveniences; a compact core

which creates a physical as well as a programmatic critical mass; a transit system that drops off visitors in the middle of that core; street-oriented buildings and uses with parking internal to the blocks so that people, not cars dominate the character of the streets; and parks and plazas that encourage different outdoor activities. Local services such as a grocery store and post office provide the conveniences required by the new and existing residents. The area also includes horse riding facilities, a visitor center, sheriff's substation and non-profit office space. Affordable and employee housing units are located within the Village Core and are within walking distance of the existing amenities and the new services. Ninety-eight free-market units are also planned for the Village Core, all of which are walking distance to the Tram. Originally 114 free-market units were entitled for the Village Core and 166 free-market units were entitled for the TVSRC; however, the Resort Master Plan provided the option for 16 free-market units to be transferred from the Village Core to the TVSRC; this transfer occurred in 2007 with 16 free-market units moving to Townhouse D Sub-Tract resulting in 98 free-market units in the Village Core and 182 free-market units in the TVSRC; the numbers of the free-market units in the Village Core and TVSRC was updated to document this transfer and provide clarity on the final allocation.

This area contains 10,000 square feet of retail, office, business or other non-residential uses intended primarily to serve the Teton Village Resort ("Local Commercial"). Up to 60,000 square feet of commercial space may be added to Area 2 Village Core if it is transferred from the existing Area One PUD of the Teton Village PUD District for Planned Resort ("Area 1"). A transit center containing a visitor center is also planned for this project. Three entrances to Area 1 and Area 2 ("Teton Village Resort") help alleviate traffic congestion in the peak hours. These amenities tie into and function with the existing Area 1. These elements can be seen in the Area 2 Rendering (Appendix B).

Additional information on the development plan for the Village Core is outlined in Section 5Development Program and Land Use Plan.

Teton Village South Residential Community (Residential Sub-zone)

The residential development south of the Teton Village Entry Road is planned as an extension of the Village Core with decreasing density from north to south. On the west portion of the project, compatible residential products and densities are proposed next to the existing residential development. Roadway, pathway and open land connections move from the Village Core into and throughout the residential development accompanied by native plantings, creeks and ponds. These elements can be seen in the Area 2 Rendering (Appendix B), and are further described below. The Teton Village South Residential Community consists of the following sub-tracts: an approximately 5 acre parcel for townhouses ("Townhouse A Sub-Tract"); an area of approximately 14 acres for townhouses ("Townhouse B Sub-Tract"); an area of approximately 126 acres for single-family residences ("Single-Family Sub-Tract"); an approximately three-acre parcel for townhouses ("Townhouse C Sub-Tract"); and an approximately sixteen-acre parcel for townhouses ("Townhouse D Sub-Tract"). Acreages given hereon for parcels and use areas are gross approximations meant for concept and sketch plan level considerations only; more precise acreages for the parcels and use areas will be provided on the final development plans for each of the components of Area 2; final acreages for the parcels and use areas will be established by

final plats. Additional information on the development plan for Teton Village South Residential Community is outlined in Section 5 Development Program and Land Use Plan.

Single Family Sub-Tract

The single-family residential development consists of 100 single-family lots ("Single-Family Lot(s)"). The Single Family Sub-Tract extends south and west from the Townhouse B Sub-Tract and Townhouse A Sub-Tract and adjoins the existing south boundary of Area 1 and the Ellen Creek Subdivision. All development within this tract is single-family residential uses. The western-most Single-Family Lots adjoin the open space buffer in the Ellen Creek subdivision. The size of these lots will average approximately 1.25 acres to create a transition to the Ellen Creek subdivision. Transportation choices to this area will include cars, pathways, local transit and an on-call shuttle service.

Townhouses Sub-Tracts

Thirty-six townhouses are located between Fish Creek and the existing Area 1 condominiums with a pathway connection to the Village Core (Townhouse B Sub-Tract). Twelve townhouses are located on the south side of the Teton Village Entry Road framing the open land corridor and the Village Core entry (Townhouse A Sub-Tract). Almost all of these townhouse units are within easy walking distance of the Village Core and the skiing facilities.

Thirty-four townhouses are located on the southern end of the Teton Village South Residential Community (Townhouse C Sub-Tract and Townhouse D Sub-Tract). Originally 114 free-market units were entitled for the Village Core and 166 free-market units were entitled for the TVSRC; however, the Resort Master Plan provided the option for 16 free-market units to be transferred from the Village Core to the TVSRC; this transfer occurred in 2007 with 16 free-market units moving to the Townhouse D Sub-Tract resulting in 98 free-market units in the Village Core and 182 free-market units in the TVSRC.

Recreational Land, Conservation Easements, and Conservation Lands Outside of the Resort Zone

In order to mitigate the impacts of Area 2 and to provide certain benefits to the Teton Village Resort, Teton County, and the public, the applicant shall provide open lands consisting of recreational spaces within Area 2 and has provided density restricted lands in the Rural zone outside of the free-market building envelopes south and east of the resort that are protected by a Conservation Easement Restricting Density. In addition, density shall be limited both within and outside of Area 2. The recreational lands requirement must be fulfilled within Area 2. The restricted lands outside of the free-market building envelopes shall be fulfilled on conservation lands outside of Area 2.

Conservation Easement Restricting Density

The Conservation Easement Restricting Density restricts density on four separate parcels of land: the Giltner Ranch, the Cheney Tract, East Mangum Tract and the Borgman Meadow (the "Non-PUD Restricted Lands") that adjoin the School Section to the north and to the south. The four parcels total 1,309 acres and are all owned by the applicant. The tract to the south is referred to as the Giltner Ranch and is approximately 1,018 acres. The tracts to the north are referred to as

the Cheney Tract and the Borgman Meadow Tract, which are 109 and 42 acres, respectively. The tract to the east is referred to as the East Mangum Tract and is 140 acres. The original Conservation Easement Restricting Density was entered into between Snake River Associates and The Jackson Hole Land Trust on July 26, 2007 and recorded August 8, 2007 and encumbered the four parcels described above, but with slightly different acreages (Book 673 of Photo, pages 937-1054).

Conservation Easement Covering Village Core Foreground

A conservation easement prohibiting buildings within three hundred feet of the existing westerly right-of-way line of Highway 390 will cover the lands previously composing horse pasture and the land composing the village park. The original Conservation Easement Covering Village Core Foreground was entered into between Snake River Associates and The Jackson Hole Land Trust on July 25, 2007 and recorded August 8, 2007 (Book 673 of Photo, pages 1055-1083).

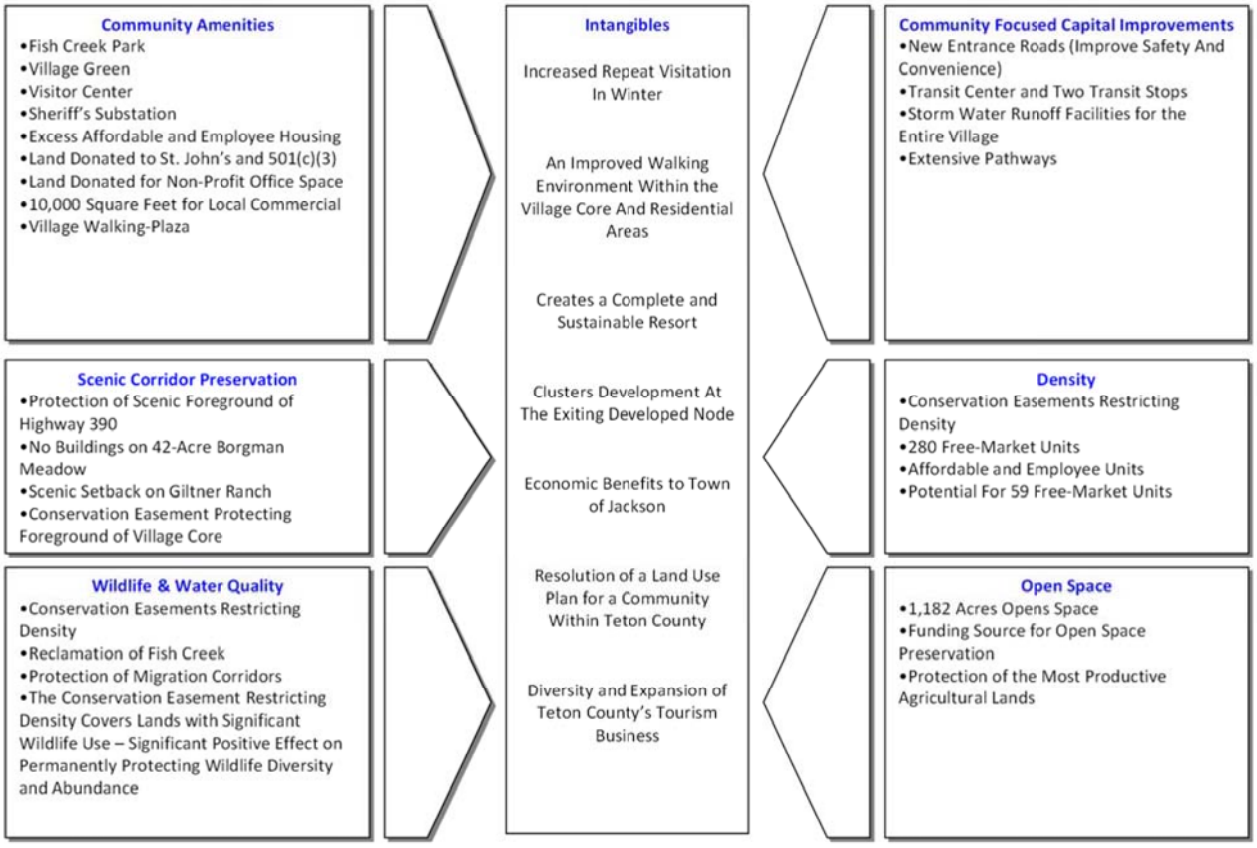
Recreational Lands Requirement

Within Area 2 there shall be a minimum of 1.33 acres of recreational lands that together meet the following requirements (the "Recreational Lands"): provide a park of at least 1 acre that shall include Fish Creek as an amenity; or provide a village green of at least 0.33 acres; and is designed in concert with the objectives of the Scenic Resource Overlay for Highway 390. The Recreational Lands shall be restricted by the Resort Master Plan approval process itself. At sketch plan approval for each tract that contains Recreational Lands, specific restrictions shall be submitted that conform to the Resort Master Plan.

Section 2. Statement of Purpose

The Resort Master Plan seeks to create a coherent resort community while enhancing the economic, environmental and social attributes of the Teton Village Resort and Teton County. Additional growth immediately adjacent to the existing Area 1 will allow the village to become a complete, sustainable resort community, thereby enhancing the economic viability of the region. The addition of commercial services, extensive pathways, affordable and employee housing, civic services and improved amenities will allow for the completion of the Teton Village Resort as a mixed-use village community. The Resort Master Plan also seeks the protection of the scenic corridor on the west side of Highway 390. The community benefits and other mitigating factors for the free-market development portion of Area 1 are shown on Exhibit 1-1 below.

EXHIBIT 1-1: COMMUNITY BENEFIT



Plan Goals

The purpose of the Resort Master Plan is to provide for and guide the commercial, residential and recreational development of Area 2. As proposed, the Resort Master Plan is designed to achieve the following major goals:

- Maximize the Teton Village Resort's potential contribution to the quality of life and economic sustainability of the greater Jackson Hole community.

- Provide an enhanced vacation experience to visitors to the Teton Village Resort during the summer, winter and shoulder seasons.
- Create a sense of place and village atmosphere at the Teton Village Resort.
- Provide an efficient arrangement of housing opportunities, supporting commercial and an amenity package at a scale and program size, which will fit physically, environmentally and economically with the expansion and improvement of the Teton Village Resort.
- Create a clear identity and character for the Teton Village Resort.
- Create an economically viable commercial area for local needs – local commercial.
- Create two new Teton County roads entering the Teton Village Resort: a primary entrance as an extension of McCollister Drive and a secondary entrance providing additional access for the most intensely developed area; and also allow for a third road that can be managed primarily for transit.
- Create a quality transit center that will encourage public transportation.
- Create a seamless transition from the existing village to the expansion area.
- Protect the scenic corridor on the west side of Highway 390.
- Create a funding source for future open space preservation.
- Accomplish all of the above without increasing the potential free-market density in Teton County along Highway 390.

Additionally, in response to Teton County Land Development Regulations ("LDRs") Section 2180 A. Purpose and Intent:

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

Cooperative planning and design discussions between the applicant, JHMR and the Teton Village Association have created a plan that offers a seamless transition from Area 1 into Area 2. The Resort Master Plan creates a Village Core at the base of the mountain with a village atmosphere and a sense of place. The integration of the expansion area and the existing resort will encourage and promote the various winter recreational activities that are familiar occurrences.

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

It is a major goal of the Resort Master Plan to improve the quality of the guest experience while respecting the natural environment. The cooperative planning between the applicant, the various service districts and JHMR will create a coordinated development.

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.

The applicant has worked with Teton County throughout the project. After a series of meetings with the planning staff and a series of public workshops, changes and additions to the Resort Master Plan were made in order to address their concerns and suggestions. The applicant's aim is to ensure that this Resort Master Plan addresses all of the significant issues and has the appropriate level of design detail that is satisfactory to the planning staff.

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

The development of a commercial space and addition of a greater variety of recreational and community activities year round will create a more self-contained, complete resort community. As such, Area 2 will significantly contribute to an expansion of the winter and shoulder economic seasons. In addition, the proposed service areas help support the Teton Village Resort, thereby contributing to the winter economy.

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

A fine-grained network of sidewalks, pedestrian streets, paths and trails have been provided to link neighborhoods to the ski, recreation and riding facilities and neighborhoods to retail and commercial areas. The neighborhood to the south of the Teton Village Entry Road has been designed to provide strong street and pedestrian connections to the Village Core.

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

See Section 3 Applicability with Teton County Resolutions – Teton County Comprehensive Plan.

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.

The Resort Master Plan establishes predictability for what can be developed on the land, subject to the application. Separate from the zone district amendment, the applicant proposed and granted in 2007 a Conservation Easement Restricting Density that limits the maximum free-market development on 1,309 acres owned by the applicant. Therefore, the combination of Area 2 and these conservation easements establish the maximum development allowed on approximately 1,517 acres of land accessed by Highway 390. This predictable future includes a reduction in the total potential free-market units from what could have been approved under the LDRs. Due to this predictability, the Wyoming Department of Transportation and Teton County can more accurately predict the future traffic on Highway 390 and also other future infrastructure needs.

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.

The proposal provides a meaningful amount of affordable and employee housing. It also includes local commercial. These factors help create a sense of community. The applicant has organized the proposed land uses so that the more dense uses in the Village Core transition to residential. The entry of the Teton Village Resort will use a saddle house and corrals to enhance the sense of arrival.

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

The Resort Master Plan strikes a balance within the borders of the proposed development. Area 2 contains 280 free-market housing units while providing affordable and employee housing for approximately 372 people. The Village Core contains local commercial. The Resort Master Plan contributes to the protection of the scenic corridor; it decreases the number of potential free-market homes in Teton County; it enhances trout habitat in Fish Creek and it helps create a coherent resort community.

Section 3. Consistency with Teton County Resolutions – Land Development Regulations

The Resort Master Plan requires a map amendment that expands an existing Planned Unit Development District for Planned Resort area on Teton County Zoning Map. In addition, the Resort Master Plan requires a text amendment to the LDRs.

Map Amendment

The map amendment DBA 02-0001 expanded the existing Planned Unit Development District for Planned Resort area for Teton Village on the Teton County Zoning Map. A subsequent map amendment, DBA 09-0003, was approved and is shown on the Map Showing Boundary of PUD District for Planned Resort as Last Amended by District Boundary Amendment DBA 2009-0003, Appendix F.

Text Amendment

The text amendment to the LDRs consisted of two parts.

- The initial amendment required changes to Section 2180.B.1. This section acknowledged the map amendment as specified above, created the Teton Village Expansion, and allowed for an application as a PUD.
- The second amendment approved the Resort Master Plan.

Amendment Standards and Teton County Plan Goals

In accordance with Section 5150, D.; amendments to the text of the LDRs or an amendment to the Official Zoning District Map, Teton Village Expansion Master Plan shall be consistent with (i) the purposes of the LDRs, (ii) the Comprehensive Plan, (iii) other provisions of the LDRs and (iv) other Teton County Resolutions. The Resort Master Plan is consistent with all of the above provisions.

The applicant's land adjoining the existing Area 1 has been designated as an expansion area for an existing development node. This application is consistent with that designation in the Comprehensive Plan. And as such, this application is also consistent with the purpose of the LDRs. The purpose of the Comprehensive Plan is to allow development in such a way so as to maintain the community character of Teton County and sub-areas like Teton Village. The Teton Village expansion node is shown on the Teton County 2020 Futures Map.

In accordance with Section 5150, E.; standards for review of amendments to the Official Zoning District Map, an amendment can occur only if one of the following conditions exist: (i) there is a mistake in the Comprehensive Plan or (ii) there have been changes in road locations, other infrastructure, population trends, land committed to development, or other changes that justify the amendments to the Official Zoning Map. In this case, the amendments to the Official Zoning District Map are allowed based on the second condition, "changes…that justify the amendment to the Official Zoning District Map." When the existing Area 1 was approved in 1998, it left many resort needs unresolved. As land within the resort has been committed to development, these

unresolved needs have become critical. These needs include but are not limited to better access roads, employee housing and resort service areas.

Another change that justifies the amendment is that the applicant's land adjacent to the existing Area 1 has now been committed to development and will be developed in the near future. As it was clear from the Board of County Commissioners ("BOCC") response to the Bowman Road Planned Residential Development, the commissioners felt that the existing zoning does not allow the appropriate kind of development immediately adjacent to the existing Area 1. Therefore, this resort expansion application provides an opportunity to plan the appropriate expansion of this area. In addition, since the Resort zone boundary was set with the adoption of the Comprehensive Plan in 1994, it has become evident that changes in roads and other infrastructure requirements for the resort are necessary and cannot be met within the existing resort boundary. Area 2 allows those existing needs to be addressed.

In accordance with Section 5150, F.; standards for review of amendments to the text of the LDRs may be approved for reasons including: (i) implements the Comprehensive Plan, (ii) better achieves the Comprehensive Plan goals and objectives, (iii) shows that existing LDRs are unreasonable, (iv) responds to State or Federal legislation rendering LDRs obsolete or (v) provides additional flexibility. The Resort Master Plan meets the second, third and fifth standards.

Section 3 Consistency with Teton County Resolutions – Teton County Comprehensive Plan, addresses standard two: how the Resort Master Plan better achieves the goals and objectives of the Comprehensive Plan.

Standard three, unreasonableness of the existing LDRs, is also met. The LDRs preclude the uses necessary for a planned resort development. Only through the rezoning can the expansion node as envisioned by the placement of the Future Development Node on the 2020 Futures Map be met. Expanding the resort district designation is the best mechanism to address the existing spillover onto the applicant's land and to meet the needs of the existing resort.

Area 2 is a perfect example of the provision of additional flexibility, thus meeting standard five. The LDRs were adopted to provide flexibility to owners and developers to find creative development solutions. This flexibility is given so that the community's needs are more fully addressed while allowing developers to have a financially viable program.

Section 4. Development Program and Land Use Plan

The development program and land use plan for Area 2 is designed to control bulk, scale and density while providing some flexibility in the distribution of that density to allow development to respond to specific site conditions and market conditions. The proposed program reflects a build-out potential for 280 free-market units; 10,000 square feet of commercial development in the Village Core; institutional uses; resort support uses; and affordable and employee housing for 365.75 people. Up to 60,000 square feet of commercial space may be added to the Village Core in the Area 2 if it is transferred from Area 1.

In total 180 free-market units are available for short-term rental in Area 2, which includes all of the units in the Village Core and all of the units located in Townhouse Sub-Tract A, B, C, and D. For the purposes of the Resort Master Plan, short-term rental means the rental of all or a portion of a house, townhouse, condominium, apartment, or other residence for less than thirty (30) days. Free-market rentals mixed with affordable and employee units will help create a vibrant Village Core and will contribute to the economic vitality of both the Teton Village Resort and the Town of Jackson.

No time-share or fractional product will be permitted, except for within the Townhouse C Sub-Tract and Townhouse D Sub-Tract, which may be developed as whole ownership or fractional product. No hotels are planned and none will be permitted before July 12, 2012 and then no more than one hotel.

Acreages given hereon for parcels and or use areas are gross approximations meant for concept and sketch plan level considerations only; more precise acreages for the parcels and use areas will be provided on the final development plans for each of the components of Area 2; final acreages for the parcels and use areas will be established by final plats.

A summary of the development program is shown in Exhibit 4-1 below. A more detailed description of the development program by each of the primary components is outlined in the sub-sections below.

EXHIBIT 4-1: DEVELOPMENT PROGRAM SUMMARY

	Village Core	TVSRC
Acreage	43	169
Free-Market Units	98	182
People in Affordable & Employee Units	365.75	0
Local Commercial	10,000	0
Resort Support Uses	YES	YES
Institutional Uses	YES	YES
Other	Village Plaza Village Green Parcel P	Fish Creek Park

Note: This table does not show the 60,000 square feet of commercial space which may be added to the Village Core in Area 2 if it is transferred from Area 1. The 365.75 people in

affordable and employee units shown in this table does not include the 6.00 people housed off site (Shooting Star Golf Course).

The applicant with input from Teton County Weed and Pest and a representative of the University of Wyoming developed and will implement a plan to control noxious weeds and mosquitos on the site.

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council's standard for what constitutes a "green building." Developers will be encouraged to follow LEED™ guidelines for the construction of commercial development.

The Area Use Schedule for Area 2 is shown in Exhibit 4-2 below.

EXHIBIT 4-2: AREA USE SCHEDULE

	Single-Family Sub-Tract	Townhouse Sub-Tracts	Village Core
Residential			
Conventional Single-Family	Y	Y	Y
Single-Family Subdivision	Y	Y	Y
Multi-Family Residential	N	Y	Y
Multi-Family Affordable	N	N	Y
Employee Units	Y	N	Y
Accessory Residential Unit	Y	N	Y
Home Occupation	Y	Y	Y
Mobile Home Park	N	N	N
Institutional Residential	N	C	C
Non-Residential Agricultural			
Agriculture	Y	Y	Y
Non-Residential Resort Recreational			
Horse riding, Polo	N	N	N
Skiing	Y	Y	N
Dog sled rides	Y	N	N
Fishing	Y	Y	Y
Heli-Ski port	N	N	N
Tennis	Y	Y	Y
Golf	N	N	N
Resort Support	Y	Y	Y
Non-Residential Institutional			
Institutional	N	C	Y
Utilities	C	C	C
Day Care Center, Group	N	N	Y
Non-Residential Commercial			
Restaurant/Bar	N	N	Y
Hotel/Condos w/support services	N	N	Y
Commercial Retail	N	N	Y
Office	N	T	Y
Local Commercial	N	N	Y

Nurseries	T	T	T
Construction Storage/Staging	T	T	T
Non-Residential Industrial			
Maintenance	N	N	N
Gravel processing	C	C	N

Y=Permitted By Right, C=Conditional Use, N=Not Permitted, T=Temporary Use, I=Included with Base Use.

Although Parcel P lies within the Village Core its outright uses are limited to pathways, driveways and roads; underground utilities together with associated above-ground appurtenances and buildings devoted to utility services; and fences. In addition, at the discretion of the Board of County Commissioners, Parcel P uses include infrastructure uses and recreational uses (e.g. tennis courts).

Village Core

The Village Core contains affordable and employee units for 365.75 people, 98 free-market units and 10,000 square feet of Local Commercial space. Up to 60,000 square feet of commercial space may be added to the Village Core in Area 2 if it is transferred from Area 1. Seventy thousand square feet of commercial space in the Village Core is the maximum amount that will be permitted. The applicant executed a covenant enforceable by the Town of Jackson restricting the Village Core to a maximum of 70,000 square feet of commercial. This deed restriction was entered into July 22, 2009 and recorded on October 19, 2009 (Book 742 of Photo, pages 248-253).

The existing village commercial area is fragmented spatially and is further hampered by the relatively steep slopes separating areas of commercial activity. To effectively hold and retain a clientele of local permanent residents as well as seasonal visitors, a flat site adjacent to the existing village containing commercial space is needed. Thirty-five thousand square feet of retail space allows a realistic amount of mercantile diversity to produce synergy and vitality, year round. Thirty-five thousand square feet of office space is large enough to retain residents who need office space in the Village Core, reduce employment-related car trips out of the Village Core and increase Village Core vitality while helping sustain the proposed retail and restaurant development. This amount of space is the minimum necessary to seamlessly tie the new development to the approved development. This location and quantity of commercial space would provide the opportunity to create a compact and easily walkable commercial core that is accessible to the existing center.

The Village Core parcels are seen in Exhibit 4-3 below. The location and size of each of these parcels at final development plan approval will be similar, but may not be identical, to their location and size as described in the Resort Master Plan.

EXHIBIT 4-3: TETON VILLAGE CORE PARCELS

All of the free-market dwelling units in the Village Core are eligible for short-term rental. Each of the free-market units available for short-term rental can be converted into two hotel, motel or similar lodging units, including hotel suites, that exists as sleeping quarters only and do not contain a kitchen. Average Peak Occupancy ("APO") is the figure used to calculate guest accommodation capacity. A hotel, motel, or similar lodging unit, including hotel suites, that exists as sleeping quarters only, and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two. A dwelling unit, including those with lock-offs, used for short term rental shall be assigned an APO of four. All other lodging facilities shall be assigned an APO of two. As such, there are 392 APOs in the Village Core. For example, if there are 64 APOs reserved for condominium/hotel units, these could be developed either as a combination of 8 condominium units (4 APOs/unit) and a 16-room hotel (2 APOs/unit) or as a 32-room hotel (2 APOs/unit), or some combination of the condominium and hotel units totaling 64 APOs.

No hotels are planned and none will be permitted before July 12, 2012and then no more than one hotel.

The plaza and surrounding mixed-use space adjacent to the Area 1 (office, retail, restaurant and free-market housing space located in Parcel B and Parcel C) will not be constructed earlier than the earlier of the commencement of construction on the north half of the existing primary parking lot on adjoining property within Area 1 or January 1, 2008.

Approximately 9,500 square feet of institutional uses may be constructed as part of the Village Core. Institutional use storage space is not counted against the 9,500 square feet as long as it meets all of the following parameters: (1) the storage space is located in a basement (basement means a portion of a building, where the walls extend four feet or less above grade for at least fifty percent of the total perimeter of the building and at no point is more than ten feet above grade); (2) the square footage of the storage space does not exceed the square footage of the first floor; and (3) the design and construction of the storage space meets the storage usage classification as determined by the Teton County Building Department (the storage space shall be classified as storage on the building permit). Institutional uses will include a visitor center, a sheriff's substation, a post office, non-profit office space and other similar uses. Institutional uses also include public and semi-public uses such as public performing space, non-retail oriented visitor's centers, non-profit office space, post offices and similar uses; these uses shall not be considered commercial uses.

Resort support uses may be constructed as part of the Village Core. These uses will include the Horse Riding Facility. Resort support uses include facilities that provide amenities or that are utilized to operate the overall resort and may include uses such as daycare facilities, eating areas not specifically associated with an establishment selling food, outdoor eating establishments, Nordic skiing facilities, employee housing, maintenance facilities, offices related to resort operations and similar uses. These uses are not to be considered commercial uses.

Use and Program Plan by Parcel

The location of residential units, affordable and employee housing, and commercial space is allocated among 15 parcels within the Village Core. While each parcel has a defined development program, units and commercial square footage may be transferred between parcels for which residential and commercial uses are permitted, allowing flexible development of individual lots while maintaining the same overall limits to development within Area 2. The uses, program plan, and allowed ranges by parcel are shown on Exhibit 4-4, 4-5, and 4-6 below.

EXHIBIT 4-4: COMMERCIAL, FREE-MARKET, AFFORDABLE AND EMPLOYEE, INSTITUTIONAL AND RESORT SUPPORT USE BY PARCEL

	Commercial	Free-Market	Employee / Affordable	Institutional	Resort Support
Parcel A	YES	NO	See Note	YES	YES
Parcel B	YES	YES	YES	YES	YES
Parcel C	YES	YES	YES	YES	YES
Parcel D	YES	YES	YES	YES	YES
Parcel E	NO	NO	YES	YES	YES
Parcel F	NO	NO	YES	YES	YES
Parcel G	NO	YES	See Note	YES	YES
Parcel H	NO	YES	See Note	YES	YES
Parcel I	YES	NO	YES	YES	YES
Parcel J	NO	YES	YES	YES	YES
Parcel K	NO	YES	See Note	YES	YES
Parcel L	NO	YES	See Note	YES	YES
Parcel M	NO	YES	See Note	YES	YES
Parcel N	YES	NO	See Note	YES	YES
Parcel P	NO	NO	NO	See Note	See Note

Note: The additional affordable and employee housing units required by the Board of County Commissioners in their July 12, 2005 approval of the Resort Master Plan are not shown on the above table; the final location of these units will be determined at the Sketch Plan level.

Note: Although Parcel P lies within the Commercial Resort Sub-Zone and Village Core its outright uses are limited to pathways, driveways and roads; underground utilities together with associated above-ground appurtenances and buildings devoted to utility services; and fences. In addition, at the discretion of the Board of County Commissioners, Parcel P uses include infrastructure uses and recreational uses (e.g. tennis courts).

EXHIBIT 4-5: BASE PROGRAM PLAN BY PARCEL

	Square Feet of Commercial	Number of Free-Market Units	Persons in Affordable/Employee Housing
Parcel A	10,500	0	0.00
Parcel B	22,500	4	11.25
Parcel C	31,000	4	28.00
Parcel D	5,000	2	74.50
Parcel E	0	0	60.75
Parcel F	0	0	44.75
Parcel G	0	64	0.00
Parcel H	0	16	0.00
Parcel I	0	0	100.00
Parcel J	0	4	9.00
Parcel K	0	3	0.00
Parcel L	0	8	0.00
Parcel M	0	9	0.00
Parcel N	1,000	0	0.00
Parcel P	0	0	0.00

Note: The additional affordable and employee housing units required by the Board of County Commissioners in their July 12, 2005 approval of the Resort Master Plan are not included on the above table; the final location of these units will be determined at the Sketch Plan level.

EXHIBIT 4-6: PERMITTED RANGE BY PARCEL

	Square Feet of Commercial	Number of Free-Market Units	Persons in Affordable/Employee Housing
Parcel A	0 – 19,500	0	0.00
Parcel B	0 – 31,500	0 - 20	0.00 – 36.25
Parcel C	0 – 40,300	0 - 20	3.00 – 53.00
Parcel D	0 – 14,000	0 - 18	49.50 – 99.50
Parcel E	0	0	35.75 – 85.75
Parcel F	0	0	19.75 – 69.75
Parcel G	0	45 - 83	0.00
Parcel H	0	0 - 32	0.00
Parcel I	0 – 9,000	0	39.00 – 130.00
Parcel J	0	0 -20	0.00 – 75.00
Parcel K	0	0 - 19	0.00
Parcel L	0	0 - 24	0.00
Parcel M	0	0 - 25	0.00
Parcel N	0 – 10,000	0	0.00
Parcel P	0	0	0.00

Note: The ranges given in this exhibit reflects the allowance for transfers to and from each parcel.

Note: The additional affordable and employee housing units required by the Board of County Commissioners in their July 12, 2005 approval of the Resort Master Plan are not included on the above table; the final location of these units will be determined at the Sketch Plan level.

Teton Village South Residential Community

The development plan for the Teton Village South Residential Community includes 182 free market dwelling units on approximately 169 acres of land. Acreages given hereon for parcels and use areas are gross approximations meant for concept and sketch plan level considerations only; more precise acreages for the parcels and use areas will be provided on the final development plans for each of the components of Area 2; final acreages for the parcels and use areas will be established by final plats. The development plan for the area contains: 100 Single-Family Lots and 82 townhouse units. A maximum of 15 (15%) of the Single-Family Lots shall be permitted an accessory residential unit. This restriction is monitored by the single-family homeowners association. All 82 townhouse units are available for short-term rental. As such, there are 328 APOs in these parcels.

The final plats for the Single-Family Sub-Tract, Townhouse A Sub-Tract, and Townhouse B Sub-Tract, located in the Teton Village South Residential Community shall include the following language on the signature pages in the Certificate of Approval in bold and capitalized letters: ONLY RESIDENTIAL USES PERMITTED IN THIS SUBDIVISION, EXCEPT AS ALLOWED UNDER SECTION XII, AREA USE SCHEDULE OF THE TETON VILLAGE EXPANSION PLANNED UNIT

DEVELOPMENT FOR PLANNED RESORT, RESORT MASTER PLAN (RESIDENTIAL SUBZONE). ANY ADDITIONAL USES SHALL REQUIRE APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AND CONSENT BY 75% OF RESPONDENTS AND REQUIRING 75% OF OWNERS TO RESPOND IN THE RESIDENTIAL SOUTH OF MCCOLLISTER DRIVE.

The final plats for the Townhouse C Sub-Tract and Townhouse D Sub-Tract in the Teton Village South Residential Community shall include the following language on the signature page in the Certificate of Approval in bold and capitalized letters: ONLY RESIDENTIAL USES PERMITTED IN THIS SUBDIVISION, EXCEPT AS ALLOWED UNDER SECTION XII, AREA USE SCHEDULE OF THE TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT FOR PLANNED RESORT, RESORT MASTER PLAN (RESIDENTIAL SUBZONE). ANY ADDITIONAL USES SHALL REQUIRE APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AND CONSENT BY 75% OF RESPONDENTS AND REQUIRING 75% OF OWNERS TO RESPOND IN THE RESIDENTIAL SOUTH OF MCCOLLISTER DRIVE.

Residential uses for the Single-Family Sub-Tract include home occupation, long-term rental, sales and management office and home uses (home business, family day care home, group day care home and cottage industry). Residential uses for the Townhouse A Sub-Tract, Townhouse B Sub-Tract, Townhouse C Sub-Tract, and Townhouse D Sub-Tract include home occupation, short-term rental, sales and management office and home uses (home business, family day care home, group day care home and cottage industry).

No Single-Family Lot shall be subject to division or subdivision, except that this sentence shall not prohibit the combination of two lots into one lot or boundary adjustments among lots. No commercial, industrial or other non-single family residential use whatsoever shall be permitted on any Single-Family Lot, including, by way of example, but not limited to, the rental of a guest house separate from a principal residence. Single-family residential uses may however include long-term rental, sales and management office and home uses as set forth in the Teton County Land Development Regulations. This restriction will be included in the CC&Rs and final plat for the Single-Family Lots.

Section 5. DIMENSIONAL LIMITATIONS SCHEDULE

Design adjustments and modifications to the Resort Master Plan may be submitted to the Planning Director for approval as outlined in Section 17, Amendment of and Minor Deviation from Resort Master Plan.

Village Core

Each parcel within the Village Core is defined by a set of dimensional limitations that limit total parcel acreage, Landscape Surface Ratio ("LSR"), gross density, Floor Area Ratio ("FAR"), side yard setback, rear yard setback and maximum building height. These limitations ensure that the overall design has a seamless transition from Area 1 into Area 2. These dimensional limitations gradate height and density from higher at the Village Core to lower at the edge of the development. In addition, these dimensional limitations, in concert with the design standards outlined in Section 7 Design Standards help create a central area at the base of the mountain with a village atmosphere, a sense of place, and a walkable environment. Clock Tower Walk is the plaza located between Parcel B and Parcel C that will connect the Clock Tower to the west edge of Saratoga Road. The dimensional limitations for the Village Core are shown in the exhibits below.

The dimensional limitations in the exhibits below do not account for the additional affordable and employee housing units required by the Board of County Commissioners in their July 12, 2005 approval of the Resort Master Plan. As such, these limitations can vary in accordance with the addition of these units when their location is determined at the sketch plan level.

EXHIBIT 5-1: AREA RANGE AND MAX HEIGHT

	Area Range (acres)	Maximum Height (feet)
Parcel A	(1.6-1.8)	35.0
Parcel B	(1.45-1.75)	50.0
Parcel C	(1.7-1.9)	50.0
Parcel D	(2.8-3.2)	30.0 (see note)
Parcel E	(1.55-1.95)	30.0 (see note)
Parcel F	(2.59-2.91)	30.0
Parcel G	(8.9-9.9)	62.5
Parcel H	(1.8-2.2)	62.5
Parcel I	(1.9-2.8)	30.0
Parcel J	(2.5-3.5)	35.0
Parcel K	(1.3-1.6)	35.0
Parcel L	(0.9-1.0)	50.0
Parcel M	(0.95-1.05)	50.0
Parcel N	(2.4-2.7)	35.0
Parcel P	(1.0 – 1.4)	UNDEFINED
Clock Tower Walk	(0.50-0.70)	25.0
Village Green	(0.70-0.90)	20.0

Note: Towers designed as architectural features may be accepted up to a maximum height of 50 feet.

Note: For Parcel D and E a building height up to 50 feet shall be allowed for the area at southwest corner of Parcel D and for area at northwest of Parcel E.

EXHIBIT 5-2: BASE LSR, MAX GROSS DENSITY, AND FAR (BEFORE CONSIDERING TRANSFERS)

	LSR	Max Gross Density (du/ac)	FAR
Parcel A	0.23	0.0	0.75
Parcel B	0.11	6.3	1.00
Parcel C	0.14	14.9	1.00
Parcel D	0.25	16.9	1.00
Parcel E	0.24	29.8	1.00
Parcel F	0.32	22.5	0.75
Parcel G	0.60	10.6	1.00
Parcel H	0.51	10.2	1.00
Parcel I	0.37	54.5	1.00
Parcel J	0.37	11.0	0.75
Parcel K	0.51	4.1	0.75
Parcel L	0.43	12.2	1.00
Parcel M	0.54	16.9	1.00
Parcel N	0.57	0.0	0.75
Parcel P	Undefined	Undefined	Undefined
Clock Tower Walk	0.00	0.0	0.25
Village Green	0.90	0.0	0.00

Note: Maximum Gross Density is measured in dwelling units per acre and applies only to purely residential structures and residential units in mixed-use buildings.

Note: Residential units and commercial square footage may vary within each parcel as outlined in Exhibit 4-6: Permitted Range by Parcel. As such, max gross density, LSR and FAR can vary in accordance with the transfer of residential units, affordable/employee persons housed and commercial square footage.

Note: Incidental structures such as toilets, shelters, and playground equipment within parks and open spaces are not included in FAR calculations. Floor Area Ratio applies only to commercial office, retail and restaurant uses. FAR does not apply to parking structures or parking levels; basements; elevator shafts, except for the space taken up by the elevator on one floor; or stairways, expect for one landing.

EXHIBIT 5-3: STREET, SIDE AND REAR YARD SET BACKS

	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)
Parcel A	10.0 (TV Entry Road) 10.0 (Tram Line Road)	5.0	5.0
Parcel B	10.0 (Saratoga Road) 10.0 (TV Entry Road) 12.0 (Clock Tower Walk) 10.0 (Tram Line Road)	7.5 (Fronting Clock Tower Walk) 5.0 (All Others)	5.0
Parcel C	10.0 (Saratoga Road) 10.0 (TV Entry Road) 3.0 (Clock Tower Walk) 10.0 (Apres Vous Road)	7.5 (Fronting Clock Tower Walk) 5.0 (All Others)	5.0
Parcel D	10.0 (Apres Vous Road) 10.0 (Saratoga Road) 10.0 (Crystal Springs Road) 10.0 (Village Green)	5.0	5.0
Parcel E	10.0 (Saratoga Road) 10.0 (Tram Line Road) 10.0 (Crystal Springs Road)	5.0	5.0
Parcel F	10.0 (Tram Line Road) 10.0 (Crystal Springs Road)	5.0	5.0
Parcel G	12.0 (Apres Vous Road) 15.0 (Saratoga Road) 12.0 (Granite Loop Road)	10.0	15.0
Parcel H	12.0 (Apres Vous Road) 15.0 (Saratoga Road) 15.0 (Granite Loop Road)	10.0	10.0
Parcel I	12.0 (Apres Vous Road) 15.0 (Granite Loop Road)	10.0	20.0
Parcel J	10.0 (Apres Vous Road) 10.0 (Crystal Springs Road)	5.0	10.0
Parcel K	60.0 (Crystal Springs Road)	5.0	25.0
Parcel L	30.0 (Teton Village Road) 15.0 (Village Drive)	5.0	20.0
Parcel M	30.0 (Teton Village Road) 15.0 (Village Drive)	5.0	20.0
Parcel N	10.0 (Tram Line Road) 40.0 (Crystal Springs Road)	45.0	30.0
Parcel P	Undefined	Undefined	Undefined
Clock Tower Walk	10.0 (Crystal Springs Road) 12.0 (Apres Vous Road)	15.0	15.0
Village Green	10.0 (Saratoga Road) 10.0 (Crystal Springs Road)	15.0	15.0

Note: The following are the allowable street yard encroachments: porches, a maximum of 7 feet; bay windows, a maximum of 4 feet; roof overhangs, and eaves a maximum of 2 feet; chimneys and fireplaces, a maximum of 2 feet; steps and handrails a maximum of 7 feet; driveways that serve as parking areas a maximum of 10 feet; fences and railings a maximum of 7 feet or further

if required by code; planters and retaining walls no higher than 2 foot 6 inches; pilasters, columns and other structural elements not related to a porch, a maximum of three feet; signs (wall, projecting and monument), exterior lighting and other similar appurtenances approved by the Planning Director. Public walks or paths, and private walks or paths that cross a street yard and provide access from a public path or walk to a unit or lot have no setback requirement and can encroach fully within the setback. Porches shall not be enclosed to create an interior space. There is no setback requirement on Parcel J for the Existing Easement Teton Village County Road No 22-6; this is due to the fact that this road is temporary and will be reclaimed and moved. These encroachments apply to all parcels unless stated otherwise.

Note: For street yard, side yard and rear yard setbacks within the Scenic Resources Overlay Zone, all buildings, parking structures and surface parking that may be viewed from Highway 390 must be setback a minimum of 350 feet from the roadway edge. The only exceptions to this 350-foot setback requirement shall be buildings associated with the Horse Riding Facility, which shall either include character-setting architecture or be screened by landscaping.

Note: For street yard, side yard and rear yard setbacks where ground floor levels incorporate one-level residential units, these units shall be buffered from adjacent public right-of-way by porches, balconies, or a minimum of 10 feet wide landscaped buffer for at least 25% of its right-of-way frontages.

Note: For street yard, side yard and rear yard setbacks the category of Limited Structures includes above-ground appurtenances of below-ground utilities. These shall include wellheads, power, communications, energy, and drainage utility facilities, shall be enclosed in architectural envelopes consistent with the architectural design standards for the project, and shall not be larger than 500 square foot in footprint without review and approval by the Architectural Review Committee.

Note: For side yard setbacks the following are allowable encroachments: fences no higher than 6 feet; roof overhangs and eaves, a maximum of 2 feet; chimneys and fireplaces, a maximum of 1 foot.

Note: For rear yard setbacks the following are allowable encroachments: Roof overhangs and eaves, a maximum of 2 feet; yard fencing a maximum of 15 feet.

Teton Village South Residential Community

Single-Family Lots

The Single-Family Lots have been individually designed based on views, streams, topography and relationship to other development. Each lot will have a specific building envelope defined on the plat that will define the setbacks for the lot. As stated in the single-family CCRs there are specific exceptions as to what improvements can extend beyond the building envelope and to what degree. The original CCRs were recorded August 8, 2007 (Book 673 of Photo, pages 1145-1165). These exceptions include parking areas, patios, retaining walls, and fences enclosing a vegetable garden, which can extend beyond the building envelope one-half the width of the setback or 15 feet, whichever is less. In addition, eves, balconies, decks or porches are allowed to extend

beyond the building envelope one-half the width of the setback or 6 feet, whichever is less. Also, temporary fencing anywhere on a lot for construction envelopes and to protect landscaping from deer and moose until it is established is allowed. The setback from Fish Creek will be 50 feet for the portion of Fish Creek south of Bowman Road and 33 feet from Fish Creek north of Bowman Road. These setbacks will be defined by the building envelopes and once determined will become the setback of record. The building envelope for Single-Family Lots adjacent to Fish Creek south of Bowman Road will be 50 feet from the mean high water mark, or from the top of the bank, whichever is farthest from the thread of the stream as measured on July 12, 2006. The building envelope for Single-Family Lots adjacent to Fish Creek north this road will be 33 feet from the mean high water mark, or from the top of the bank, whichever is farthest from the thread of the stream as measured on July 12, 2006. Although the separate easement regulated by the ACOE described in the Environmental Analysis, Appendix E, is measured from the centerline of the creek, defining the setbacks through the building envelopes utilizing mean high water mark or top of the bank ensures that setbacks are consistent with the Teton County LDRs.

In general, the street setback is 50 feet, side setback 30 feet and rear setback is 40 feet, but in some cases the setback are less due to specific design considerations. However, in all cases the building envelope will be at least 50 feet from the existing boundary with Ellen Creek subdivision or Area 1. The minimal LSR will be 0.5. No building shall exceed 30 feet above finished grade, as measured and defined by the LDRs. Due to the irregular shape of the lots an overall Floor Area Ratio is not practical, instead maximum square footage limitations for houses are used. These maximum square footages for each of the lots are shown below.

- Three lots 5,000 Habitable square feet; 6, 450 Total square feet
- Seven lots 6,000 Habitable square feet; 7,700 Total square feet
- Twenty one lots 7,000 Habitable square feet; 8,850 Total square feet
- Sixty nine lots 8,000 Habitable square feet; 10,000 Total square feet

Townhouse A Sub-Tract, Townhouse B Sub-Tract, Townhouse C Sub-Tract, Townhouse D Sub-Tract, and Fish Creek Park

The dimensional limitations for Townhouse A Sub-Tract, Townhouse B Sub-Tract, Townhouse C Sub-Tract, Townhouse D Sub-Tract and Fish Creek Park are shown in the Exhibit 5-4 below.

EXHIBIT 5-4: TOWNHOUSE DIMENSIONAL LIMITATIONS

	FAR	LSR	Street Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Fish Creek Setback (feet)	Max Height (feet)
Townhouse A Sub-Tract	0.36	0.60	20	10	20	NA	30
Townhouse B Sub-Tract	0.32	0.65	20	NA	(see below)	NA	30
Townhouse C Sub-Tract	0.36	0.55	20	10	30	NA	30
Townhouse D Sub-Tract	0.36	0.55	20	10	30	NA	30
Fish Creek Park	0.00	0.9	(see below)	(see below)	(see below)	NA	20

Note: Townhouse B Sub-Tract units will be set back 50 feet from the McCollister Drive right-of-way, the western boundary of the project and from the existing boundary with Ellen Creek subdivision or Area 1.

Note: For Fish Creek Park incidental structures such as toilets, shelters, and playground equipment within parks and open spaces are not included in FAR calculations.

Note: For Fish Creek Park there is a 10-foot setback from Teton Village Entry Road, a 10-foot setback from Crystal Springs Road, a 30-foot setback from common lot line with Townhouse A Sub-Tract and a 15 foot setback from other Lot lines.

Note: For Fish Creek Park the category of Limited Structures, which are allowed in the setbacks, includes above-ground appurtenances of below-ground utilities. These shall include wellheads, power, communications, energy, and drainage utility facilities, shall be enclosed in architectural envelopes consistent with the architectural design standards for the project, and shall not be larger than 500 square foot in footprint without review and approval by the Architectural Review Committee.

Section 6. DESIGN STANDARDS

Minor Deviations to the Resort Master Plan may be submitted to the Planning Director for approval as outlined in Section 17, Amendment of and Minor Deviation from Resort Master Plan. The Village Core Design Standards are shown in Appendix G. The master signage plan and overall design standards outlining the design intent for the entire Teton Village South Residential Community are included as Appendix H.

Single-Family Design Standards

Incorporated within the CCRs for the Single-Family Lots are the design standards. Included in the CCRs is a real estate transfer fee, similar to one in place for the Granite Ridge subdivision that will create an ongoing and growing funding source for open space preservation. Such a transfer fee will be implemented on Single-Family Lots or homes built on these lots in the Single Family Sub-tract of Area 2. The transfer fee will be implemented through the CCRs for these residential units. The timing and size of the transfer fee is seen below.

Date of Disposition	Percentage
During the calendar year 2007	1/7 of 1%
During the calendar year 2008	2/7 of 1%
During the calendar year 2009	3/7 of 1%
During the calendar year 2010	4/7 of 1%
During the calendar year 2011	6/7 of 1%
During the calendar year 2012	6/7 of 1%
On or after 2013	1%

Section 7. TRANSPORTATION AND DEMAND MANAGEMENT PLAN

Transportation Facilities and Management

The transportation system is comprised of the roadway network system, pedestrian and pathway system and transit system. The design of the transportation system contributes to the character of the area. Roads, pathways and transit systems affect the quality of life and safety of the residents and visitors.

The Area 2 transportation system supports mode choice, minimizes parking requirements and increases safety for pedestrians and bicyclists. The transportation plan for Area 2 is closely aligned with the transportation goals of Area 1 and incorporates the following goals:

- Provide separate and clearly defined entries to the Teton Village Resort's commercial, residential and parking areas; separate commercial traffic, residential traffic and resort-parking traffic.
- Minimize single-occupancy automobile traffic on Highway 390 by enhancing transit and non-motorized transportation options.
- Minimize parking needs by encouraging internal and external transit ridership and providing a well-connected pathway system.
- Optimize the internal transportation network for automobiles, transit and non-motorized modes with a subtle "grid" of roadways and pathways.
- Promote a strong sense of community through design that emphasizes connectedness rather than separation and exclusion.
- Reduce traffic volumes on the steep section of McCollister Drive by providing an alternative access point for the Michael Drive and Rachel Way residential area.
- Provide a comprehensive pathway and sidewalk system within the residential and mixed-use areas including connections between residential areas and the Village Core.
- Use pathways to connect cul-de-sac and dead-end streets with other cul-de-sac streets and regional pathways.
- Provide pathway connections from the internal pathway system to existing trails, such as the Moose-Wilson Trail and potential trails along Fish Creek Road and the Bridger Teton National Forest.
- Require that employee's park at the Stilson parking lot.
- Provide pedestrian connections from adjacent land uses to all transit stops.
- Provide sufficient bike racks in all commercial areas and public facilities.

The proposed roadway alignments are shown in the Traffic Plan, Appendix I. The road system in the Village Core is planned as a modified grid. The redundant nature of this system will provide users with multiple access routes, help minimize overloading of the primary roads, alleviate congestion at the intersections, provide flexibility and choice and enhance opportunities for other travel modes.

The conceptual road sections for the Village Core and mixed-use areas are found in Appendix J. The proposed roadway cross-section plans shall be considered conceptual only and shall be modified, if necessary, to conform to Teton County roadway standards that exist at the time of receipt of applications for appropriate permits from Teton County to construct each roadway. A transportation study and supporting memoranda for Area 2 are included as Appendix K.

Teton Village Resort Access

The existing entry to Area 1 (TC 22-06) was abandoned in 2013 and replaced by Apres Vous Road. The new roads include the realigned main entrance road, Teton Village Entry Road; the main transit road, Tram Line Road; and the north access road to the Four Seasons and Granite Ridge areas, Apres Vous Road. This system gives motorized and non-motorized traffic several options for accessing and exiting different areas. At intersections with Highway 390, additional turning-acceleration-deceleration lanes may be built if required by the Wyoming Department of Transportation ("WYDOT").

The main access road will be the southernmost access from Highway 390. A second entry road, Tram Line Road, will be constructed approximately 800 feet north of the main entry. A third entry road, Apres Vous Road, has been constructed approximately 880 feet north of Tram Line Road. Bowman Road presently connects the Ellen Creek Subdivision with Area 1.

Transportation Demand Management Strategies

The purpose of a TDM program is to establish strategies that influence travel mode choice and minimize the use of single-occupant vehicles. These strategies are typically a combination of incentives toward transit and non-motorized modes and disincentives toward single-occupancy vehicles. These TDM strategies are often financially based but can also utilize other management techniques such as marketing and housing.

The primary goal is to reduce traffic congestion by reducing vehicular trips. JHMR has already implemented some strategies as part of Area 1. This proposal will adopt all of the existing strategies, as appropriate, and introduce several new strategies in order to minimize daily automobile trips. The combination and emphasis of these strategies may be altered over time depending upon the results of TDM monitoring.

Commercial properties within Area 2 that are included in the Teton Village Association service area will be subject to the TDM strategies approved in the existing Area 1.

Existing Strategies

- Provide season bus passes to employees of any new, approved commercial development. These passes will be provided at no cost to the employees.
- If expanded to include the entire TVA, provide "Carpool Bucks" to employees. This program offers merchandise at participating retailers as a reward for carpooling by employees who cannot access transit. Currently, this program is only available to JHMR employees.
- Require employees who choose to drive, regardless of the above incentives, to park at the Stilson Lot. This shall apply to employees of any new office, retail or restaurant development

on lots or tracts that are annexed into TVA. Employees whose work schedules require arriving or departing when transit is not available to the Stilson Lot may be exempt from this requirement.

- Provide free parking at Stilson Ranch, with a free round trip shuttle service to the Teton Village Resort.
- Use marketing and promotion to encourage use of modes of transportation other than automobiles. Information regarding transit and other travel modes will be made available to visitors and residents through the TVA, individual lodging facilities and JHMR marketing. The information will describe the availability of alternative modes of travel, such as bus, shuttle and trails and the lack of need for an automobile.

In addition to the strategies above, the Resort Master Plan will incorporate several additional techniques:

- Provide pathways either adjacent to or separate from all roads to facilitate pedestrian access to and from the residential and commercial areas; emphasis will be placed on connecting residential areas to the commercial areas.
- Provide pathway connections to the Rachel Way and Michael Drive residential area.
- Cluster development from a large area and place it adjacent to an existing developed area with public transit.
- Connect Michael Drive to the current Bowman Road to improve traffic flow and optimize transit opportunities for the residential areas.
- Incorporate pedestrian facilities completely into all new development.
- Provide site mail delivery, or home delivery, to minimize trips to and from the Village Core.
- Provide site garbage and recycling pickup areas to minimize trips to and from the Village Core or have home pickup.

Prior to the approval of development plans for areas in Area 2, a construction management plan that specifies operational requirements necessary to mitigate traffic impacts on community roads is required to be submitted to Teton County for review and approval. Mitigation of construction traffic shall be controlled by the approved TDM practices in existence at the time of approval.

At build-out a minimum of 151 employees to be housed in the proposed employee housing units shall be employed by businesses located in Teton Village. Prior to the issuance of Certificates of Occupancy for employee housing units the applicant shall provide a mechanism for monitoring and enforcing this restriction, which shall be approved by the Planning Department.

The transportation study calculates the demands and needs for the Teton Village Resort, Transportation Study (Appendix K).

Transportation Demand Management Monitoring

The TDM program consists of a variety of strategies that may need to be altered over time in order to insure effectiveness. TVA or JHMR monitors the program every summer and winter. Results are provided to Teton County every two years for their review. That portion of Area 2 that is included in the TVA service area will participate fully in the monitoring program.

Village Traffic Plan

Roadway Plan

In general, the Teton Village Entry Road will be the primary entrance to the Teton Village Resort. Locals, delivery vehicles, transit and other commercial traffic will be expected to use Tram Line Road and Apres Vous Road rather than Teton Village Entry Road when accessing the Village Core. Crystal Springs North Road and the new Teton Village Entry Road will be the primary north-south connector routes in the Village Core. Crystal Springs Road will provide the primary north-south connector to the residential areas. These proposed roadway alignments are shown in the Traffic Plan, Appendix I.

The internal and external transit plan for Area 2 is shown on the Transit Plan, Appendix L. START and other private transit providers will enter and leave the Teton Village Resort via Tramline Road. TVA and TVISD will determine the ultimate extent of local transit service. On-call transit service will be available to outlying residential areas.

Trail and Sidewalk Plan

The trails and sidewalks are shown on the Trail Plan, Appendix M. In general, ten-foot wide paved pathways and six-foot wide sidewalks parallel all roads in the Village Core and higher volume roads in the proposed residential areas. Pathways and roads will be shared facilities along the lower volume, local roads such as south Bowman Road, Coyote Creek Road, Jensen Canyon Road and Four Pines Road. Walking and horse trails will connect to adjacent national park and national forest lands. An easement shown from the south end of Coyote Creek Road to the Ellen Creek Subdivision open space boundary will allow for a potential future pathway connection to Fish Creek Road. Easements from other landowners will be required before this pathway can be completed. The emergency access connection is also a pathway connection, allowing for an additional, non-automobile connection between the residential areas and the Village Core. As with the road and transit facilities, users have multiple options available.

Day Skier Plan

Sidewalks are attached to all Village Core roads. There are also Village Core pedestrian routes within the Village Green and along Saratoga Road. Visitors driving into the Teton Village Resort are expected to enter via Teton Village Entry Road. From Teton Village Entry Road they may access the lower structured parking at the ski area base via Crystal Springs Road or other parking areas, lodging, and commercial facilities from Teton Village Entry Road. START and other external transit vehicles will bypass Teton Village Entry Road and access the base area via Tramline Road.

Parking Program

Teton Village South Residential Community

Parking will be provided on each Single-Family Lot and townhouse to comply with Teton County LDRs.

Village Core

The parking standards for unit type is as shown in the Parking Standards Table Exhibit 7-1, below. The individual developer of each parcel shall be responsible for providing required parking concurrent with the development of each parcel. The Teton County Planning Director shall have the authority upon request by an applicant to reduce the parking standard for a particular development based on information from sources deemed reliable by the Planning Director that demonstrate that a reduced standard is workable based on anticipated parking demand and the availability of alternative transportation services. For residential uses not listed in Exhibit 7-1 the parking requirement shall be determined by the Teton County Planning Director based on the parking requirements for that use in Exhibit 7-1 determined by the Planning Director to be most similar to the use that is not listed, subject to the authority of the Planning Director to vary those standards as set forth above. For Commercial uses other than the Commercial Uses (Retail-Grocery, Retail-Non Grocery, Office (includes non-profit), Post Office, and Visitor Center, Horse Riding Center and Other Institutional) listed in Exhibit 7-1, the parking requirement shall be determined by the Teton County Planning Director based on the parking requirements for that use determined by the Planning Director to be most similar to a use in Exhibit 7-1. If no use listed in Exhibit 7-1 is determined appropriately similar, the Planning Director will make the similar use determination based on parking requirements as listed in the LDRs, subject to the authority of the Planning Director to vary those standards as set forth above.

EXHIBIT 7-1: PARKING STANDARDS TABLE

	Parking Ratio
Commercial	
Retail-Grocery	6 per 1,000 SQF
Retail-Non Grocery	5 per 1,000 SQF
Office (includes non-profit)	3.3 per 1,000 SQF
Post Office	5 per 1,000 SQF
Visitor Center, Horse Riding Center and Other Institutional	3.3 per 1,000 SQF
Residential Units	
Dorm-Style Units and Small Studio Units (less than 450 SQF)	1.00 per Unit
Large Studio Units (450 SQF and larger) and Studio-One Units	1.25 per Unit
One-Bedroom Unit	1.75 per Unit
Two and Three Bedroom Unit	2.50 per Unit
Single-Family, Stand-Alone Units, Townhouse Units	2.00 per Unit

Loading Program

All structures, or complex of structures, within Area 2, which have a gross floor area of 5,000 square feet or more and which contain uses that require deliveries or shipments shall provide off-street loading facilities in accordance with the LDRs.

Public Transportation

The Resort Master Plan will support the START system in several concrete ways. First, in cooperation with JHMR and the applicant, TVA will provide a transit center within walking distance of the lifts. Second, Tram Line Road will provide access to and from the transit center for transit vehicles.

Third, the applicant, with input from START Transit Administrator, has proposed a series of short-term and long-term actions to improve the START system.

- Apply up to $40,000 toward construction of two new START transit stop shelters, one in the Town of Jackson and one in the Teton Village Resort. These funds should be more than sufficient to fund the construction of two standard covered shelters. This was paid by the applicant in July 2007.
- Contribute $10,000 toward a public education program focused on increasing ridership - utilizing newspapers, radio, theaters, the Chamber of Commerce, promotional events, educational brochures and targeting new residents. This was paid by the applicant in July 2007.
- Levy a fee each time a building permit is issued on property (office space, retail space and free-market residential units) within Area 2 – $360 for single-family detached units and $325 for all other residential structures. The impact fee for the non-residential units will be $1,483 per 1,000 square feet of office space and $1,148 per 1,000 square feet of restaurant and retail space. The impact fee does not apply to non-profit office space. The impact fees are quoted in 2005 dollars; the price will grow annually at the rate of inflation as measured by the CPI-U Denver-Boulder, Colorado as published by the U.S. Department of Labor. The fee is collected by Teton County as part of the building permit application process.
- Levy a fee to help meet the cost of Town of Jackson transportation needs arising from short-term rental units; upon first application to participate in short term rental, the owner shall pay a fee to the Town of Jackson of $5,000 for START. If said unit is re-sold, a buyer desiring to participate in the short term rental program shall pay a fee of $5,000 to the Town of Jackson for START. An inflation factor shall be included in calculation of this requirement above the base amount. The Denver CPI shall be used as the inflation factor
- Implement the fare revenue program designed by the applicant and the START Transit Administrator as outlined in the signed memo included in Appendix N.

Section 8. CAPITAL IMPROVEMENTS

Generally, the applicant will construct on-site public infrastructure required to serve Area 2. Through agreements with TVA, JHMR, TVISD, the United States Postal Service ("USPS") and Teton County, certain additional improvements will be made. Descriptions of these capital improvements, their timing and the agent making the improvements are listed below. In each case, the applicant's responsibility for the transfer of land, the granting of an easement or monetary contribution is contingent upon the execution of an agreement with the agent making the improvement. Further information on conceptual arrangement between the applicant and third parties are included in Section 10 Area 2 Relationship to the Existing Service Districts and Review Committees.

Fish Creek Park

Fish Creek Park runs south of Teton Village Entry Road. Fish Creek Park will be improved and transferred to TVA in a fully-improved condition immediately after the construction of residential or retail units on Parcel L and the south side of Parcel A. Thereafter, TVA will be permanently responsible for maintenance, repair and operations of and liability for Fish Creek Park.

Teton Village Entry Road and Associated Pathway

The applicant granted a right-of-way across Area 2 to Teton County for the new entrance road, Teton Village Entry Road.

Post Office

USPS currently leases its building in Area 1. Once that lease is ended, the applicant agrees to lease land to USPS, which will build the post office building in conformance with the Village Core Design Standards, Appendix G. The applicant will select a local architect to ensure that the architecture is consistent with the Village Core Design Standards, Appendix G. The construction and timing of construction of the post office will be at the discretion of the USPS.

Reclamation of Fish Creek

As part of the Resort Master Plan, Fish Creek was restored to a more natural, meandering alignment, providing improved fish habitat. Additional ponds and water features were created from the existing irrigation ditches east of Fish Creek and small tributaries west of Fish Creek. The restoration plan for Fish Creek is outlined in the environmental analysis included in Appendix E.

Single-Family Lot Roads and Associated Pathways

The roads and pathways associated with the Single-Family Sub-tract (Four Pines Road, Crystal Springs Road, Coyote Creek Road and Jensen Canyon Road) were constructed by the applicant in 2009. New Bowman Road, including the reclamation of the old Bowman Road, will be constructed no later than two years after final approval is received from the BOCC for the final plat on the first Townhouse B Sub-Tract unit or Single-Family Lot accessed by Bowman Road. The TVISD will maintain these roads once they are constructed and Area 2 is included within the boundaries of the TVISD.

Transit Center

The applicant will provide land for a transit center. It is expected that the applicant will transfer to JHMR a parcel of land within Area 2. Thereafter, JHMR would transfer to TVA a similarly-sized parcel, located in Area 1, upon which a transit center ("Transit Center") would be constructed, with possible additional commercial space located within or wrapped around the Transit Center if desired by Teton County. After soliciting information and advice from START as to the optimal location and design, the applicant, JHMR and TVA will propose the exact location of the Transit Center in a joint sketch plan for review and approval by Teton County. If it were determined that the Transit Center should not be located on JHMR lands, the applicant would not transfer land to JHMR for the Transit Center but would rather transfer the land to TVA. The applicant will transfer the land for a transit center to either JHMR or TVA no later than two years after approval from the BOCC for the first final plat for any office, retail or free-market housing on all parcels in the Village Core, excluding Parcel I. Institutional space such as visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing".

It is expected that the Transit Center would include a locker facility and a 1,000 square feet visitor center with 80% of its space devoted to the overall promotion of Teton County commercial activities other than those at the Teton Village Resort. It is expected that this visitor center would be directly accessible from pedestrian circulation within the existing Village Core, subject to site location approval for the Transit Center. Although a visitor center would normally be categorized as institutional space, the 1,000 square feet associated with the visitor center in the Transit Center will be categorized as Resort Support space.

The Certificate of Occupancy for the Transit Center shall be issued at or prior to any Certificate of Occupancy for any development located on Parcel B, Parcel C or Parcel E. The location, access road alignment to, configuration and design of the Transit Center site shall be subject to acceptance by Teton County and START, through the Director of Planning.

Profits generated by the commercial space associated with the Transit Center, if built, would go towards the funding of START operating expenses. The construction, operation and maintenance of the Transit Center will be the responsibility of TVA.

Transit Stops and Public Education Program

The applicant provided START $40,000 toward the construction of two new START transit stop shelters. One of these transit stops is to be located in the Town of Jackson and one is to be located in the Teton Village Resort. The exact timing and location of these stops will be at the discretion of START. Funds provided to START were with the intention to support two new transit stops; however, there is no binding obligation by START to use these funds for that sole purpose. The applicant contributed $10,000 toward a public education program focused on increasing ridership.

Underground Utilities

New underground utilities (propane, telephone, cable television and power) will reach the property through the existing facilities in Area 1 and, with the exception of access points such as

pedestals, valves and manholes, will be buried. The new utilities will generally be located within the road right-of-way to simplify maintenance and will be built in tandem with the development.

All utilities will be installed prior to or in conjunction with road construction. Any existing utilities that conflict with proposed uses will be relocated, removed or abandoned in place. The utility companies will own and maintain their respective equipment that will be located in either road right-of-way or utility easements that will be granted by the applicant. The specifics of utility design and installation are typically outlined at the next development plan level. The applicant will provide detail after the conceptual design has been approved.

Village Green

The Village Green is a park located within the Village Core and is surrounded by residential and commercial buildings. Improvements to the Village Green will be constructed at the same time as adjacent buildings on the southern side of Parcel D and northern side of Parcel E are completed. Once the Village Green is fully improved, the applicant will grant TVA a use easement for the Village Green. Upon receiving the easement for the Village Green, TVA will be solely responsible for the maintenance, operation and security of the Village Green and shall keep it in good order and condition.

Village Roads and Associated Pathways

The applicant will be responsible for the construction of the following roads: Apres Vous East Road, Tram Line Road, Saratoga Road North, Saratoga Road South, temporary and permanent Crystal Springs Road, Teton Village Entry Road (between the southwestern most condominiums). Pathways associated with these roads will be constructed at the same time as their corresponding roads. Roads will be constructed pursuant to the Phasing Plan.

The applicant, TVA or Teton County, will build the roads and pathways associated with the Village Core. In general, pathways are built at the same time and by the same party as the corresponding roads. Apres Vous Road was built in 2013. Tram Line Road will be constructed by TVA. The construction of Tram Line Road will occur when the Transit Center is completed. Saratoga Road North will be built by the applicant as soon as free-market units lying adjacent to this road on Parcel G and Parcel H are built. Saratoga South Road will be built by the applicant as soon as certain commercial space, affordable units or employee units along the west side of the road on the east side of Parcel C and Parcel B are built. The applicant will build Crystal Springs Road (north of intersection with Teton Village Entry Road) as soon as certain free-market units, affordable units, employee units, commercial space or institutional space lying adjacent to this road on Parcel J, Parcel K, the east side of Parcel E, the west side of Parcel N, and the east side of Parcel F are built. . If needed, a temporary Crystal Springs Road will be built by the applicant as soon as the new Teton Village Entry Road is started. The permanent Crystal Springs Road will be built as soon as the new post office or local convenience grocery store is built. The applicant will build Teton Village Entry Road Connector between the southwestern most condominiums as soon as any of the free-market units lying adjacent to this road are built on Parcel L and Parcel M. Completed roads and associated pathways will be dedicated to TVA, which will then be responsible for the maintenance of all Village Core roads and associated pathways, except for Teton Village Entry Road from Highway 390 to the boundary of the residential improvement and service district, which will be the maintenance responsibility of Teton County. Approximately .05

acres of the Tram Line Road dedication will be counted toward the applicant's mandatory dedication of land pursuant to the LDRs, Division 49500.

Visitor Center/Sheriff's Substation Site

The applicant will transfer land associated with the Visitor Center and Sheriff's Substation Site to TVA and Teton County, respectively. The applicant will transfer this land in fee to TVA and Teton County no later than three years after approval is received from the BOCC for the first final plat for any office, retail or free-market housing on all parcels in the Village Core, excluding Parcel I. Institutional space such as visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing". TVA and Teton County will be responsible for constructing, operating and maintaining their respective facilities. The Sheriff's Substation Site shall be allowed to accommodate other Teton County needs as deemed appropriate by the BOCC (e.g. Search and Rescue, Jackson Hole Fire/EMS). The timing of construction of these facilities is at the discretion of TVA and Teton County. The acreage associated with the sheriff's substation site will be counted toward the applicant's mandatory dedication of land pursuant to the LDRs, Division 49500.

Teton Village Fire District Site

Although neither the Teton County Planning and Development Department nor the applicant received any official request by the Teton Village Fire District ("Fire District") for one acre of land, the applicant will commit to a one-acre set-aside for the Teton Village Fire District if it is needed. Land will be committed to potential use by the Teton Village Fire District up until submittal of the sketch plan application to Teton County for the Village Core. Since decisions involving fire protection services have a community wide impact, it is important that both the Teton Village Fire District and the BOCC are involved in decisions related to the potential use of this land. If the Teton Village Fire District and the BOCC both agree that this land is needed for additional fire services, then up to one acre of land (the exact acreage should be agreed upon by the Teton Village Fire District and the BOCC) will be transferred to the Teton Village Fire District before final development plan approval for the Village Core. This exaction land may be subtracted from the 12-acre village park land.

Section 9. Area 2 Relationship to the Existing Service Districts and Review Committees

There will be no new improvement or service districts created as part of this proposal.

Area 2 will be included within the boundaries of the improvement or service districts that currently serve Area 1, including the TVWSD, the Fire District, TVA and TVISD. That portion of Area 2 within these improvement and service districts is referred to below as the "District Area." While the boundaries of TVWSD and the Fire District will be expanded to include the entire District Area, the boundaries of TVA and TVISD will be expanded as follows: all of the land within the District Area north of Teton Village Entry Road, with the exception of Parcels J and K, will be annexed into TVA and all of the land within the District Area south of Teton Village Entry Road, plus Parcels J and K, will be annexed into TVISD. TVWS and the Fire District annexed the District Area in 2007.

Homeowners associations will be and have been created to provide lands not annexed by TVA or TVISD with the services that the improvement and service district provides until the property is annexed. When annexed the TVA and TVISD will provide the same services to those portions of the District Area within its service boundary that it provides to other areas within its service boundary. Except as outlined and excluded in the Resort Master Plan (e.g. Transit Center, Tram Line Road, Visitor Center), the applicant is responsible for construction of Area 2 improvements. Within the Village Core, commercial activity in the area between curb lines shall be controlled by TVA and activity in the area from the building line to the curb line shall be controlled by the owner of the lot.

The TVAC is a private entity that was created by and is regulated by the private CCRs that cover Area 1. The Granite Ridge Design Review Committee is a similar private entity covering the Granite Ridge single-family area. Area 2 will have three design review committees, which, collectively will have authority over the entire Area 2, in accordance with the recorded CCRs for Area 2: the Village Core Committee, the South Residential Townhouse and Golf Cabin Committee, and the Single-Family Lots Committee. Each of the Design Review Committees shall have five members. Two of the five members shall be a member common to each of the Design Review Committees: one of the two shall be a licensed architect and the other an appointee by TVAC. The purpose of the TVAC common member and the architect common member is to institutionalize the communication and understanding among all the committees. The Design Review Committees will be given a list of non-palatable plants and encouraged to adopt landscape designs that do not attract moose and elk during the winter months. The goal is to merge the Commercial Area Committee and the TVAC within 10 years.

Section 10. Storm Water, Water, and Sewer Management Plan

Storm Water

Storm water flows from the development will be controlled to limit the runoff rate to the predevelopment discharge for the 10 year and 100 year storm events. Storm water areas to be managed include the existing commercial area, Village Core and Teton Village South Residential Community. As such the storm water management plan described below incorporate the existing Area 1 storm water.

The existing commercial area within Area 1 was served by a storm water detention pond that was located more than 1,000 feet south of the Teton Village Entry Road in an area that is now the Teton Village South Residential Community. The detention pond was relocated to the north side of the Teton Village South Residential Community immediately south of Teton Village Entry Road in Fish Creek Park. The conveyance swale used prior to the relocation of the pond was filled in and abandoned. Storm water from the Area 1 commercial area has been re-directed to a new pond by a series of gravity-flow pipes. The replacement detention pond provides a comparable area and function to the original pond and was installed in 2007 and subsequently enlarged in 2013.

The proposed mixed-use area will utilize the vegetated swales and numerous small interception ponds. The concept is to retain storm water as close to the source as practicable, rather than transporting it to a central detention area. This method of managing storm water will efficiently utilize the highly permeable soils allowing infiltration to occur. Additionally, it is possible to use vegetation to improve storm water quality. The locations of storm water ponds are shown in the Storm Water Plan, Appendix O. If needed, substantial open space area is available to the east where additional storm water facilities could be located.

Storm water runoff from the residential areas is expected to be minimal. The predominantly flat slopes and the highly permeable soils will keep storm water volumes to a minimum. Individual lots should utilize sheet flow to open areas where infiltration will occur. Storm water will be most effectively managed by retaining it on each lot. In locations where storm water leaves the lot, it will be directed to the edge of the right-of-way where it will percolate into the highly permeable cobblestone soils. Where required, storm water volumes will be detained within the right-of-way or in available areas before being discharged to open areas via vegetated swales. Detention ponds and flow along vegetated swales will limit the runoff rate allowing for sediment capture and improving storm water quality.

During construction and while revegetation efforts are underway, temporary straw bale barriers and silt fences will be constructed and maintained to capture storm water sediments prior to discharging to the creek. The project reclamation effort will include reestablishing plant cover over disturbed soil surfaces to minimize the transport of sediment into Fish Creek.

Throughout the site the grading plan utilizes site grading and landscape berms that will help disperse and lengthen storm water flow paths and, in turn, minimize or eliminate storm water. Storm water flows that are concentrated at road culverts will utilize detention basins to increase the runoff's time of concentration and limit the runoff rate allowing for sediment capture. Storm

water will be dispersed and percolated as much as possible or directed to grassy swales. Various storm water management techniques will be utilized as storm water moves through the site in order to buffer Fish Creek and preserve its water quality.

Water and Sewer

Pursuant to a 1993 agreement with the applicant, the TVWSD provides water supply and wastewater treatment for Area 2. The water supply system for Area 2 is depicted in the Water Plan, Appendix Q. In 2009 a transmission main was installed that connects Area 2 water supply system to the existing TVWSD distribution network. This new water main accommodates a future connection near the existing water supply wells. The new water mains within Area 2 will connect to the existing TVWSD system at several points, improving flows within the existing network. Fire hydrants will be spaced at a maximum distance of 500 feet, in accordance with the Teton County Fire regulations. The water distribution system design will be reviewed and approved by the Wyoming Department of Environmental Quality and TVWSD.

The existing TVWSD wastewater treatment plant, which has sufficient capacity, will treat all sewage collected from Area 2. The wastewater collection system is depicted at Sanitary Sewer Plan, Appendix Q. The wastewater collection system design will be reviewed and approved by the Wyoming Department of Environmental Quality and the TVWSD.

Section 11. Housing Mitigation Plan

The applicant's Housing Mitigation Plan offers four significant benefits to Teton County. First, the quantity of persons housed in employee and affordable housing in the Housing Mitigation Plan exceeds the total persons required to be housed under the guidelines. Second, by establishing two new categories of affordable housing it offers housing to residents who are priced out of market housing, but earn too much to be eligible for Category I, II, and III affordable housing. Third, the affordable and employee housing units are integrated into the Village Core to create a healthy, year-round community. Fourth, a variety of housing types meet the diverse affordable and employee needs of the community.

The LDRs provide guidelines for affordable housing standards for residential and commercial developments. However, in a PUD for Planned Resort, the LDRs provide flexibility in developing an affordable housing plan in order to appropriately address the needs of the community and the impacts of the development. Section 2180.A.2. of the LDRs states that the intent of the PUD for Planned Resort is to "provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences." Section 2180.C.1.a. of the LDRs state that standards for review are set in order "to allow for flexibility and creativity in the master plan and discretionary review thereof." Section 2180.D.1.b. states that "the applicant for a Planned Resort master plan may propose, and the Board of County Commissioners may approve, alternative standards for development that are consistent with the purpose and intent of this Section." This flexibility allows the plan to incorporate factors specific to the resort development, enables the plan to address the greatest housing needs in the area, and supports the ability to be creative in addressing underlying community needs.

Although the Housing Mitigation Plan meets the requirements of the LDRs it deviates in a positive manner to incorporate factors specific to the resort development in order to address the greatest housing needs in the area. These deviations to the requirements are outlined below:

- Excess employee housing is provided, exceeding the guidelines 131%.
- Excess affordable housing is provided for residents who are priced out of market housing, but earn too much to be eligible for Category I, II, and III affordable housing.
- Excess affordable housing is provided through land donations to 501 (c) (3) non-profit organizations.
- Affordable and employee housing is located onsite instead of the historical 20% requirement.

Affordable and Employee Housing Standards for PUD District for Planned Resort

Commercial Employee Requirement

The employee housing requirement generated from the commercial space is shown in Exhibit 11-1 below.

EXHIBIT 11-1: VILLAGE CORE COMMERCIAL EMPLOYEE HOUSING GENERATED

	Square Feet	Multiplier	Employee Requirement (people housed)
Office	35,000	.03	1.1
Retail	31,500	.05	1.6
Restaurant/Bar	3,500	1.01	3.5
Total			**6.2**

Condominiums and Townhouses

Of the 98 units in the Village Core 78 generate an employee housing requirement and 20 generate an affordable housing requirement. Of the 82 townhouses in the Teton Village South Residential Community 48 generate an affordable housing requirement (Townhouse B Sub-Tract and Townhouse A Sub-Tract) and 34 generate an employee housing requirement (Townhouse C Sub-Tract and Townhouse D Sub-Tract).

The employee housing requirement was calculated using the category "other short-term rental" from table 49640.A of the LDRs. The free-market units generating employee housing requirements have a requirement of 0.13 employees housed per bedroom.

Since the number of bedrooms per condominium is not determined until sketch plan, an estimate of the number of bedrooms per unit must be calculated. Section 49440.A. of the LDRs states that comparable developments should be used to arrive at an estimate. The most recent comparable developments at Area 1 are the Teton Mountain Lodge, the Residences at Snake River Lodge and Spa, Crystal Springs and Residences at Four Seasons. The average number of bedrooms for these developments is 1.8. To be conservative, however, it is assumed that each of the proposed condominiums averages three bedrooms per unit.

Teton County's "Analysis of Number of Bedrooms by Floor Area for Primary Residence (SFD) Building Permit Data Years 1995-2003" does not apply to townhouses. Therefore the number of bedrooms is estimated at three per townhouse, except for the Townhouse B Sub-Tract units that are estimated at four per unit. This conforms to comparable townhouse developments in Area 1.

There are 98 free-market units proposed for the Village Core; it is assumed in the Housing Mitigation Plan that 91 of these units are condominiums and 7 are townhouse units. However, there is no such requirement. Each of the 98 free-market units can either be a townhouse unit or a condominium unit.

The employee housing requirement generated from the condominiums and townhouses is shown in Exhibit 11-2 below.

EXHIBIT 11-2: CONDOMINIUM AND TOWNHOUSE EMPLOYEE HOUSING GENERATED

	Estimated Bedrooms	Units	Multiplier	Employee Requirement (people housed)
Condominiums (Village Core)	3	78	.13	30.4
Townhouses (TVSRC)	3	34	.13	13.3
Total				**43.7**

The affordable housing requirement generated from the condominiums and townhouses is shown in Exhibit 11-3 below.

EXHIBIT 11-3: CONDOMINIUM AND TOWNHOUSE AFFORDABLE HOUSING GENERATED

	Estimated Bedrooms	Units	Persons Housed In Free Market	Affordable Requirement (people housed)
Townhouse B Sub-Tract Units	4	36	135	23.6
Townhouse A Sub-Tract Units	3	12	36	6.3
Condominiums / Townhouses (Village Core)	3	20	60	10.5
Total @ 15% People House				**40.4**

Single-Family Lots

The Single-Family Sub-tract is composed of 100 market units of various sizes, which are restricted by the single-family CCRs. The total number of persons living in the single-family residential area is 400 persons, creating an affordable housing requirement of 70 persons (400*1.175 – 400.5 = 70). The persons housed by the Single-Family Sub-tract are derived by assuming that each lot owner will build the maximum amount of floor area allowed by the CCRs and cross-referencing this number against Table 49440.A, "Number of Persons Housed per Unit," in the LDRs. The estimated number of bedrooms for the single-family unit size was derived from Teton County's "Analysis of Number of Bedrooms by Floor Area for Primary Residence (SFD) Building Permit Data Years 1995-2003."

Total Affordable and Employee Housing Requirement

Based on the guidelines the requirement for Area 2 is approximately 161 total persons housed. This requirement is divided into affordable housing for 110.5 persons and employee housing for 50 persons.

Customized Affordable Housing Plan

The Housing Mitigation Plan houses a minimum of 371.75 people, 131% greater than the requirement of approximately 161 people. Throughout the Housing Mitigation Plan the number of persons housed is based on Table 49440.A, "Number of Persons Housed per Unit" as shown in the third printing October 2002 version of the LDRs. Affordable housing is provided in the traditional categories (Category I, II and III) as well as in two new categories: Employment Based Category IV and Employment Based Category V. The affordable and employee housing units will

either be provided by the applicant or provided by 501 (c) (3) organizations on land donated to the organization by the applicant. Except for two units, affordable and employee housing is located on-site, rather than the 20% that has been required historically.

Affordable Housing Provided

The applicant will house a minimum of 220.5 people in 100 affordable housing units.
The affordable housing units will be spread across Category I, Category II, Category III, Employment Based Category IV and Employment Based Category V. The Employment Based category addresses the needs of residents who are unable to afford free market housing, but earn too much to be eligible for traditional affordable housing.

A total of 110.5 people will be housed in the traditional affordable housing categories (Category I, Category II and Category III). This is the baseline affordable housing requirement. This baseline requirement is shown in Exhibit 11-4 below.

EXHIBIT 11-4: BASELINE REQUIREMENT

	Number of Units	Persons Housed
1 BR (Affordable Category I)	16	28.00
4 BR (Affordable Category I)	1	3.75
2 BR (Affordable Category II)	4	9.00
3 BR (Affordable Category II)	1	3.00
4 BR (Affordable Category II)	5	18.75
2 BR (Affordable Category III)	8	18.00
3 BR (Affordable Category III)	10	30.00
Total	**45**	**110.50**

Initially, 50% of the affordable housing units above this 45-unit baseline requirement may be developed as Employment Based affordable housing at the option of the developer. This percentage is subject to periodic review and consideration of a request for an increase in percentage by the BOCC based upon updates to the County Housing Needs Assessment, with consultation to the BOCC by the Teton County Housing Authority or the appropriate governmental housing entity or housing department authorized the Board of County Commissioners ("Housing Authority")Housing Authority. As such, initially a minimum of 28 of the remaining 55 affordable housing units must be developed as traditional affordable housing categories and up to 27 of the remaining affordable housing units may be developed as Employment Based affordable housing units.

The affordable housing units will either be provided by the applicant or provided by 501 (c) (3) organizations on land donated to the organization by the applicant. The applicant will provide a minimum of 45 affordable housing units. The applicant will donate land within the Village Core to the St. John's Medical Center sufficient enough to create 16 affordable housing units for approximately 35 persons. The applicant will donate land within the Village Core to a qualifying 501 (c) (3) sufficient enough to create 16 affordable housing units for approximately 28 persons. Eighteen affordable housing units will either be provided by the applicant or provided by 501 (c) (3) organizations on land donated by the applicant. The method that these 18 affordable housing units are provided will be at the discretion of the applicant.

The maximum sales price per unit based on category and number of bedroom is shown in Exhibit 13-5 below. The maximum sales prices were provided by the Director of the Housing Authority. Subsequent adjustments to these prices can, at the request of the applicant, be made by the TCHA at the time of unit sales following changes in the median family income. It is important to note that the prices listed in Exhibit 11-5 are maximum sales prices of the affordable units in 2004 dollars. The applicant will consult with the Housing Authority to garner advice in appropriately pricing the units at the time of their sale. With input from this organization the applicant will be able to accurately price the units, ensuring that the prices are relevant and attractive to potential affordable homebuyers.

EXHIBIT 11-5: MAXIMUM SALES PRICE

	Category I	Category II	Category III	Employment Category IV	Employment Category V
1 Bedroom	$100,000	$130,000	$162,000	$192,000	$249,000
2 Bedroom	$115,000	$151,000	$186,000	$224,000	$285,000
3 Bedroom	$130,000	$170,000	$212,000	$252,500	$295,000
4 Bedroom	$149,500	$195,000	$240,000	$286,000	$365,000

Employee Housing Provided

The applicant will house a minimum of 151.25 people in employee housing. It is expected that these units will serve a wide variety of workers, including seasonal and year-round employees. For many workers, employee housing provides one of the only realistic opportunities to live in the Valley and often serves as a steppingstone to ownership housing. Due to the shortage of developable land at Area 1, Area 2 offers one of the only realistic means to address this problem.

Location, Partnerships, and Marketing

All employee and affordable housing except two employee housing units will be provided on-site. It shall be the applicant's responsibility to provide employee and affordable housing pursuant to the Housing Mitigation Plan. If the applicant transfers any land in the proposed development to a third party, the housing requirement related to that portion of the development shall remain the responsibility of the applicant unless the requirement is explicitly transferred to another party by a transfer approved by the Teton County Board of County Commissioners. Although the applicant will be responsible for ensuring that all affordable and employee units are developed, some of the actual construction and ownership of the units may be taken on by third parties. This responsibility does not apply to the actual financing or construction of employee and affordable housing on land donated by the applicant to St. John's Medical Center and to 501(c)(3) organizations. In those instances, the only obligation the applicant has pursuant to the Resort Master Plan is the donation of land for employee and affordable housing purposes.

The affordable housing units, excluding those housing units constructed on land donated by the applicant for affordable housing and all Employment Based housing units, will be marketed jointly by the Housing Authority and the applicant, subject to approval by the Housing Authority in order that they may ensure that all purchasers meet the required profile of its program.

The applicant will donate land within the Village Core to the St. John's Medical Center sufficient enough to create 16 affordable housing units for approximately 35 persons. All of these units developed by St. John's Medical Center are planned to be Category I affordable housing. These units will be permanently restricted to St. John's Medical Center employees. St. John's Medical Center will be responsible for repurchasing these affordable units from employees that move and reselling them to other St. John's Medical Center employees. Appropriate restrictions will be placed on the units to ensure that they remain affordable and that no onerous policies exist toward employees.

Phasing

The individual phasing plans for employee housing and affordable housing are described below. The phasing plan utilizes a series of drop-dead dates and ties the affordable and employee housing construction to the free-market development. As such, the phasing plan ensures that all of the affordable and employee housing is constructed and that it is generally constructed in tandem with the free-market development.

Employee Housing

Employee Housing Phase 1. The Employee Housing Phase 1 requirement to complete employee housing for a minimum of 40 persons was met in 2012. The certificates of occupancy for 27 employee housing units housing 45.25 persons were received by 2012. Exhibit 11-6 below shows the total employee housing units completed and receiving certificates of occupancy by the end of 2012.

EXHIBIT 11-6: EMPLOYEE HOUSING COMPLETED (2012)

	Units	People Per Unit	People Housed
Off Site (Shooting Star Golf Course)			
Two Bedroom	1	2.25	2.25
Four Bedroom	1	3.75	3.75
Parcel I (Lot 1 and Lot 2)			
Studio	13	1.25	16.25
One Bedrooms	8	1.75	14.00
Two Bedrooms	4	2.25	9.00
Total	**27**		**45.25**

Employee Housing Phase 2. After 2012 the total cumulative persons housed in employee housing must equal or exceed the total cumulative requirement generated by the free-market residential units and commercial space constructed. The requirement for each type of use is shown in the table below. A certificate of occupancy for a free market residential unit or commercial space will not be issued unless the total cumulative persons housed in employee housing which have received certificates of occupancy equals or exceeds the total cumulative requirement generated by the free-market residential units and commercial space which have received certificates of occupancy. The employee housing requirement for each type of us is shown in Exhibit 11-7

EXHIBIT 11-7: EMPLOYEE HOUSING REQUIREMENT

	Units or Square Feet	Per Unit Requirement	Total Requirement
Commercial (Village Core)	10,000	0.050	0.5
Residential Condos/Townhouses (Village Core)	78	0.390	30.4
Residential Condos/Townhouses (TVSRC)	34	0.390	13.3
Sub-Total			**44.2**
Potential Additional Commercial (Village Core)	60,000	0.095	5.7
Total			**49.9**

Note: Unit requirement for square footage based on every 1,000 square feet.

Employee Housing Phase 3. After free-market residential units and commercial space has been constructed to generate a cumulative total requirement of more than 44.2 persons, the applicant shall be responsible for completing the remaining employee housing obligations of the Housing Mitigation Plan by annually constructing and receiving certificates of occupancy for an average of 10 persons per year until employee housing has been constructed for a cumulative total of 151.25 persons. The applicant is required to bond for the remaining (un-constructed and un-bonded) employee housing units before it is able to receive final plat on its last 10 unplatted condominium units. The applicant will retain this bonding obligation unless it explicitly transfers the obligation to a third party along with the sale of a minimum of 10 unplatted condominium units. And any sale or transfer of the last 10 unplatted condominium units by the applicant must include the bonding obligation outlined above. The applicant must notify the Director of the Housing Authority and the Director of the Planning and Development Department if the transfer of the bonding obligation occurs.

Affordable Housing

Affordable Housing Phase 1. The Affordable Housing Phase 1 requirement to complete affordable housing for a minimum of 38 persons was met in 2013. The certificates of occupancy for 13 affordable housing units housing 39.00 persons were received in 2013. Exhibit 11-8 below shows the total affordable housing units completed and receiving certificates of occupancy by the end of 2013.

EXHIBIT 11-8: AFFORDABLE HOUSING COMPLETED (2013)

	Units	People Per Unit	People Housed
Parcel J (Phase 1)			
Three Bedroom	13	3.00	39.00
Total	**13**		**39.00**

Affordable Housing Phase 2. After 2014 the total cumulative persons housed in affordable housing must equal or exceed the total cumulative requirement generated by the free-market residential units constructed. The requirement for each type of use is shown in Exhibit 11-9 below. A certificate of occupancy for a free market residential unit will not be issued unless the total cumulative persons housed in affordable housing which have received certificates of

occupancy equals or exceeds the total cumulative requirement generated by the free-market residential units which have received certificates of occupancy.

EXHIBIT 11-9: AFFORDABLE HOUSING REQUIREMENT

	Units	Per Unit Requirement	Total Requirement
Single-Family Units (TVSRC)	100	0.700	70.0
Townhouse A Sub-Tract Units (TVSRC)	12	0.525	23.6
Townhouse B Sub-Tract Units (TVSRC)	36	0.656	6.3
Condominiums/Townhouses (Village Core)	20	0.525	10.5
Total			**110.4**

Affordable Housing Phase 3. After free-market residential units have been constructed to generate a cumulative total requirement of more than 110.4 person, the applicant shall be responsible for completing the remaining affordable housing obligations of the Housing Mitigation Plan by annually constructing and receiving certificates of occupancy for an average of 10 persons per year until affordable housing has been constructed for a cumulative total of 220.5 persons in 100 units. The applicant is required to bond for the remaining (un-constructed and un-bonded) affordable housing units before it is able to receive final plat on its last seven unplatted free-market units. The applicant will retain this bonding obligation unless it explicitly transfers the obligation to a third party along with the sale of a minimum of seven unplatted free-market units. And any sale or transfer of the last seven unplatted free-market units by the applicant must include the bonding obligation outlined above. The applicant must notify the Director of the Housing Authority and the Director of the Planning and Development Department if the transfer of the bonding obligation occurs.

Conceptual Plan, Minimum Sizes, Persons Housed per Unit, and Tabular Summary

The affordable and employee housing units will be built using materials and colors that will complement those of the market units. In addition, similar CCRs that govern the market units will be used for the affordable housing units. These guidelines will ensure that the units will be attractive, desirable and compatible with the overall development. The original CCRs for Parcel J affordable housing units were recorded on October 31, 2012.

The minimum unit sizes and persons housed per affordable and employee unit are shown in Exhibit 11-10 below. All units will comply with or exceed all other applicable minimum standards of the Uniform Building Codes and other development codes adopted by Teton County.

EXHIBIT 11-10: MINIMUM UNIT SIZES AND PERSONS HOUSED

	Minimum Square Feet	Persons Housed
Dorm-Style or Small Studio	275	1.00
Large Studio or Studio-One	450	1.25
1 Bedroom	600	1.75
2 Bedroom	950	2.25
3 Bedroom	1,200	3.00
4 Bedroom	1,150	3.75

Note: Dorm-style units are a series of bedrooms sharing a living area (employee housing only).

EXHIBIT11-11: AFFORDABLE HOUSING TABULAR SUMMARY

	Number of Units	Persons Housed
1 BR (Affordable Category I)	16	28.00
4 BR (Affordable Category I)	1	3.75
2 BR (Affordable Category II)	4	9.00
3 BR (Affordable Category II)	1	3.00
4 BR (Affordable Category II)	5	18.75
2 BR (Affordable Category III)	8	18.00
3 BR (Affordable Category III)	4	12.00
3 BR (Affordable Employment Based IV)	6	18.00
3 BR (Affordable Employment Based V)	5	15.00
Land Donated to SJMC	16	35.50
Land Donated to 501 (c)(3)	16	28.00
Land Donated or Additional Units	18	31.50
Total	**100**	**220.50**

Note: The persons housed on Land Donated to 501 (c) (3) and Land Donated or Additional Units shows the minimum number of persons to be housed.

Restrictions

Affordable Housing

The applicant intends to restrict the initial and subsequent purchase and transfer of each affordable unit to qualified buyers, as defined by the Housing Authority. The purchase of each unit shall be limited exclusively to persons that the Housing Authority deems eligible as qualified buyers. As such, no affordable housing unit may be sold or otherwise transferred to anyone who is not a qualified buyer (except in the case of the death of an owner who passes interest in a unit to a non-qualified beneficiary). The applicant will be responsible for designing and administrating the selection process by which the purchasers of the Employment Based housing units as well as the additional units on "Land Donated or Additional Units" are chosen from the pool of qualified applicants. The selection matrix developed by the applicant will favor employees who provide essential services to Teton County.

The maximum allowed resale price for any traditional affordable unit (Category I, Category II, and Category III) shall not exceed the initial sales price plus a percentage increase equal to the percentage increase in the CPI-U Denver-Boulder, Colorado as published by the U.S. Department

of Labor to reflect inflation, or its most nearly comparable successor index as determined by the Housing Authority. The maximum allowed resale price for the new Employment Based affordable units shall not exceed the initial sales price plus a percentage increase that would track purchasing power; such as, although not limited to a CPI index.

Subsequent owners of the affordable housing units will be required to give notice to the Housing Authority at least thirty days prior to a sale or transfer of their unit. The owner is also responsible for supplying the Housing Authority with the information it requests concerning the sale or transfer of the unit.

These special restrictions shall constitute covenants running with the affordable housing units and shall be binding on all parties having any title or interest in the units.

A housing compliance and monitoring plan was created and approved by the Director of Planning and Development in 2007.

A draft of the proposed restrictions to be placed on the affordable units to ensure they remain affordable and comply with the Housing Authority Guidelines, as amended are included in Appendix R.

Employee Housing

The special restrictions related to limits on rent levels, which include language to ensure affordability and to target employees who work at Teton Village Resort, were approved by the Housing Authority, Board of County Commissioners, and Planning Director in 2011. These special restrictions were placed on the employee housing units on Lot 1 and Lot 2 of Parcel I.

Housing Mitigation Standards

For so long as the Area Two PUD of the Teton Village PUD District for Planned Resort is in compliance with the Housing Mitigation Plan, it shall be deemed to be in compliance with all Teton County affordable and employee housing requirements and shall not be subject to amendments in the Teton County affordable and employee housing regulations.

Section 12 (Section XII). Area Use Schedule

The Section 12 (Section XII) Use Schedule as referenced in the Resort Master Plan and in instruments and plats filed of record has been moved to Section 4.

Section 13. Off Site Impacts

Development Exactions

Teton County requires that a developer dedicate land for public use or improvements at a rate of 0.03 acres per housing unit or lot. These development exactions can be provided on site or as a fee in lieu. The applicant will provide all development exactions as transfers in fee in, or grants of easements across, land within Area 2 to Teton County, TVA or TVISD, at times specified in the Phasing Plan. These development exactions represent the dedication of sufficient land to meet the requirement of the LDRs for all development proposed within Area 2, including development by others on land transferred to them by the applicant.

The applicant is providing more acreage than is required by the LDRs because of the need at the Teton Village Resort for parks, roads, pathways, a transit center and a visitor center/sheriff's substation. The applicant is committed to providing these lands for public purposes and will not reserve the excess toward future development.

The Area 2 includes 280 market-rate dwelling units and 100 affordable housing dwelling units for a total of 380 dwelling units. As such, 11.4 acres of land are required to meet the mandatory land dedications. The applicant is providing approximately 13.81 acres as listed below. If the exaction land does not total 11.4 acre the applicant may substitute land or fee in lieu for transportation purposes.

The exaction land provided is shown in the table below.

EXHIBIT 13-1: EXACTION LAND PROVIDED

	Acres
Tram Line Road	0.5
Sheriff's Substation Site and Visitor Center	0.5
Village Park Including Potential 3.0-Acre School Site and Potential Fire District site	12 (offsite exaction)
Transit Center	0.81 (estimate)
Total Estimated Acreage	**13.81**

The exaction land required is shown in the below.

(280 Free Market Units + 100 Affordable Units) * (0.03 Acres / Unit) = 11.4 Acres

Section 14. Phasing Plan

The phasing plan outlined below is a realistic projection of the development. The phasing plan outlines the timing of and responsible entity for each capital improvement. There exists flexibility within the phasing plan to accommodate vagaries in the build-out of the commercial and free-market residential units. However, the phasing plan is structured such that the infrastructure and capital improvements are linked and timed in a manner that ensures that at each stage of the development, the Teton Village Resort is a well-functioning, connected community.

It is important to note that the utilities are built along road right-of-way and are associated with construction of roads. In general, pathways are built at the same time as the corresponding roads and are the responsibility of the entity building the road. Completion of the phasing plan and full build-out is expected to take approximately twenty-five years.

PHASE 1

Resort Element	Functional Phasing	Responsible Entity
Apres Vous Road	Completed in 2013.	The Applicant
TVSRC Roads (excluding Bowman Road)	Completed in 2009.	The Applicant
Teton Village Entry Road	Completed in 2007.	Teton County, WYDOT and adjoining property owners
Reclamation of Fish Creek	Completed in 2007.	The Applicant
Storm Water Runoff Facilities	Completed in 2007 and enlarged in 2013..	The Applicant
Temporary Road from McCollister to Old Entrance.	Teton Village Entry Road was completed in 2007 and a temporary road was not needed.	The Applicant
Transfer of Replacement Transit Space	The transfer would take place no later than 3 years after approval is received from the BOCC for the first final plat for any office, retail or free-market housing on all parcels in the Village Core, excluding Parcel I. (Institutional space such as visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing".)	The Applicant and TVA
Transfer of Visitor Center Land	Transfer of land 3 years after approval is received from the BOCC for the first final plat for any commercial or free-market residential development on all parcels in the Village Core, excluding Parcel I. (Institutional space such as visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing".).	The Applicant and TVA
Transfer Sheriff's Sub-Station Land	Transfer of land 3 years after approval is received from the BOCC for the first final plat for any commercial or free-market residential development on all parcels in the Village Core, excluding Parcel I. (Institutional space such as	The Applicant and TVA

	visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing".).	
Transfer Fire House Site	If requested by the Teton Village Fire District and BOCC up to one acre will be transferred to the Teton Village Fire District.	The Applicant, BOCC and Teton Village Fire District

PHASE 2

Resort Element	Functional Phasing	Responsible Entity
New Bowman Road and Reclaim old Bowman Road	Completed no later than 2 years after final plat on the first Townhouse B Sub-Tract unit or Single-Family Lots accessed by Bowman Road.	The Applicant
Teton Village Entry Connector Between the South-Western Most Condominiums	Built as soon as any of the free-market units lying adjacent to this road are built on Parcel L and Parcel M.	The Applicant
Saratoga North Road	Built as soon as free-market units lying adjacent to this road on Parcel G and Parcel H are built.	The Applicant

PHASE 3

Resort Element	Functional Phasing	Responsible Entity
Fish Creek Park	Completed in 2015. Transferred to TVA immediately after the construction of residential or retail units on Parcel L and the south side of Parcel A.	The Applicant
New Post Office	Land leased to USPS at termination of current lease. Construction at discretion of the United States Post Office.	USPS
Permanent Crystal Springs Road	Built as soon as the new grocery store, gas station and local convenience store are re-located/built.	The Applicant
Crystal Springs Road (north of intersection with Teton Village Entry Road)	Built as soon as certain free-market units, affordable units, employee units, commercial space or institutional space lying adjacent to this road on Parcel J, Parcel K, the east side of Parcel E, the west side of Parcel N, and the east side of Parcel F are built.	The Applicant
Sheriff's Substation	Built at the discretion of Teton County.	County
Visitor Center	Built at the discretion of TVA.	TVA
Fire House	Built at the discretion of the Teton Village Fire District and BOCC	Teton Village Fire District

PHASE 4

Resort Element	Functional Phasing	Responsible Entity
Saratoga South Road	Built as soon as certain commercial space, residential units, employee units along the west side of the road on the east side of Parcel C and Parcel B are built.	The Applicant
Tram Line Road	Construction of Tram Line Road will occur when the Transit Center is completed.	TVA

Transit Center	Construction timing determined by START in consultation with the applicant's traffic consultant.	TVA

PHASE 5

Resort Element	Functional Phasing	Responsible Entity
Village Green	Built at the same time as adjacent buildings on the southern side of Parcel D and northern side of Parcel E are completed. Transferred to TVA upon completion.	The Applicant

Section 15. Procedure for Review of Development Proposals by Teton County

Unless otherwise noted in this document, all provisions of the LDRs shall apply. In the event of a contradiction between this Resort Master Plan, on the one hand, and the LDRs on the other, the Resort Master Plan shall govern.

Minor Development Plans

Development proposals that meet the definition of a Minor Development Plan according to the LDRs shall be reviewed according to the procedures described for a minor development by the LDRs at Section 51200 (C)(4)(a). A pre-application conference is required.

Intermediate and Major Developments

Any development that meets the definition of an Intermediate or Major Development, or which is not defined as Minor according to subsection (b), above, shall be reviewed according to the procedure described in this subsection.

Pre-application Conference

This conference shall take place prior to submitting a sketch plan to Teton County. The purpose of the pre-application conference is to allow an informal review of the proposal before commitments of time and money have been made. Teton County shall provide information on the required review process and submittal requirements, on issues that should be given special consideration and a preliminary response to the proposal. Any preliminary comments shall be for informational and guidance purposes only and shall in no way bind Teton County or the applicant.

Sketch Plan Review

Teton County will review the sketch or concept plan. Public hearings will be held before the Planning Commission and the BOCC. This review will provide the applicant with the opportunity to discuss the design concept and receive feedback from Teton County and the public before significant amounts of time and money are spent on the design. The following findings must be made in order to approve a sketch plan:

- That the proposal is consistent with the provisions and intent of the Resort Master Plan;
- That the proposed structures and improvements orient to and contribute to the adjoining streets and public spaces;
- That the proposed bulk and scale are appropriate to the site and its surroundings;
- That the proposal utilizes sunlight in its design and, to the maximum extent possible, preserves the solar access of adjacent properties;
- That the structure and improvements are sited and designed to blend into the natural, existing features and profile of the property;
- That the site plan preserves significant, existing trees to the maximum extent possible; and
- That pedestrian circulation has been provided for in accordance with the Resort Master Plan.

Based on how the development proposal meets the above findings, Teton County shall approve the sketch plan, approve the sketch plan with conditions, or deny the sketch plan. In all other regards, Teton County's review of the sketch plan shall be in accordance Article V of the LDRs.

Final Development Plan Review

Public Hearing and Notification Not Required. If the submitted final development plan is consistent with the approved sketch plan, including conformance with the above findings, public notification and a public hearing will not be required prior to review or approval of the final development plan. The Planning Director shall have the authority to approve the final development plan if the plan is consistent with the approved sketch plan and with all provisions of the LDRs and the Resort Master Plan.

The Phasing Plan included in the Resort Master Plan is a general guideline for the development of the Teton Village Expansion PUD. Thus, a final development plan need not be submitted in accordance with the Phasing Plan, so long as it is consistent with the Resort Master Plan.

Submission Requirements. Applicants for final development plan approval shall submit those items listed as submittal requirements for Development Plans, in the LDRs at Section 51200(D)(1) and (2), unless a waiver of said requirements, or portions thereof, is granted by the Planning Director for good cause shown. The Planning Director shall ensure that only pertinent information is required from the applicant, commensurate with the magnitude of the project.

Teton County Review and Approval. Based on consistency with the approved sketch plan proposal, conditions and required findings, consistency with provisions of the Resort Master Plan and applicable provisions of the LDRs, the Planning Director shall approve, approve with conditions or deny the final development plan. A grading and erosion control permit application and/or building permit application may be submitted to Teton County and reviewed concurrently with the final development plan.

Appeal of Planning Director's Decision. The Planning Director's decision with regard to a final development plan may be appealed by the applicant to the BOCC within 30 days after receipt of written notice regarding such decision. Such appeal shall be handled by the BOCC in accord with Section 5180 of the LDRs

Section 16. Conditions of Approval and Standing of Resort Master Plan

Conditions of Approval

The document setting forth in full the Conditions of Approval adopted by the Board of County Commissioners on July 12, 2005, as amended is annexed hereto as Appendix S, Summary of Amendments and Conditions. Each of the Conditions of Approval has been incorporated into these Standards and Conditions with the exception of Conditions number 57, 60, 65. These Conditions stand on their own as Conditions of Approval imposed by the Board of County Commissioners.

Standing of Resort Master Plan

Any amendments to the LDRs shall not affect the approval of the Resort Master Plan, or the conditions of approval, provided development within the Teton Village Expansion PUD proceeds in accordance with the Resort Master Plan.

Section 17. Amendment of and Minor Deviation from Resort Master Plan

Major Amendments

Any landowner within the Teton Village Expansion PUD may apply for amendment to the Resort Master Plan, but only insofar as it affects that landowner's property. The amendment shall be reviewed and acted upon pursuant to the procedures set forth in the LDRs for review and action on a Planned Resort master plan. The amendment shall be subject to all applicable standards of the LDRs that are in effect at the time of review of the amendment.

Minor Amendments

Further, Minor Amendments to the Resort Master Plan may also be approved by the Planning Director. The Planning Director shall be required to render a decision on the sufficient application within 60 days. The Minor Amendments shall comply with the following standards:

- The proposed amendment does not increase the total amount of development permitted at the Teton Village Expansion PUD;
- The proposed amendment does not materially affect other property owners at the Teton Village Expansion PUD;
- The proposed amendment is consistent with the purposes of the Planned Unit Development and with the purposes of the approval standards; and
- The proposed amendment is consistent with the Planned Unit Development (PUD-PR) District for Planned Resort Section of the Teton County Land Development Regulations.

Minor Deviations

Notwithstanding the foregoing, minor deviations from the Resort Master Plan may be approved by the Planning Director.

The Property Owner may submit Minor Deviations to the Planning Director that can be approved through administrative procedure without public hearing. However, the Planning Director may elevate the request to public hearing if the Planning Director deems it appropriate.

Minor Deviations fall into two categories:

- those that are from Design Guidelines of either the Village Core or the Teton Village South Residential Community as stated respectively in Appendix G, Village Core Design Standards, and Appendix H, Teton Village South Residential Community Design Standards and Master Signage Plan; and
- those that are from approved Development Plans.

Minor Deviations from Design Guidelines shall comply with the following standards:

- The granting of the deviation allows a creative and positive design solution and the deviation will not adversely affect the intent and purpose of the design principles. The principles for the Village Core are outlined as Design Principles at the beginning of the Village Core Design Standards, Appendix G. The principles for the Teton Village South Residential Community are

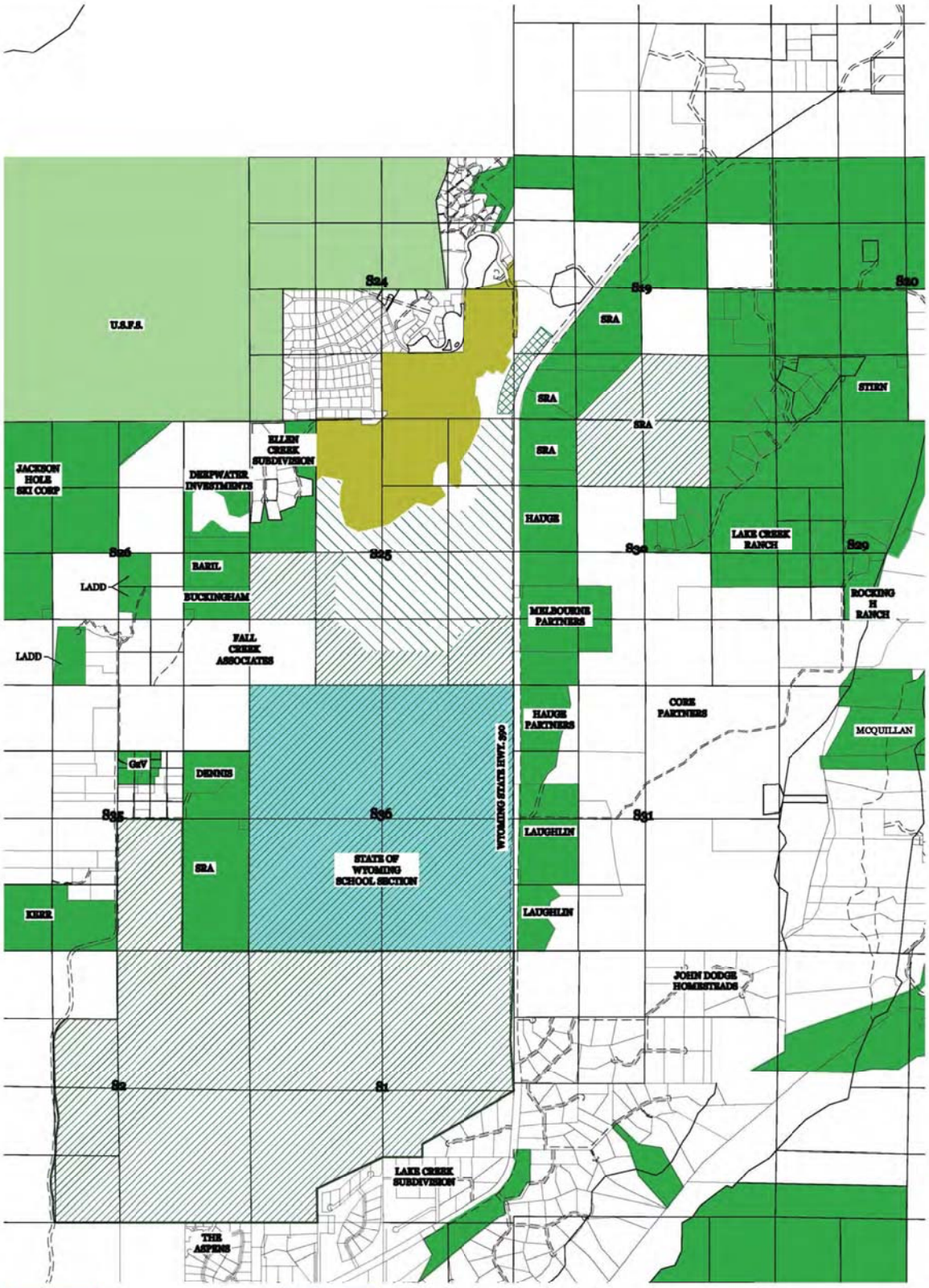
outlined as Design Objectives of Teton Village South Residential Community Design Standards, Appendix H.

- The design solution proposed by the applicant is as good as or better, given the underlying intent and purpose of the design guidelines, than that provided for in the design guidelines.
- The proposed deviation does not materially impact the health, safety and welfare of other property owners in Area 2.
- Applications for Minor Deviations from Design Guidelines may be submitted to the Planning Director only after they are reviewed and approved by the governing Architectural Review Committee.

Minor deviations from approved Development Plans shall:

- be a result of changes that appear necessary in light of technical or engineering considerations first discovered during development that are not reasonably anticipated during the initial approval process;
- comply with the standards of this Resort Master Plan and not include reductions in the amount of open space set aside or required resource protection, or increases in the amount of building floor area.

Appendix A
Vicinity Map



CONSERVATION EASEMENTS NOT ASSOCIATED WITH SUBJECT RESORT MASTER PLAN

CONSERVATION EASEMENT 673P937-1054 PER AGREEMENT RELATED TO SUBJECT RESORT MASTER PLAN (628P159-166)

"FOREGROUND" CONSERVATION EASEMENT 673P1055-1083 PER AGREEMENT RELATED TO SUBJECT RESORT MASTER PLAN (628P159-166)

SHOOTING STAR GOLF/ NORDIC CUP CONSERVATION EASEMENT 673P1084-1107

TETON VILLAGE RESORT ZONE EXPANSION (AREA TWO PUD OF THE TETON VILLAGE PUD DISTRICT FOR PLANNED RESORT) PER AMENDMENTS APPROVED JULY 7, 2009

STATE OF WYOMING SCHOOL SECTION

U.S.F.S.

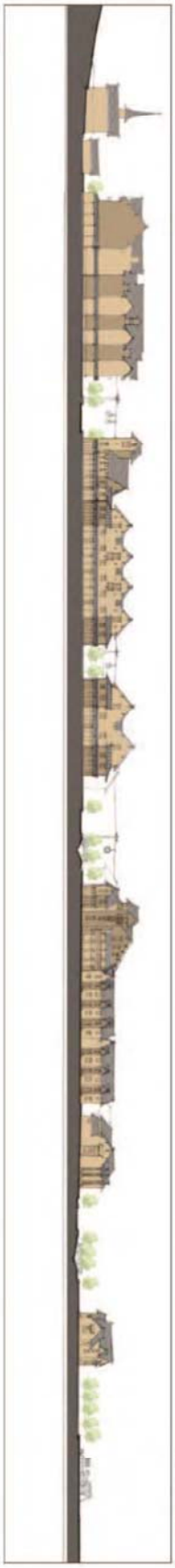
N
W E
S

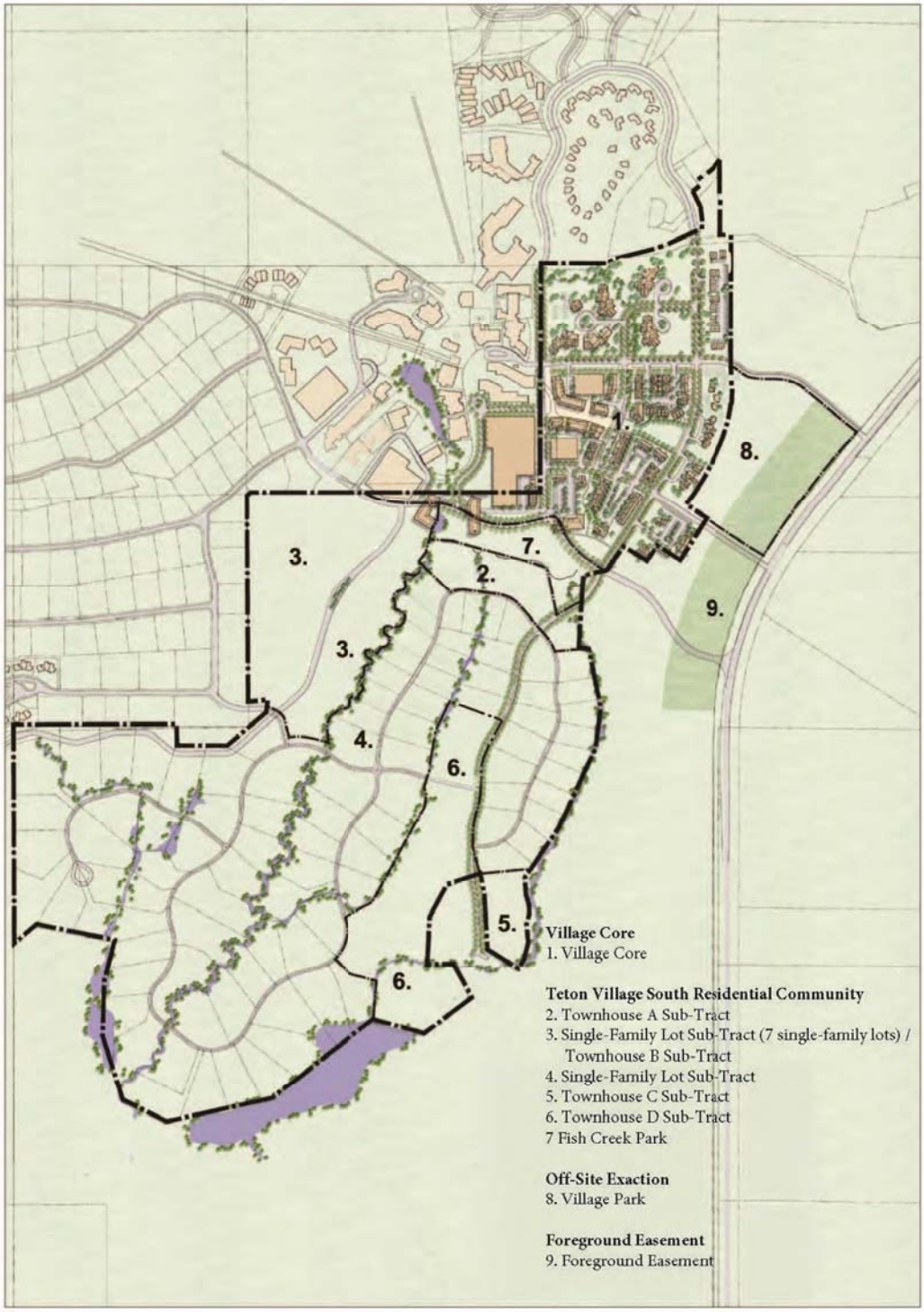
VICINITY MAP

0 1000 2000 3000 4000

Scale In Feet

Appendix B
Area 2 Rendering





Village Core
1. Village Core

Teton Village South Residential Community
2. Townhouse A Sub-Tract
3. Single-Family Lot Sub-Tract (7 single-family lots) / Townhouse B Sub-Tract
4. Single-Family Lot Sub-Tract
5. Townhouse C Sub-Tract
6. Townhouse D Sub-Tract
7 Fish Creek Park

Off-Site Exaction
8. Village Park

Foreground Easement
9. Foreground Easement

NOTE:

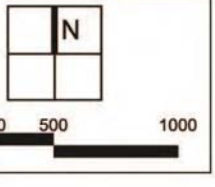
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

3. Acreages given hereon for parcels and/or use areas are gross approximations meant for Concept/Sketch Plan level consideration only; more precise acreages for the parcels and/or use areas will be provided in the Final Development Plans for each of the components of the Teton Village Expansion of the Teton Village Planned Unit Development District for Planned Resort; final acreages for the parcels and/or use areas will be established by Final Plats.

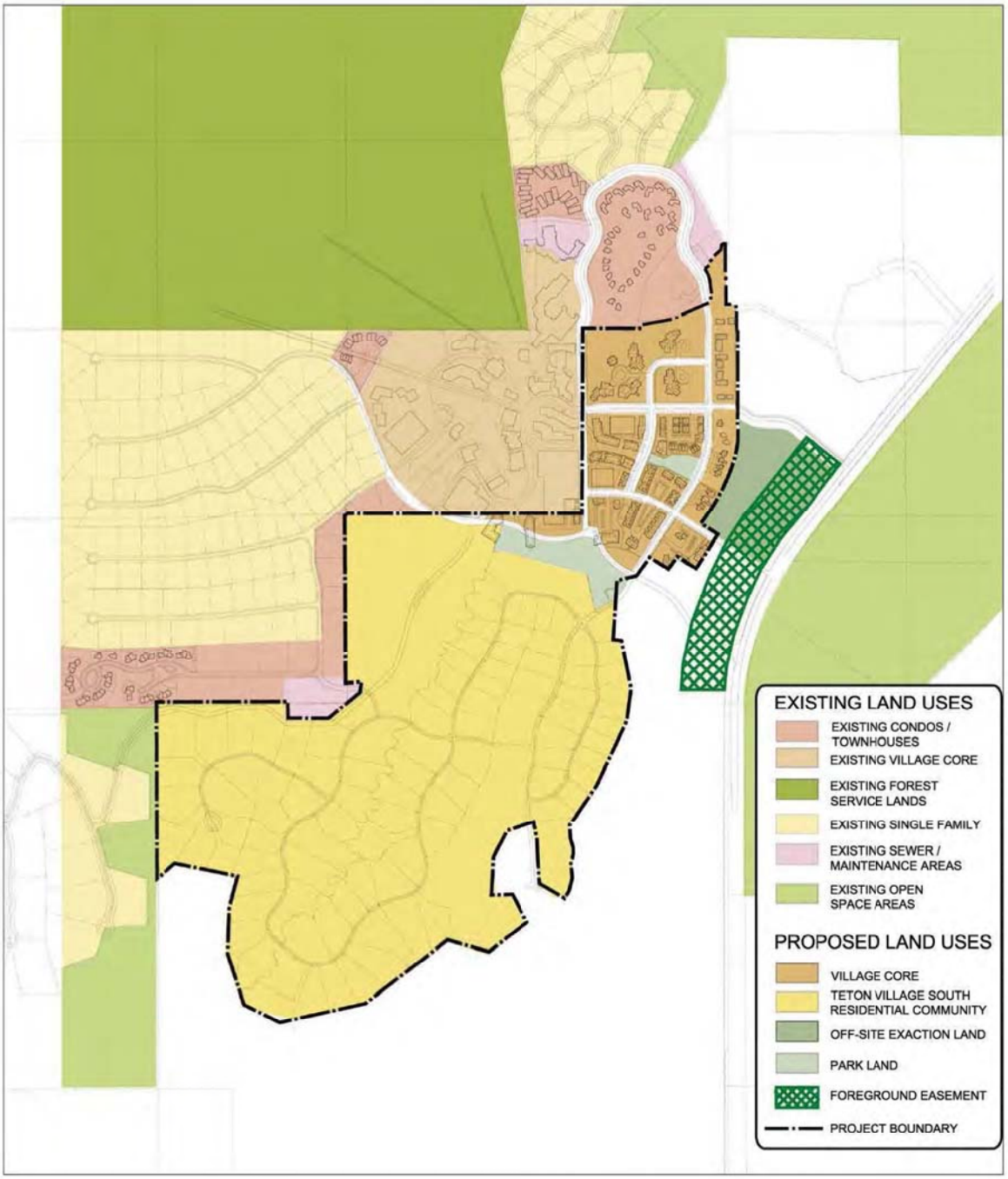
Conceptual Plan
Area 2 Rendering

Revised August 1, 2016



Appendix C

Teton Village Expansion Resort Master Plan Map



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

Conceptual Plan
Teton Village Expansion
RESORT MASTER PLAN

Revised August 1, 2016

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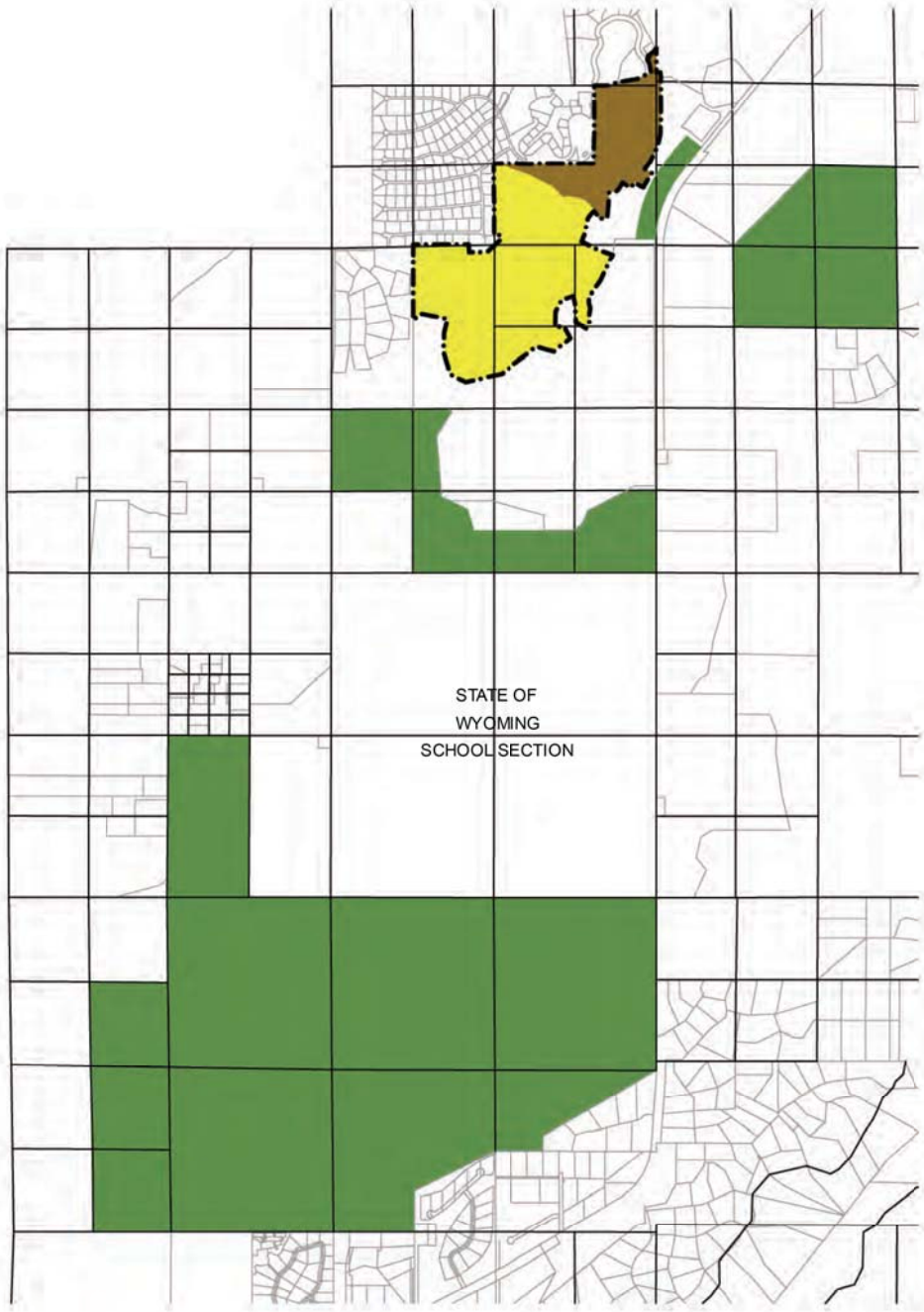
Appendix D
Primary Components



LEGEND

- VILLAGE CORE
- TETON VILLAGE SOUTH RESIDENTIAL COMMUNITY
- NON-PUD RESTRICTED LANDS, ADDITIONAL CONSERVATION EASEMENT LANDS OUTSIDE RESORT MASTER PLAN AREA
- BOUNDARY TETON VILLAGE RESORT ZONE EXPANSION (AREA TWO PUD OF THE TETON VILLAGE PUD DISTRICT FOR PLANNED RESORT) PER AMENDMENTS APPROVED JULY 7, 2009

Conceptual Plan
Primary Components

Revised August 1, 2016

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Appendix E
Environmental Analysis

ENVIRONMENTAL ANALYSIS
FOR THE

Teton Village Expansion Master Plan

March 1, 2004

Prepared by: Katie Salsbury & Andrew Smith

INTERMOUNTAIN AQUATICS INC.

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HABITAT INVENTORY

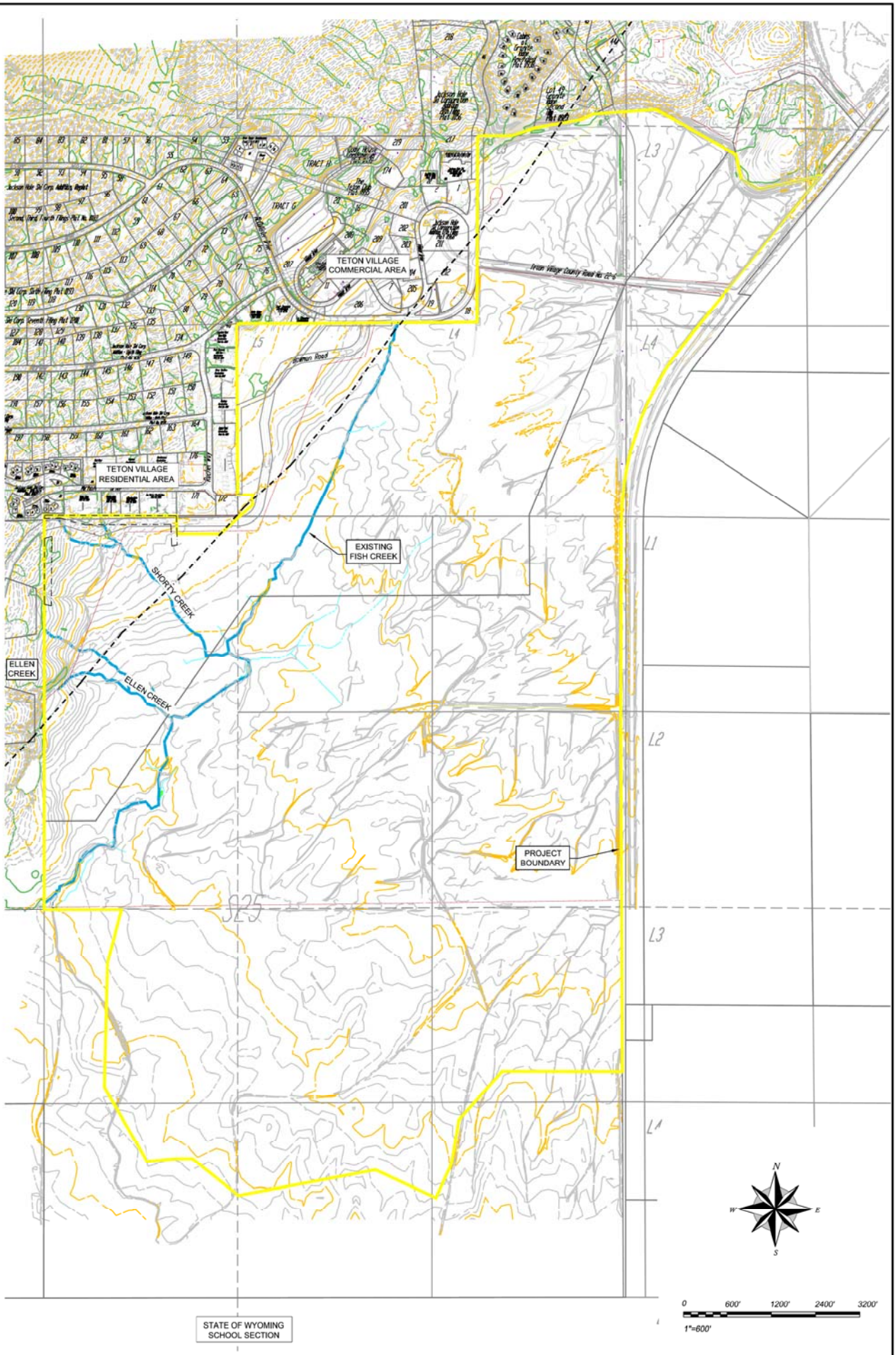
SITE CONDITIONS

The Teton Village Expansion Master Plan is located to the south and east of the existing development at Teton Village, Wyoming. The development site encompasses approximately 511 acres. The project area is characterized by its historic agricultural use. The project area has been used for cattle and hay production since 1899, when the first water rights were filed. The topography, vegetative cover types and hydrology throughout the project area and adjacent lands were significantly altered to facilitate agricultural operations. The landscape was plowed and leveled to allow for flood irrigation, native vegetation was removed throughout much of the project area and introduced pasture grasses were planted, the hydrology was altered by diverting flows from Granite Creek, the Snake River and Ellen Creek to flood irrigate, and the first ¼ mile of Fish Creek was channeled.

The existing topography to the east of Fish Creek follows historic irrigation ditches used to deliver water to lands adjacent to Fish Creek. The topography to the west of Fish Creek slopes mildly to the south and east and is predominantly flat adjacent to Fish Creek. The flattest and lowest elevation areas on the property are located adjacent to Fish Creek. Immediately to the west of the project area, Rendezvous Mountain rises from 6,400 to 10,450 feet.

Hydrologic features on the site include Fish Creek, Ellen Creek and Shorty Creek. Fish Creek runs north to south through the north and west portion of the development area and is greatly influenced by groundwater recharge created by return flows from lands flood irrigated east of Highway 390. Intermountain Aquatics has been extensively studying the ground and surface water hydrology throughout the project area since the spring of 2000. The natural hydrology in Fish Creek is supported by springs at the base of Teton Village and further downstream (approximately 2.5 linear miles south of the project area) by groundwater from the Snake River and surface water from Lake Creek. The section of Fish Creek located throughout the project area is isolated from groundwater influences from the Snake River flood plain. A consequence of this lack of connectivity is that this section of Fish Creek is intermittent and naturally flows with approximately 3 cubic feet per second (cfs) for 5 - 6 months of the year. However, when the Snake River Ranch irrigates lands east of Highway 390, the base flow in Fish Creek increases dramatically throughout the project area. During a normal irrigation season, the average annual flow of Fish Creek in the upper section is less than 2.45 cfs. Downstream, just below the confluence between Fish Creek and an irrigation return flow outlet, the average annual flow exceeds 3 cfs, with a fluctuation from 0.61 cfs to 70 cfs depending on irrigation activity east of Highway 390. Throughout the project area, Fish Creek runs dry from the end of September to the middle of May. The minimal base flow from the springs at the base of Teton Village is not enough to sustain a perennial flow through the project area.

Ellen Creek and Shorty Creek drain to the east from the Tetons into Fish Creek. Ellen Creek is a perennial spring creek which flows into Fish Creek on the western portion of the development area. Ellen Creek has an average annual flow of 1 cfs. Shorty Creek is an intermittent stream that runs with snowmelt from the adjacent ski area for



DRAWING NUMBER: EA1	PROJECT NUMBER: 99-026	PROJECT TITLE: TETON VILLAGE EXPANSION MASTER PLAN ENVIRONMENTAL ANALYSIS	DRAWING TITLE: EXISTING SITE CONDITIONS	Prepared By: JFH Date: 02-23-04 Rev. Date:

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approximately 2 weeks per year. Neither Ellen Creek nor Shorty Creek have average annual flows greater than 3 cfs.

Irrigation practices to the east of Highway 390 were also found to significantly influence groundwater levels throughout the development area. From 2000 through 2003, the effect of irrigation practices on groundwater depth has been monitored by Intermountain Aquatics throughout the project area using automated wells, standard wells and staff gauges. The groundwater table has been observed both in the presence and absence of irrigation and it was determined and verified by the U.S. Army Corps of Engineers that irrigation practices north and east of the project area result in a seasonal high groundwater table 30"- 40" above natural levels. It was also concluded that sub-irrigation contributed the majority of the hydrology to the wet meadows on the property, and that in the absence of irrigation, the natural flow coming from Fish Creek, Ellen Creek and Shorty Creek is insufficient to support hydrophytic vegetation beyond the stream channel of Fish Creek throughout the project area.

Vegetative Cover Types

Three dominant vegetative cover types are found within the project area: disturbed xeric grassland, disturbed sub-irrigated wet meadow and disturbed xeric shrub. An aspen/conifer forest, which is dominant to the northwest of the property, also extends just into the project boundary. Each of the dominant cover types has been significantly affected by historic agricultural practices.

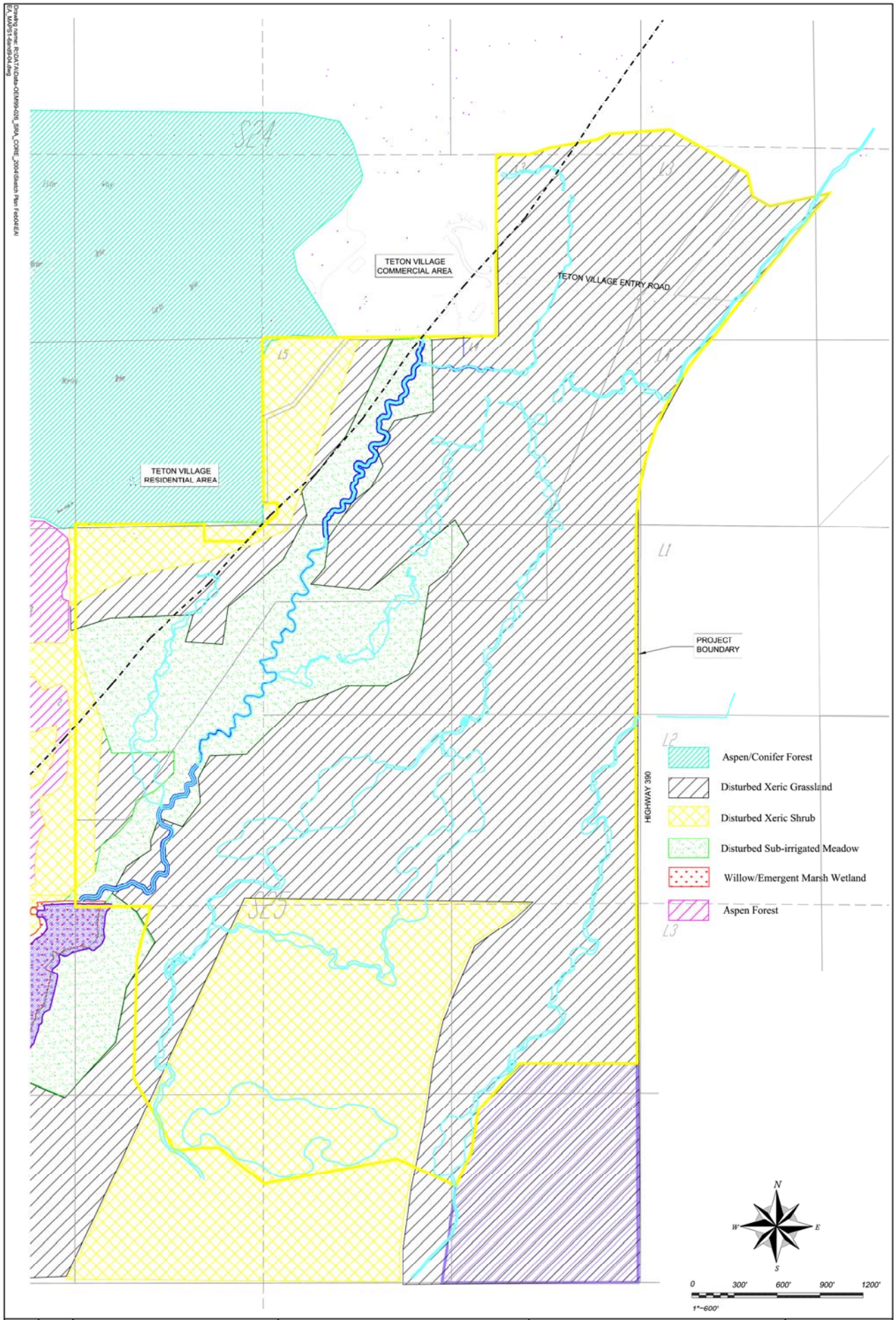
Disturbed Xeric Grassland

The disturbed xeric grassland is the most dominant cover type and is found on both the east and west sides of Fish Creek within the project area. Introduced pasture grasses, weeds and dry-land forbs dominate this cover type. The disturbed xeric grasslands have not been irrigated since 2000 and are currently very dry and vulnerable to noxious weed invasion. Growth is sparse and ground cover is incomplete and lacking in many places. These areas historically would have supported native rangeland grasses, forbs and sagebrush. A small portion of disturbed xeric grassland in the northwest corner of the development area has reverted back to a sparse sagebrush community with musk thistle dominating the interspaces.

Disturbed Sub-Irrigated Wet Meadow

The disturbed, sub-irrigated wet meadow cover type is found adjacent to Fish Creek in the lowest elevation locations within the project area. This cover type has been significantly affected by direct flood irrigation and the irrigation induced groundwater table. The disturbed, historic wet meadow cover type is dominated by meadow foxtail and sedges.

In 2001, a comprehensive wetland delineation was completed by Intermountain Aquatics to determine whether or not these areas were considered jurisdictional by the U.S. Army Corps of Engineers. Thirty-one automated groundwater wells were installed throughout the project area to monitor groundwater hydrology in the absence of irrigation. Wetland hydrologic criteria for the purpose of the delineation was defined by the Wyoming Regulatory Office of the U.S. Army Corps of Engineers and groundwater well data was



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EA2	99-026	TETON VILLAGE EXPANSION MASTER PLAN ENVIRONMENTAL ANALYSIS	VEGETATIVE COVER TYPES	RENDEZVOUS ENGINEERING, P.C. P.O. BOX 4858 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334	Prepared By: JFH Date: 022204 Rev. Date:

calibrated using field observations made by U.S. Army Corps of Engineers personnel to account for the depth to saturation. The well data along with trends in elevation, soils and vegetation were used to delineate irrigation-induced wetlands from natural wetlands on the property.

During a site visit with Tom Johnson of the Wyoming Regulatory Office on June 8th, 2001, it was concluded that sub-irrigation water contributed the majority of the hydrology to the wet meadows within the development area of the proposed project. It was also concluded that in the absence of irrigation, the natural flow coming from Fish Creek, Ellen Creek and Shorty Creek was insufficient to support hydrophytic vegetation beyond the Fish Creek channel, until Fish Creek exits the project area. In 2002 and 2003, Intermountain Aquatics observed that the sub-irrigation on the east side of the highway is not sufficient to maintain a healthy wet meadow cover type. In the absence of direct flood irrigation for 3 years, these areas no longer are saturated to the surface, plants are visibly stressed, and xeric weeds and grasses are encroaching.

Disturbed Xeric Shrub
Disturbed xeric shrub habitat is located primarily in the western and southern portions of the project area. Dominant shrub species on the property consist primarily of sagebrush and musk thistle. Like the other habitat types on the property, the xeric shrub habitat has also been disturbed by agricultural activities. Particularly in areas close to the existing development in Teton Village, the xeric shrub habitat is dominated almost exclusively by musk thistle. In several areas along the western project boundary, a small number of mature aspen trees exist. None of these areas comprise forested habitat and regeneration was not observed.

Mature Aspen/ConiferForest
A mature aspen and conifer forest exists mostly to the west of the proposed development. This habitat type is interspersed with existing development in the McCollister and Bowman Road areas, and a small portion extends into a northwest corner of the project area. It consists of a small cluster of mature, non-regenerating aspen trees, adjacent to the xeric shrub habitat in that portion of the property.

Plant species identified on the property included:

Common name	Latin name
Orchard grass	*Dactylis glomerata*
Smooth Brome	*Bromus inermis*
Timothy	*Phleum pratense*
Kentucky bluegrass	*Poa pratensis*
Meadow Foxtail	*Alopecurus pratensis*
Western Yarrow	*Achillea millefolium*
Musk Thistle	*Cirsium spp.*
Dandelion	*Taraxacum officinale*
Wooly Sedge	*Carex lanuginosa*
Nebraska sedge	*Carex nebraskensis*
Beaked sedge	*Carex rostrata*

Small-wing sedge	*Carex simulata*
Baltic rush	*Juncus balticus*
Sagebrush	*Artemesia tridentate*
Aspen	*Populus tremuloides*

Protected Resources - Water Bodies, Ten Year Floodplains and Wetlands

Fish Creek is the only protected resource found within the project area. Fish Creek is in a degraded condition throughout the property and is limited by straightened channel features, a lack of pool habitat, and a lack of native bank vegetation and overhead cover. In the fall of 2003, FEMA provided a Conditional Letter of Map Revision (CLOMR) for the Fish Creek flood plain based on the proposed realignment of the channel. The CLOMR becomes official once the new alignment has been constructed. No part of the development will be located within the 10-year, 100-year or 500-year flood plains, except those approved activities associated with the enhancement and realignment of Fish Creek.

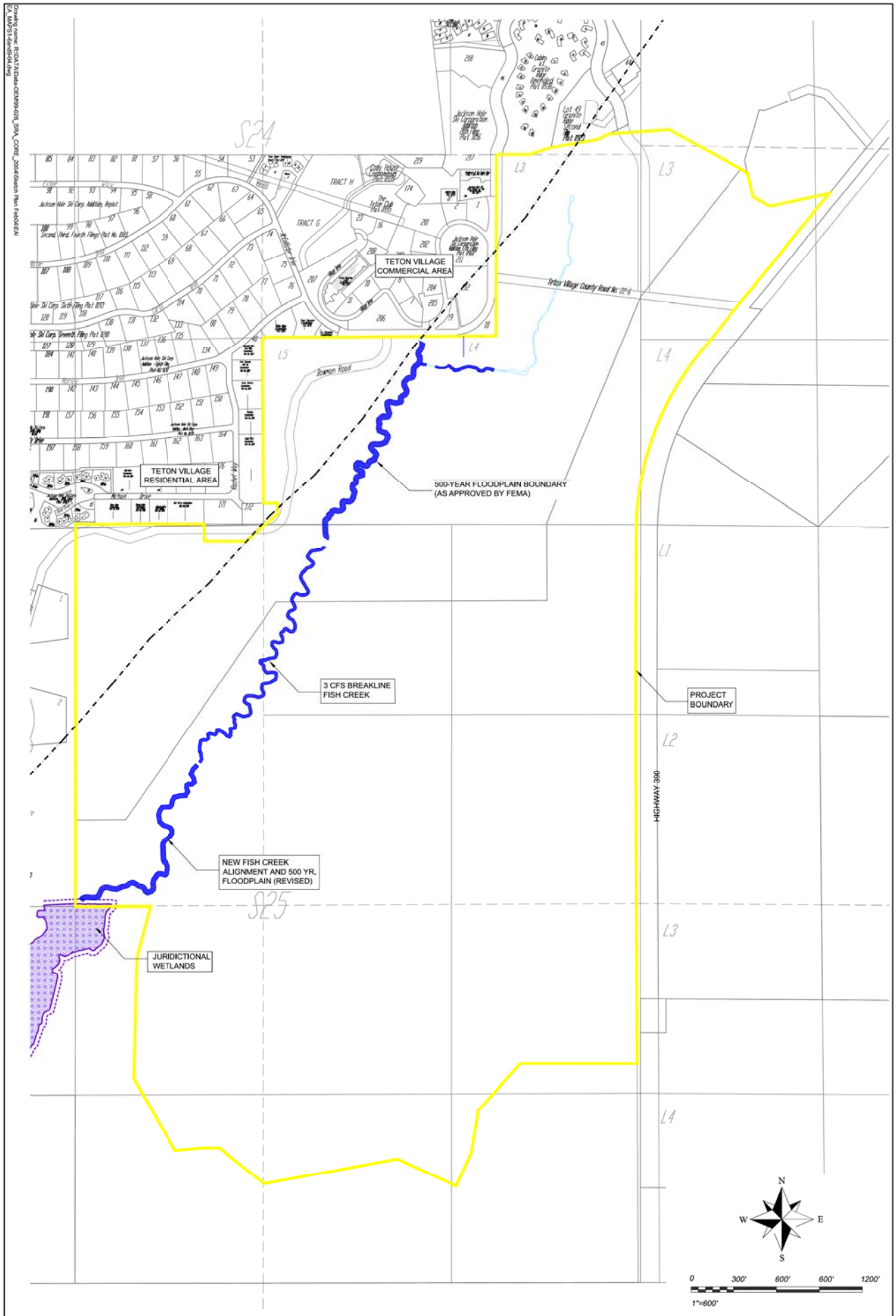
Other natural water features on the property include Ellen and Shorty Creeks. Both creeks drain western portions of the project area and are tributaries to Fish Creek. Neither of these creeks have an average annual flow over three cubic feet per second, and therefore they are not considered by Teton County to be a protected resource. There are no jurisdictional wetlands found within the project area.

Habitats Protected by the NRO

No wildlife habitat types protected by the NRO are available within the project area. An occasional moose is spotted passing through the western portion of the property moving to and from more desirable habitat types located north and west of the project area. However, the lack of cover and suitable aquatic features throughout the project area makes it unsuitable for those species whose habitats are protected by the NRO. The lack of diversity in vegetation limits the wildlife usage to primarily small mammals, coyotes and raptors.

Table 1. Wildlife Habitats Protected by the NRO

Habitat Type	Presence w/in the Teton Village Expansion Project
Elk Migration Corridors	NO
Crucial Elk Winter Range	NO
Mule Deer Migration Corridors	NO
Crucial Moose Winter Habitat	NO
Trumpeter Swan Nesting Habitat	NO
Crucial Trumpeter Swan Winter Habitat	NO
Snake River Cutthroat Trout Spawning Habitat	NO
Bald Eagle Nesting Habitat	NO
Crucial Bald Eagle Winter Habitat	NO



DRAWING NUMBER: EA3	PROJECT NUMBER: 99-026	PROJECT TITLE: TETON VILLAGE EXPANSION MASTER PLAN ENVIRONMENTAL ANALYSIS	DRAWING TITLE: PROTECTED RESOURCES	RENDEZVOUS ENGINEERING, P.C. P.O. BOX 4856 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334

Prepared By: JFH
Date: 022204
Rev. Date:

HABITAT RANKING

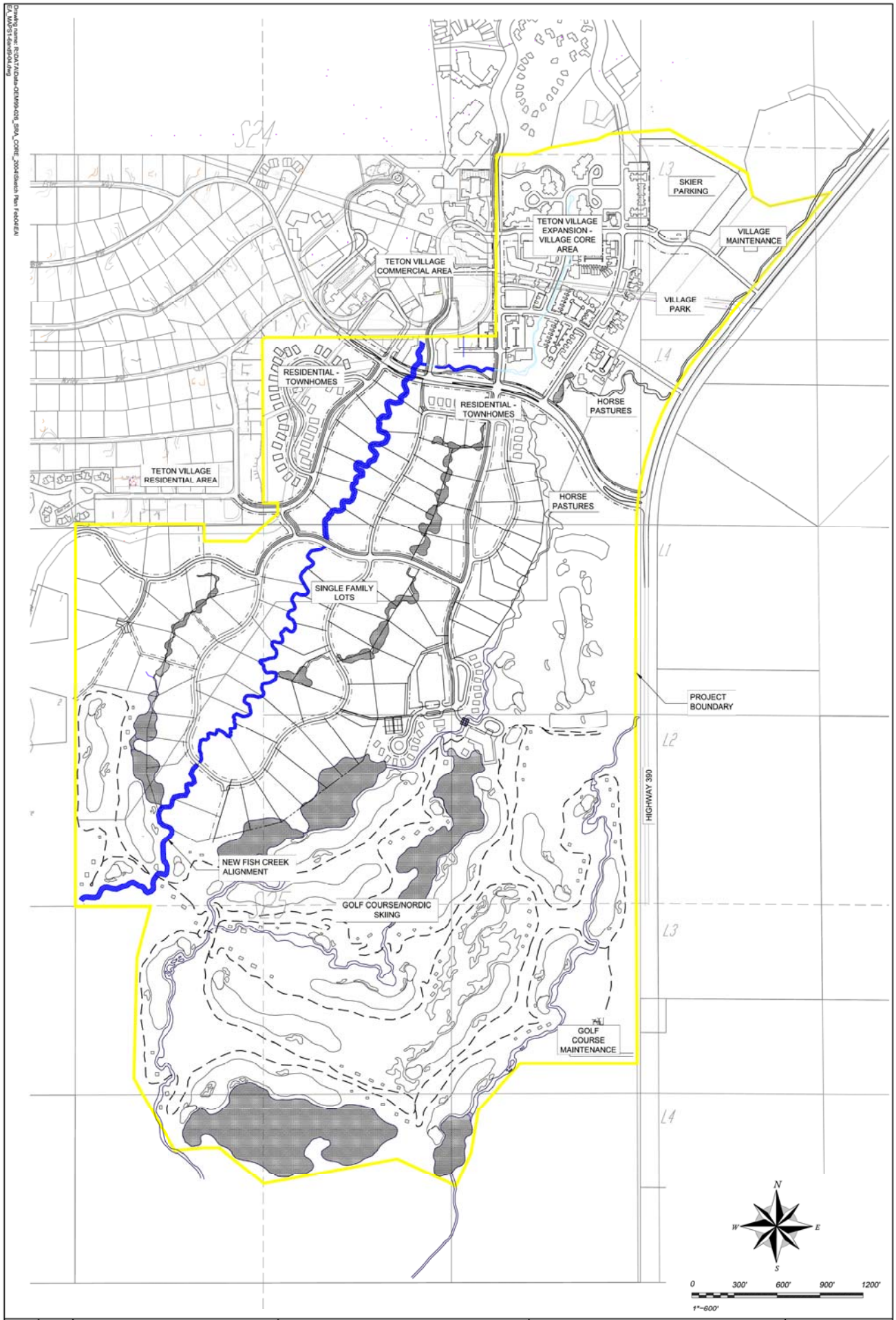
Habitats were ranked according to the ordinal ranking system in the Mesic and Non-mesic Habitats Appendix. Within this appendix there are no classifications for disturbed xeric shrub or disturbed sub-irrigated wet meadow. We gave the disturbed xeric shrub habitat on the property a value of 2 because even though it shows signs of historic agricultural use, it provides additional diversity in vertical structure compared to the other habitat types. We gave the disturbed sub-irrigated wet meadow habitat on the property a value of 1 because, due to a lack of irrigation, the plants are visibly stressed and it is reverting back to xeric grassland species.

TABLE 2. MESIC AND NON-MESIC HABITAT TYPE RANKING

Vegetative Cover Type	Acreage	% Cover	Ordinal Ranking
Disturbed Xeric Grassland	**335**	**65.56%**	**1**
Disturbed Sub-Irrigated Wet Meadow	**71.9**	**14.06%**	**1**
Disturbed Xeric Shrub	**104**	**20.35%**	**2**
Aspen/Conifer Forest	**0.1**	**0.03**	**6**

HABITAT SUMMARY

The proposed Teton Village Expansion Master Plan project area consists of disturbed vegetative cover types that do not support wildlife habitats protected by the NRO. Fish Creek is the only protected feature found on the property and it is currently in a degraded condition due to years of historic agricultural use. The overall condition of the habitats found in the project area is a direct result of historic land uses including: leveling and tillage to produce the maximum amount of forage area, removal of native vegetation, grazing and flood irrigation. In summary, the current condition of the natural resources found within the project area limits the availability of wildlife habitat for species protected under Section 3240 of the LDRs.



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DEVELOPMENT IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The Teton Village Expansion Master Plan consists of four primary components:

1. A core area ("Village Core") containing public spaces, local and visitor services, lodging units, affordable housing and attainable housing

2. A residential development south of the re-aligned McCollister Drive

3. An 18-hole championship golf course/Nordic ski area with associated amenities

4. Perimeter open lands defining an edge to the east of the Resort

1) The "Village Core" covers 56 acres, of which 10 will be set aside for skier parking, and six include road right-of-ways. The remaining 41 acres will be designed to accommodate commercial and residential facilities, including affordable and employee housing, roads and pathways.

2) The residential portion of the development is 162 acres in size. Single family lots will comprise 139 of the 162 acres, while the remaining 23 acres will consist of residential townhouses and cabins.

3) The golf course and Nordic ski center totals 254 acres, with 10 of those acres being set aside for the clubhouse and maintenance facilities.

4) The perimeter open lands are located just east of the "Village Core", separating it from the Moose-Wilson Road. It consists of 19 acres of horse pasture, a 14-acre park, and 7 acres set aside for maintenance operations, for a total of 40 acres.

The current single entrance layout of Teton Village will also be changed under the proposed plan. McCollister Road will be realigned to the south and will connect with Moose-Wilson Road, the Teton Village Entrance Road will be reclaimed, and two additional roads will be constructed so that there will be three separate access roads for all residential and commercial activity in Teton Village. The three access roads discussed above will transect the perimeter open lands, and the northern two roads will continue into the village core. After passing through the horse pasture in the perimeter lands, the realigned McCollister Drive will form the boundary between the village core to the north and the residential tract to the south.

The proposed development also includes: the restoration of Fish Creek and the creation of the Ellen Creek Wildlife Ponds, Edmiston Wildlife Ponds, Trumpeter Ponds, Golf Course Ponds, Granite Ditch Cottonwood Corridor, Last Chance Ditch Cottonwood Corridor, Aspen/Spruce Landforms and Sage/Xeric Grassland Landforms.

SETBACKS

Fish Creek is the only protected resource found on the project site and setbacks from the stream vary throughout the development. As the stream runs from north to south through

the project area it gains significant volume from irrigation return flow, and does not mandate a setback, based on flow and/or habitat considerations, until more than halfway through the project area. However, from where Fish Creek will cross the realigned location of McCollister Drive south to the proposed second road crossing, the proposed development has committed to a 33-foot stream setback. Because wetlands will be planted along this section of the creek in a strip extending three feet out from the top of the bank, this buffer will provide a 30-foot setback from these wetlands. Although Fish Creek does not achieve an average annual flow of 3 cubic feet per second until approximately 900 linear feet south of the proposed second road crossing, the developers have committed to a 50-foot setback for the remaining portion of Fish Creek south of this road crossing. These setbacks are depicted in relation to the proposed new alignment of Fish Creek. These setbacks, when combined with the water quality provisions of the NRMP, are expected to provide ample protection for Fish Creek.

Habitat Impact Assessment

1) *Areas rendered unusable by the proposed development for species protected under Section 3200 of the LDRs.*

No areas will be rendered unusable by the proposed development for species protected under Division 3200 including elk, mule deer, moose, bald eagles, trumpeter swans and cutthroat trout. Due to the historic land uses and the current condition of the project area, none of the habitat types described in Section 3240 for these species are available within the project area.

2) *Areas impacted, degraded, or fragmented to the extent that they will no longer support long-term utilization by protected species.*

Due to the existing impacted and degraded state of the project area and the lack of current utilization by protected species, the proposed project is not expected to result in impacts that would effect long-term utilization by protected species.

3) *Areas that will be unaffected by the development so that the current quality of the wildlife habitat is maintained.*

The proposed development includes a variety of components throughout the 511 acre project boundary. Collectively these components do not contain any habitat for NRO protected species.

4) *Areas that will be enhanced as wildlife habitat relative to current conditions.*

The entire section of Fish Creek including the 33-foot and 50-foot setback corridors will be restored to a functional meander pattern with a diverse, native plant community and a natural distribution of in stream habitat types. In addition the applicant is proposing a variety of wildlife habitat enhancement features throughout the project area that will result in improved quality of available wildlife habitats. Specific descriptions and

wildlife values for these enhancements are included in the Habitat Enhancement section of this report.

5) *Areas where the proposed development poses a threat to the water quality of any rivers, streams, water bodies, or wetlands protected by Teton County.*

The Fish Creek setbacks, the management of these setbacks for native wetland and upland vegetation, the stormwater management plan and a grading and erosion plan (to be submitted with the FDP) will minimize threats to water quality in Fish Creek. The proposed restoration plan of Fish Creek outlined in the Habitat Enhancement Plan section of this report and the cessation of historic agricultural uses should result in improvements to the water quality in Fish Creek. Additionally, the residential development will be held to the same standard as the golf course per the NRMP as well as Wyoming DEQ standards. The water quality monitoring program outlined in the NRMP will help to ensure this, and protect the water quality of Fish Creek. A unified lawn care system is also planned, thereby making management of water quality concerns, and mitigation of potential problems much more efficient. Adherence to the stormwater management plan will provide for a significant improvement in comparison to the current system, which allows large amounts of overland flow, particularly from the current skier parking area, impervious surfaces and snow storage areas, to directly enter Fish Creek.

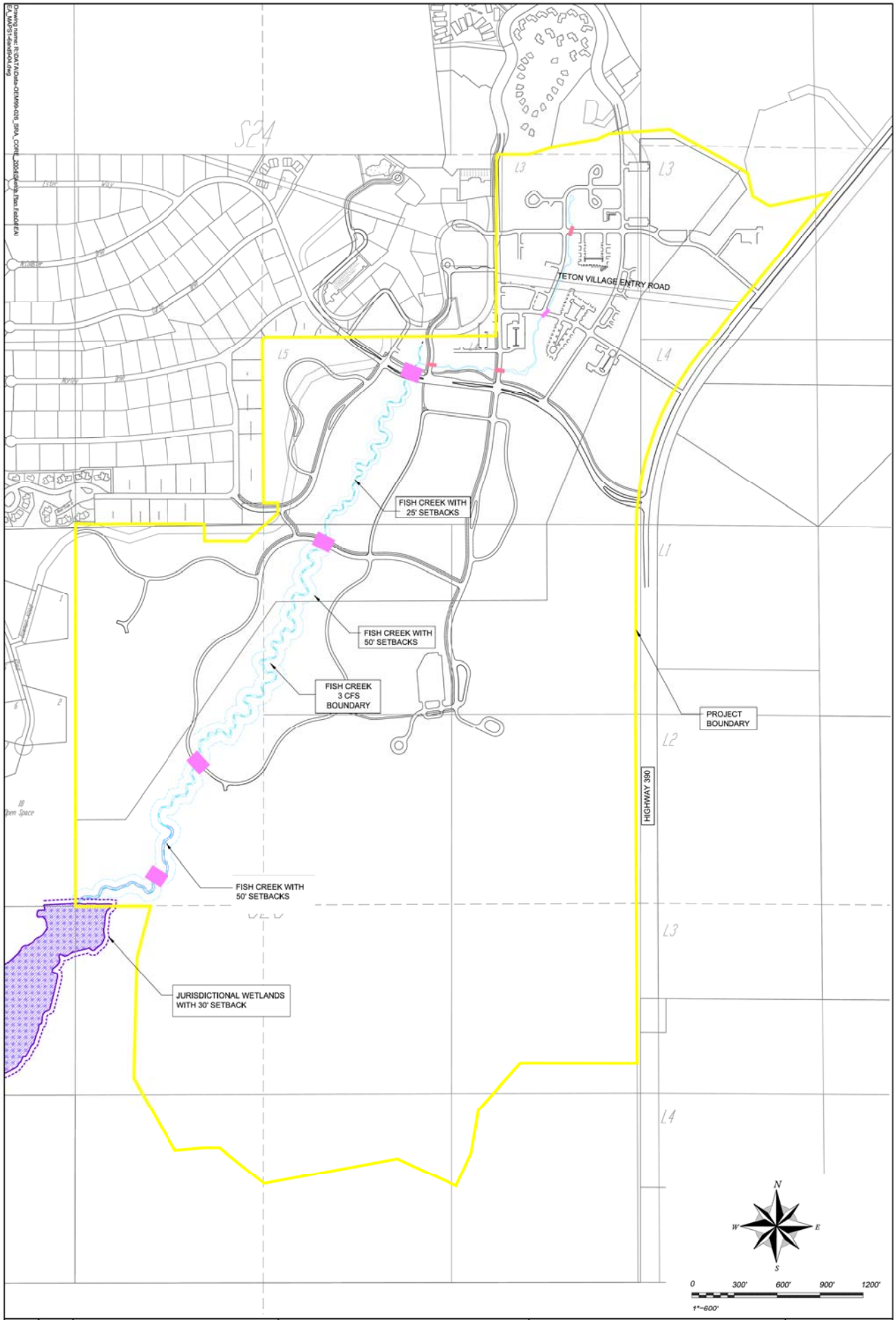
6) *Locations where protected species may be displaced to by the proposed development and the suitability of those areas for continued survival of the affected species.*

There are no current habitat types for species protected by the NRO found within the project area. Therefore, there is no anticipated displacement of protected species. The implementation of the habitat enhancement plan will most likely result in an increase in available wildlife habitat and will most likely attract rather than displace species to the project area.

Project Vicinity Impact Statement

The proposed Teton Village Expansion Master Plan is bordered to the south and east by agricultural lands of similar cover types to those found within the project area. Existing development in Teton Village is found adjacent to the northern boundary. The western boundary borders the Teton Village condominiums and the Ellen Creek Subdivision. Protected open space comprised of potential crucial moose winter habitat also borders on the west. This moose habitat is located in shrubs and aspens to the east and south of developed lands in the Ellen Creek Subdivision and will not be developed under the current or future development proposed within the project area.

Much of the land surrounding the proposed development is protected by conservation easements, ensuring the maintenance of the existing natural, agricultural and scenic resources in the vicinity. With the exception of some easements held by the Teton County Scenic Preserve Trust in the Ellen Creek and Granite Ridge Subdivisions, all of these easements are held by the Jackson Hole Land Trust (JHLT). Of these JHLT easements that are adjacent to the project area, the state-owned parcel to the south and the



DRAWING NUMBER: EA5

PROJECT NUMBER: 99-026

PROJECT TITLE:
TETON VILLAGE EXPANSION
MASTER PLAN
ENVIRONMENTAL ANALYSIS

DRAWING TITLE:
FISH CREEK SETBACKS
AND BUFFERS

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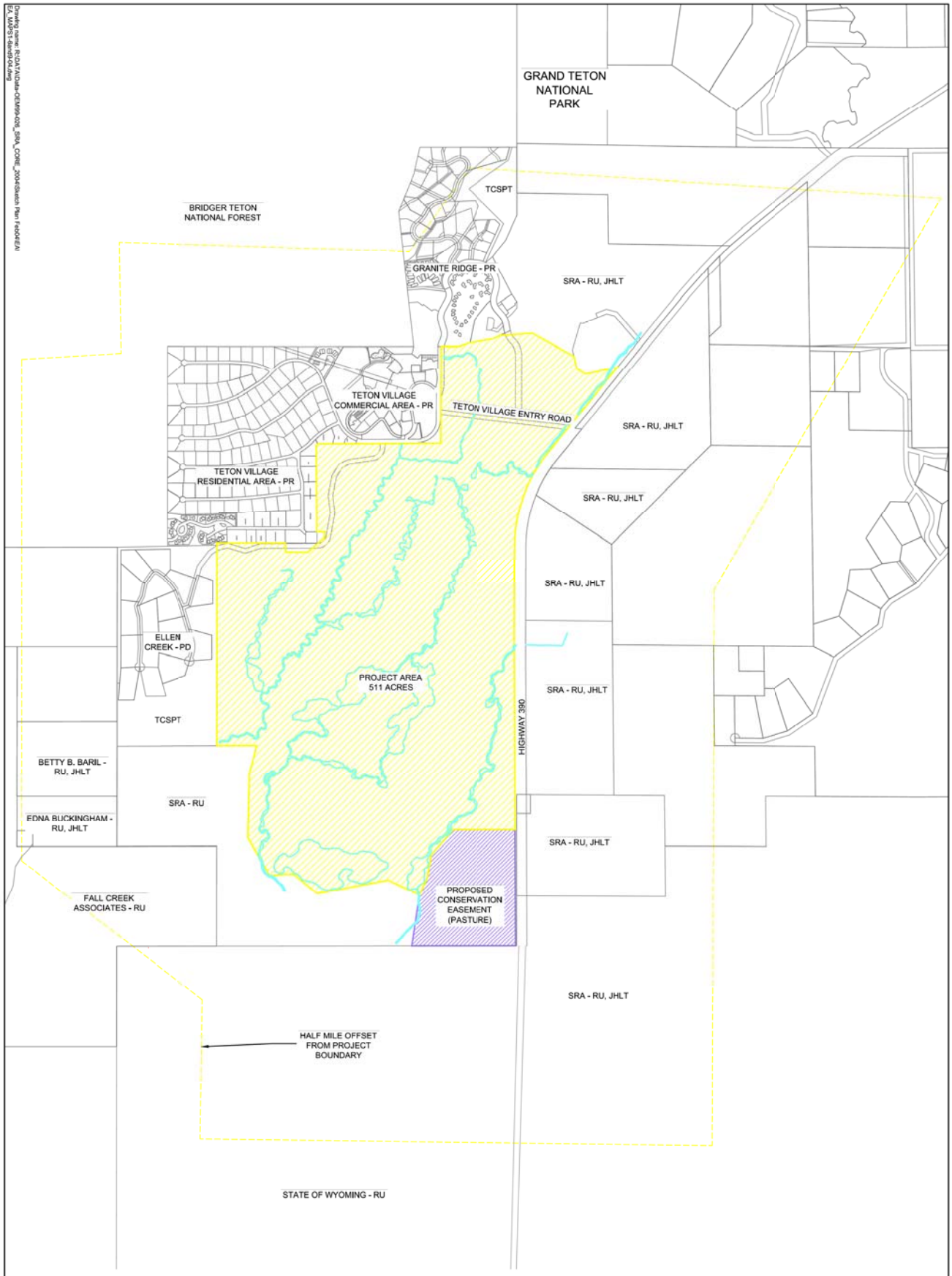
Date: 09/13/03
Rev. Date:



EA6

DRAWING NUMBER:

99-026

PROJECT NUMBER:

PROJECT TITLE:
TETON VILLAGE EXPANSION
MASTER PLAN
ENVIRONMENTAL ANALYSIS

DRAWING TITLE:
PROJECT VICINITY

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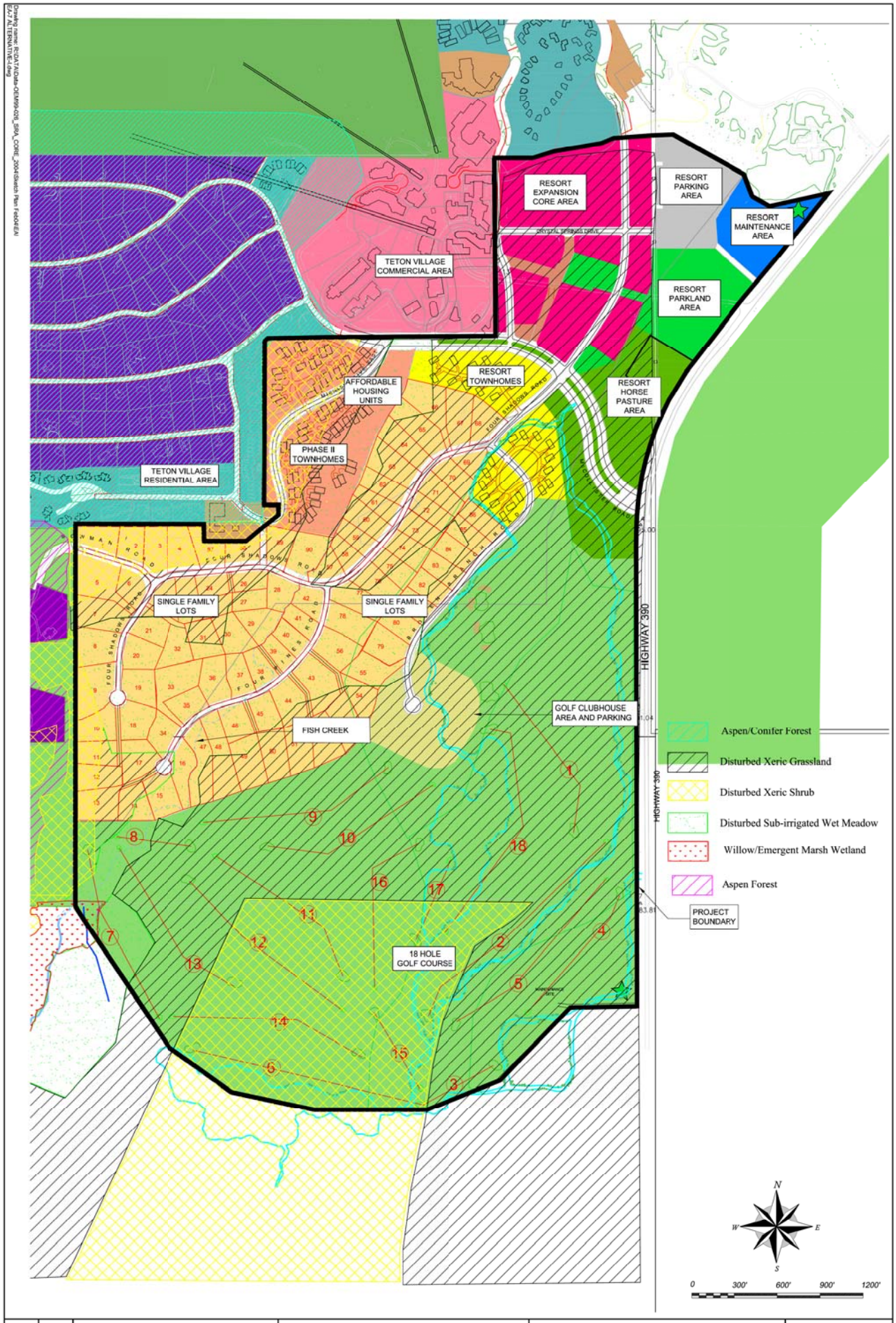
Date: 02-24-04
Rev. Date:



EA7

PROJECT TITLE:
TETON VILLAGE EXPANSION
MASTER PLAN
ENVIRONMENTAL ANALYSIS

PROJECT NUMBER: 99-026

DRAWING TITLE:
ALTERNATIVE I
TETON VILLAGE EXPANSION
RESORT MASTER PLAN - 1/30/02

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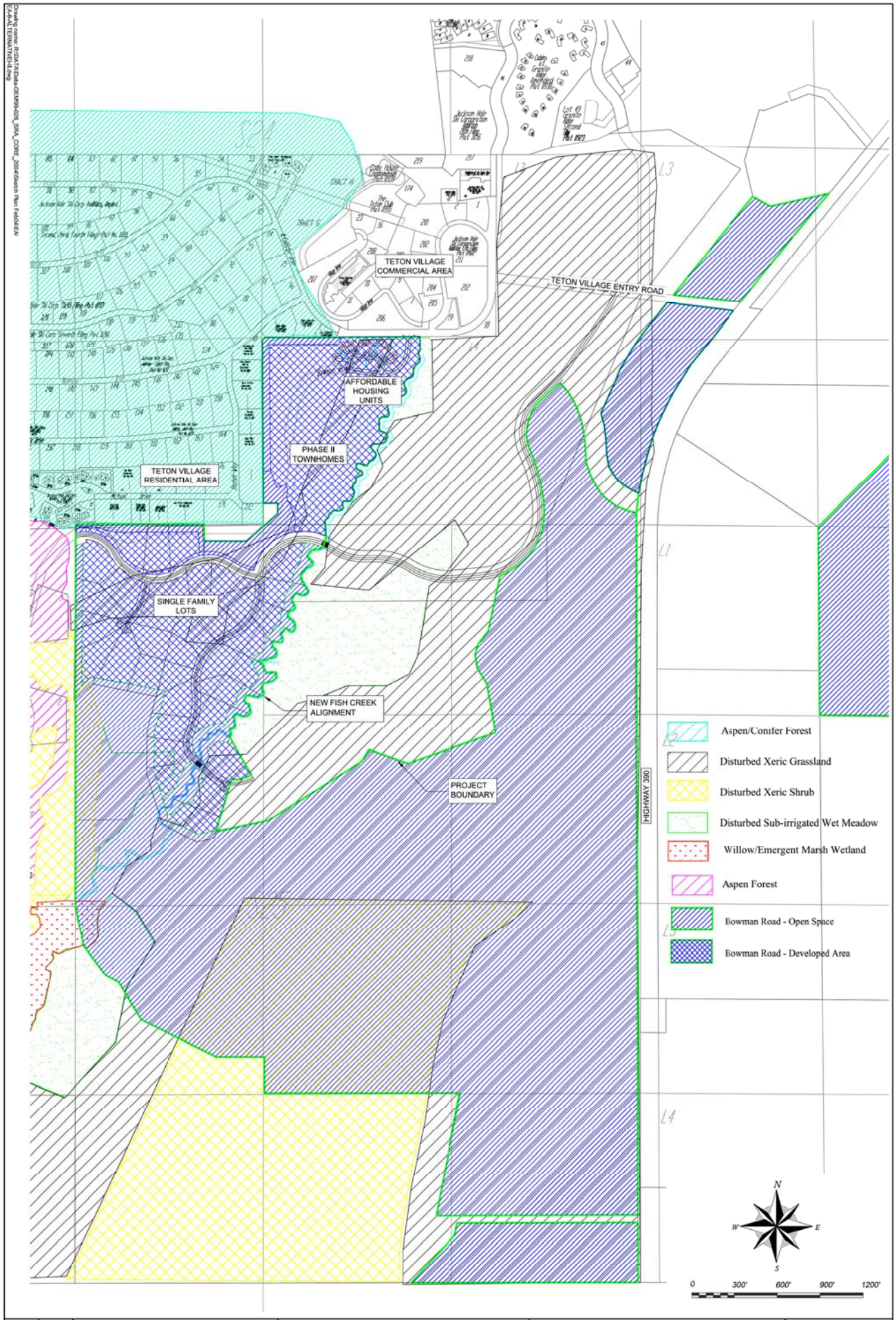
Date: 02-23-04
Rev. Date:



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EA8

99-026

PROJECT TITLE:
TETON VILLAGE EXPANSION
MASTER PLAN
ENVIRONMENTAL ANALYSIS

DRAWING TITLE:
ALTERNATIVE II
BOWMAN ROAD
FINAL DEVELOPMENT PLAN - 5/23/03

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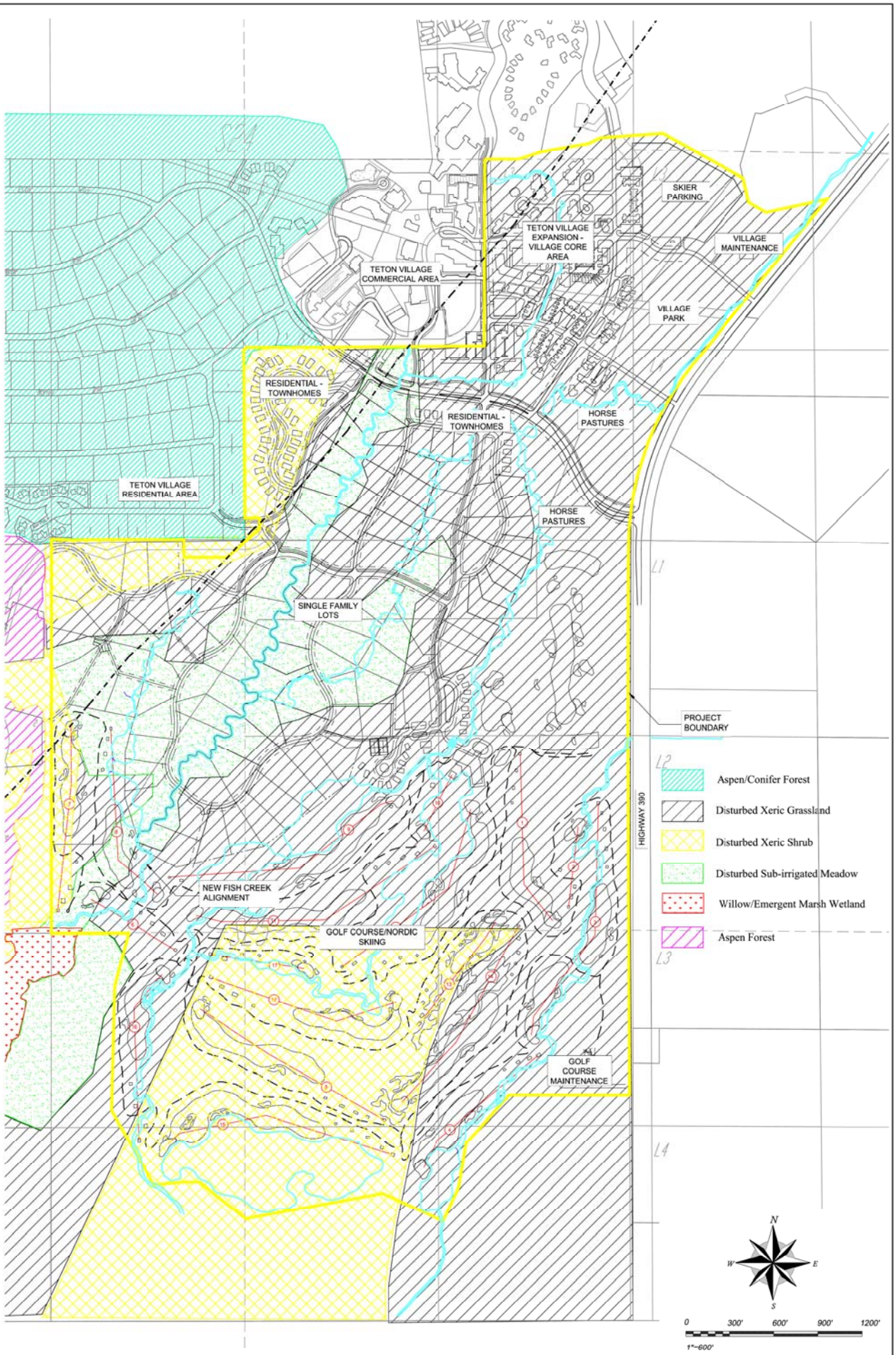
Prepared By: AMF/MSB
Date: 02-27-04
Rev. Date:



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DRAWING NUMBER: EA9	PROJECT NUMBER: 99-026	PROJECT TITLE: TETON VILLAGE EXPANSION MASTER PLAN ENVIRONMENTAL ANALYSIS	DRAWING TITLE: ALTERNATIVE III PROPOSED DEVELOPMENT	RENDEZVOUS ENGINEERING, P.C. P.O. BOX 4858 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334	Prepared By: JFH Date: 022204 Rev. Date:

Granite Ridge Subdivision to the north, more than 85% of the total acreage is owned by the applicant (Snake River Associates) or its family members. The potential for future expansion of any type is seriously limited by current development, conservation easements, US Forest Service land, and Grand Teton National Park. The only major exception is to the south, where additional development could occur on private and state-owned land.

Endangered Plant and Vertebrate Species

A thorough survey of plants and animals within the project area was conducted during the 2-year comprehensive wetland delineation. No endangered plant or vertebrate species were observed within the project area or on adjacent lands surveyed. Canada lynx habitat has been identified at higher elevations at the Jackson Hole Mountain Resort however, the impacts of the existing base area development has precluded the suitability of the lower mountain area for Lynx utilization (Spencer *pers. comm.* 2003). The USFS is currently finalizing the Lynx Analysis Unit Maps for the Bridger-Teton National Forest at the Jackson Hole Mountain Resort. These maps will clearly identify suitable lynx habitat on the forest and major projects that require tree removal will most likely not be allowed within the lynx habitat. In other ski area communities (Vail, Beaver Creek and Aspen), the USFWS has determined, in the Biological Assessment phase, that base area development is not considered to cumulatively impact lynx habitat on the adjacent National Forest because the existing development has already rendered those areas unsuitable (Ozawa *pers. comm.* 2003). Both the USFWS and the USFS are concentrating on those areas that have thick stands of spruce and fir and support sustainable snowshoe hare populations for protection for the Canada lynx. Neither the Bridger-Teton National Forest nor the USFWS have identified growth at the base of the ski area as having a cumulative impact or "takings" on lynx utilization at the Jackson Hole Mountain Resort (Spencer *pers. comm.* 2003).

Alternative Site Design Analysis

An alternative site design analysis based solely on "habitat-based considerations" that result in the selection of alternatives that "avoid and minimize negative impacts to protected resources" did not seem appropriate considering the complete avoidance and minimization of negative impacts to protected species presented in all three alternatives. The analysis of alternatives will discuss habitat-based considerations, including vegetative covertypes and habitat enhancements. The three alternatives discussed in this section were chosen in agreement with Teton County Planning Department personnel during a February 25, 2004 EA meeting.

These alternatives are as follows:

- Alternative I- Teton Village Expansion Master Plan (TVEMP) submitted on January 30, 2002
- Alternative II- Bowman Road PRD submitted on May 23, 2003
- Alternative III- Teton Village Expansion Master Plan (TVEMP) submitted March 1, 2004

The following tables compare the differences between the alternatives in terms of the size of each component (Table 3), the impacts relative to vegetative cover types (Tables 4-8),

and proposed enhancements (Table 9). Note: All numbers listed in the following tables were provided by Rendezvous Engineering.

TABLE 3. TOTAL ACRES PER DEVELOPMENT COMPONENT

*A 42-acre Conservation Easement is proposed adjacent to and southeast of the project boundary. Because this proposal is not part of the development submittal, the acreage is not included in the acreage or percent cover comparisons. The applicant understands that this land is not considered "Open Space" by Teton County definitions.

Alternative	Alternative I TVEMP Submitted 1/30/02		Alternative II Bowman Road Submitted 5/23/03		Alternative III TVEMP Proposed	
	Acres	% Cover	Acres	% Cover	Acres	% Cover
Component						
Village Core (w/ Skier Parking)	51	10	0	0	56	11
Residential	157	33	60.7	14	162	32
Golf Course/Nordic Center	238	50	0	0	254	49
Perimeter Lands	34	7	0	0	39	8
Open Space	0	0	367.6	86	42*	*
Total	480±	100	428.3	100	511±	100

TABLE 4. VILLAGE CORE VEGETATIVE COVERTYPE COMPARISON

Alternative	Alternative I TVEMP Submitted 1/30/02		Alternative II Bowman Road Submitted 5/23/03		Alternative III TVEMP Proposed	
	Acres	% Cover	Acres	% Cover	Acres	% Cover
Vegetative Type						
Disturbed Xeric Grassland	51	100	0	0	53.7	96
Disturbed Sub-Irrigated Wet Meadow	0	0	0	0	2.1	3.7
Disturbed Xeric Shrub	0	0	0	0	0.2	0.3
Aspen/Conifer Forest	0	0	0	0	0	0
Willow/Emergent Marsh Wetland	0	0	0	0	0	0
Total	51	100	0	N/A	56	100

TABLE 5. RESIDENTIAL TRACT VEGETATIVE COVERTYPE COMPARISON

Alternative	Alternative I TVEMP Submitted 1/30/02		Alternative II Bowman Road Submitted 5/23/03		Alternative III TVEMP Proposed	
	Acres	% Cover	Acres	% Cover	Acres	% Cover
Vegetative Type						
Disturbed Xeric Grassland	70	45	15.5	25.5	80	49
Disturbed Sub-Irrigated Wet Meadow	64	41	29.7	49.0	60	37
Disturbed Xeric Shrub	23	14	15.5	25.5	22	14
Aspen/Conifer Forest	0	0	0	0	0	0
Willow/Emergent Marsh Wetland	0	0	0	0	0	0
Total	157	100	60.7	100	162	100

TABLE 6. GOLF COURSE/NORDIC CENTER VEGETATIVE COVERTYPE COMPARISON

Alternative	Alternative I TVEMP Submitted 1/30/02		Alternative II Bowman Road Submitted 5/23/03		Alternative III TVEMP Proposed	
	Acres	% Cover	Acres	% Cover	Acres	% Cover
Vegetative Type						
Disturbed Xeric Grassland	167	70	0	0	163	64
Disturbed Sub-Irrigated Wet Meadow	8	3.3	0	0	8.7	3.5
Disturbed Xeric Shrub	62.4	26.5	0	0	82.3	32.5
Aspen/Conifer Forest	0	0	0	0	0	0
Willow/Emergent Marsh Wetland	0.6	0.2	0	0	0	0
Total	238	100	0	N/A	254	100

TABLE 7. PERIMETER LANDS VEGETATIVE COVERTYPE COMPARISON

Alternative	Alternative I TVEMP Submitted 1/30/02		Alternative II Bowman Road Submitted 5/23/03		Alternative III TVEMP Proposed	
	Acres	% Cover	Acres	% Cover	Acres	% Cover
Vegetative Type						
Disturbed Xeric Grassland	34	100	0	0	39	100
Disturbed Sub-Irrigated Wet Meadow	0	0	0	0	0	0
Disturbed Xeric Shrub	0	0	0	0	0	0
Aspen/Conifer Forest	0	0	0	0	0	0
Willow/Emergent Marsh Wetland	0	0	0	0	0	0
Total	34	100	0	N/A	39	100

TABLE 8. OPEN SPACE VEGETATIVE COVERTYPE COMPARISON

Alternative	Alternative I TVEMP Submitted 1/30/02		Alternative II Bowman Road Submitted 5/23/03		Alternative III TVEMP Proposed	
	Acres	% Cover	Acres	% Cover	Acres	% Cover
Vegetative Type						
Disturbed Xeric Grassland	0	0	287.1	78.2	42	100
Disturbed Sub-Irrigated Wet Meadow	0	0	17.3	4.7	0	0
Disturbed Xeric Shrub	0	0	62.3	16.8	0	0
Aspen/Conifer Forest	0	0	0	0	0	0
Willow/Emergent Marsh Wetland	0	0	0.9	0.3	0	0
Total	0	N/A	367.6	100	42*	100*

*A 42-acre Conservation Easement is proposed adjacent (southeast) to the project boundary. Because this proposal is not part of the development submittal, the acreage is not included in the acreage or percent cover comparisons. The applicant understands that this land is not considered "Open Space" by Teton County definitions.

TABLE 9. PRESENCE OF ENHANCED FEATURES WITHIN EACH ALTERNATIVE

Alternative		Alternative I TVEMP Submitted 1/30/02	Alternative II Bowman Road Submitted 5/23/03	Alternative III TVEMP Proposed
Restoration of Fish Creek		Y*	Y	Y
Ellen Creek Wildlife Ponds		Y	Y	Y
Edmiston Wildlife Ponds		N	N	Y
Trumpeter Swan Ponds		N	N	Y
Golf Course Ponds		Y	N	Y
Granite Ditch Cottonwood Corridor		Y	N	Y
Last Chance Ditch Cottonwood Corridor		Y	N	Y
Aspen and Spruce Landforms		N	N	Y
Sage and Xeric Grassland Landforms		N	N	Y

* Restoration of Fish Creek was planned in conjunction with Alternative I. This plan was only conceptual at the time of submittal, however, and therefore does not appear on the Alternative I figure (Figure EA7).

VISUAL ANALYSIS

The visual analysis for the Teton Village Expansion Master Plan is included as a separate document within the March 1, 2004 submittal. This document was prepared by Rendezvous Enignieering and CIVITAS.

RECOMMENDATIONS RELATED TO HUMAN USES OF THE PROPERTY

- Native plant species should be used within the Fish Creek setbacks.
- Native plant species should be used in additional landscaping of open areas however, non-native species adjacent to human structures is encouraged to deter wildlife from these areas and reduce negative human and wildlife interactions.
- Trash should be stored in bear-proof areas.
- All human and pet wildlife contact should be kept to a minimum. Dogs should be kept under control around wildlife particularly during winter months. Over-exertion of large mammals in the winter can be fatal and should be prevented.

HABITAT ENHANCEMENT PLAN

Proposed habitat enhancements within the Teton Village Expansion Master Plan include:

1. Restoration of Fish Creek
2. Ellen Creek Wildlife Ponds
3. Edmiston Wildlife Ponds
4. Trumpeter Ponds
5. Golf Course Ponds
6. Granite Ditch Cottonwood Corridor
7. Last Chance Ditch Cottonwood Corridor
8. Aspen/Spruce Landforms
9. Sage/Xeric Grassland Landforms

The general location and layouts of each of these features is depicted in Figure EA10. Descriptions of each of these features including design components, revegetation species and expected enhanced habitat values are listed below. The formal, permitted design for the restoration of Fish Creek is located in Appendix B of this report.

To fully understand the positive impacts of the proposed habitat enhancements, one must first evaluate the existing site conditions and habitat values of the proposed project area. As stated throughout this EA, the Teton Village Expansion Master Plan Project Area is characterized by its historic agricultural use. The project area has been used for cattle and hay production since 1899, when the first water rights were filed. The topography, vegetative cover types and hydrology throughout the project area and adjacent lands were significantly altered to facilitate agricultural operations. The landscape was plowed and leveled to allow for flood irrigation, native vegetation was removed throughout much of the project area and introduced pasture grasses were planted, the hydrology was altered by diverting flows from Granite Creek, the Snake River and Ellen Creek to flood irrigate, and the first ¼ mile of Fish Creek was channeled.

Fish Creek is the only protected resource found within the project area. Fish Creek is in a degraded condition throughout the property and is limited by straightened channel features, a lack of pool habitat, and a lack of native bank vegetation and overhead cover. No wildlife habitat types protected by the NRO are available within the project area. The lack of cover and suitable aquatic features throughout the project area make it unsuitable for those species whose habitats are protected by the NRO. The lack of diversity in vegetation limits the wildlife usage to primarily small mammals, coyotes and raptors.

1. *Fish Creek Restoration*

The restoration of Fish Creek includes restoration of a natural meander pattern to decrease stream velocities, eliminate down cutting and increase habitat diversity; excavation of pools and construction riffles to provide feeding and resting habitat for Snake River cutthroat trout; and revegetation of the constructed channel and buffer strips with:

- 2,200 native willows (*Salix bebbiana, Salix geyeriana, Salix Boothii*) grown from seed collected on downstream reaches of Fish Creek

- 67,931 ft^2 (1.56 acres) of Wetland Sod pre-grown with sedges, rushes and grasses (*Carex nebrascensis, Carex utriculata, Juncus balticus, Deschampsia cespitosa, Calamagrostis Canadensis, Juncus ensifolius*) to provide immediate water quality protection, long-term bank stability, cover and habitat diversity

- 653,400 ft^2 (15 acres) of native grass seeding (*Agrostis scabra, Beckmania syzigachne, Deschampsia caespitosa, Juncus balticus, Poa palustris, Puccinellia airoides, Bromus marginatus, Calamagrostis canadensis, Hordeum brachyantherum, Pascopyrum smithii, Elymus canadensis*)

The restoration design is based on stream geomorphological characteristics measured at downstream reference sections located just south of the project area. Design components were analyzed using a HEC-RAS model. A hydrologic analysis conducted by Rendezvous Engineering and conditionally approved by FEMA concluded that the proposed cross-sections and setbacks encompass the 10-year, 100-year and 500-year floodplains of Fish Creek. The revegetation plan includes: fencing of willows for 2 years to protect them from ungulate herbivory through establishment; weed control throughout the construction and revegetated areas for 3 years to prevent the establishment of noxious weeds; and protective construction/silt fencing along the 50-foot and 33-foot setbacks to protect the restoration area from ongoing construction activities. Channel construction will take place in April when this section of Fish Creek is dry and impacts to downstream water quality are preventable. The restoration of Fish Creek has been reviewed extensively by the U.S. Army Corps of Engineers, Wyoming Game & Fish Department, FEMA and the Teton Conservation District. Each of these agencies are very supportive of the restoration plan and have identified enhanced habitat values for Snake River cutthroat trout and other native species as a primary benefit.

2. & 3. Ellen Creek and Edmiston Wildlife Ponds
The Ellen Creek and Edmiston wildlife ponds are located within the single-family lots. The ponds are proposed to be a series of productive wetlands with variable, vegetated shorelines. Open water areas will be fragmented by sinuous shorelines and peninsulas to maximize available habitat for waterfowl, shorebirds and songbirds. The proposed revegetation plans include many of the same species as proposed for Fish Creek and are intended to promote the ecological function of the ponds within the surrounding natural landscapes to the south. Wildlife species expected to utilize these ponds include moose, waterfowl, shorebirds, songbirds, small mammals and raptors. Detailed designs will be included with the Final Development Plan.

4. Trumpeter Ponds
The trumpeter ponds are located at the southern most end of the development. These ponds are a primary source of material for the proposed project and due to their large size and location away from roads and buildings have been identified as ideal locations for seasonal trumpeter swan habitat. As the planning process moves forward, the applicant plans to work closely with Susan Patla and Bill Long of the Wyoming Game & Fish Department to design the perimeter shorelines and revegetation plans to benefit trumpeter

swans. These ponds will not be open during the winter months and therefore, will provide spring, summer and fall habitat for the resident population.

5. Golf Course Ponds

Although the primary goal of the golf course ponds is aesthetics, like all of the other water features, they will be designed to meet the grading and revegetation standards in the Land Development Regulations. They will have 5:1 side slopes for at least fifty percent of the shoreline length and have sufficient, vegetated shallows to promote their function as wildlife habitat. Only native species will be used around the perimeter of the ponds.

6. & 7. Granite Ditch and Last Chance Ditch Cottonwood Corridors

The Granite Ditch and Last Chance Ditch Cottonwood Corridors are proposed to promote the scenic and wildlife values of the historic irrigation systems through the property. Each of these ditches will be lined with native cottonwoods grown from seed collected in Teton County at a spacing interval of one tree per ten feet. They will also be planted with *Salix exigua* and adjacent lands will be planted with native grasses. These cottonwood corridors will provide perching habitat for raptors and an abundance of habitat for migratory songbirds. In addition these corridors will provide valuable scenic, screening benefits and are designed to mimic historic agricultural features found on lands to the north in Grand Teton National Park.

8. Aspen/Spruce Landforms

The aspen/spruce landforms are located within the single family lots. As with the cottonwoods and willows on the site, the aspens are being grown from seed collected in Teton County. The landforms are designed to mimic moraine features found to the north and will be planted with native species including: *Populus tremuloides, Picea engelmannii Prunus virginiana, Rosa woodsii, Sheperdia Canadensis, Symphoricarpos oreophilus var. utahensis, Balsamorhiza sagittata, Lupinus sericeus, Eriogonum subalpinum, Castilleja miniata, Geum triflorum, Pascopyrom smithii, Elymus cinereus, Pseudoroegneria spicata, Festuca idahoensis, Koeleria macrantha and Achillea milefolium*.

9. Sage/Xeric Grassland Landforms

The sage/xeric grassland landforms are located within the golf course/Nordic skiing area. These landforms are also designed to mimic moraine features found to the north and will be planted with native species including *Artemesia tridentate, Purshia tridentate, Balsamorhiza sagittata, Lupinus sericeus, Eriogonum subalpinum, Geum triflorum, Pascopyrom smithii, Elymus cinereus, Pseudoroegneria spicata, Festuca idahoensis, Koeleria macrantha, Stipa hymenoides, Stipa comata and Achillea milefolium*.

CONCLUSION

The existing site conditions of the natural resources found within the Teton Village Expansion Master Plan limits the availability of wildlife habitat for species protected under Section 3240 of the LDRs. The location of the project is unique in that it is not located in the NRO and it consists of disturbed agricultural habitat types that are not considered valuable for those species protected in the NRO. The conclusion of this EA is

that the proposed project will have no negative impacts on wildlife habitat for species protected in the NRO because these habitat types do not currently exist on the property. Restoration and enhancement plans will have a positive impact on the aquatic and upland resources found on the site and will most likely result in an increase in wildlife utilization.

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APPENDIX A – PHOTOGRAPHY

List of Photographs

Photo # 1 – Existing Conditions on Fish Creek.
Photo # 2 – Disturbed, Agricultural Meadow Cover Type.
Photo # 3 – Fish Creek (headwaters).
Photo # 4 – Disturbed, Agricultural Meadow Cover Type.
Photo # 5 – Disturbed, Xeric Shrub Cover Type in the Proposed Open Space Area.

Photo # 1 – Existing Conditions on Fish Creek.

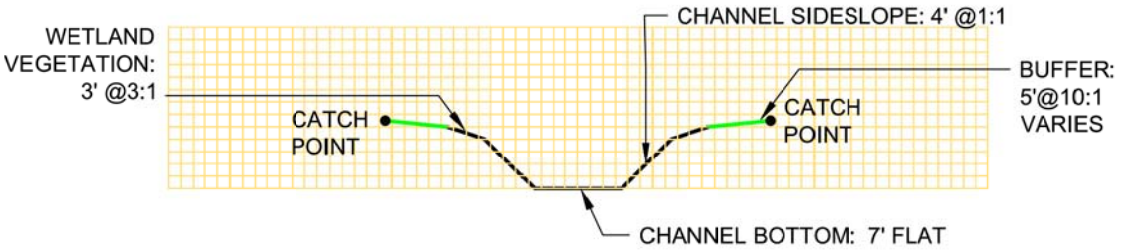
Photo # 2 – Disturbed, Agricultural Meadow Cover Type.

Photo # 3 – Fish Creek (headwaters).

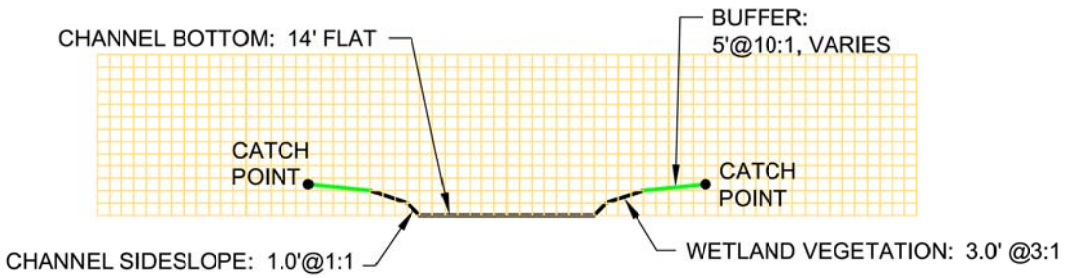
Photo # 4 – Disturbed, Agricultural Meadow Cover Type.

Photo # 5 – Disturbed, Xeric Shrub Cover Type in the Proposed Open Space Area.

APPENDIX B – HABITAT ENHANCEMENT PLANS



LOWER POOL SECTION



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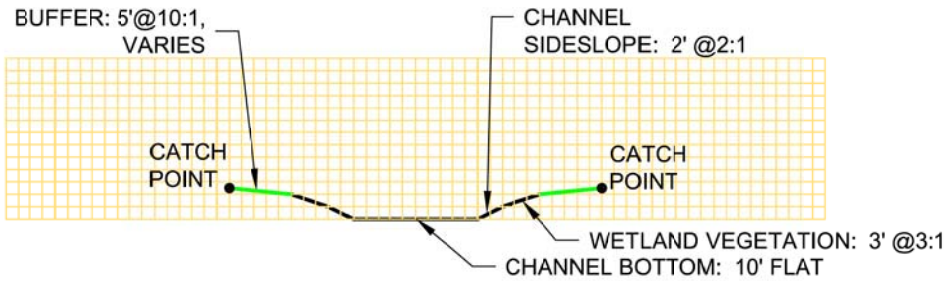

LOWER CONNECTOR SECTION

NOTE: CATCHPOINT REPRESENTS THE POINT WHERE THE CHANNEL EXCAVATION INTERSECTS THE ADJACENT GROUND SURFACE

EXHIBIT 1A
LOWER REACH TYPICAL CHANNEL CROSS-SECTIONS FISH CREEK RESTORATION

SCALE: 1" = 10'

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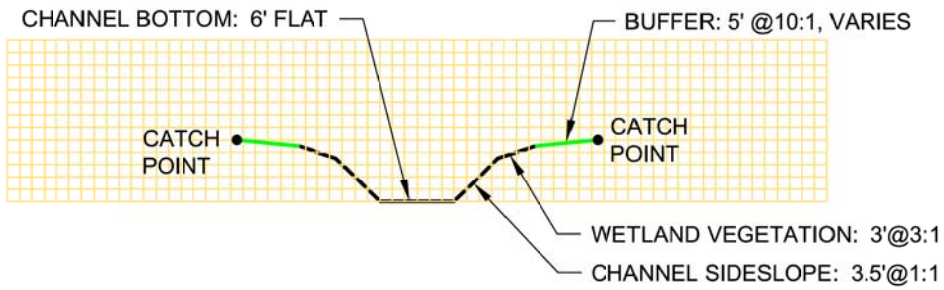
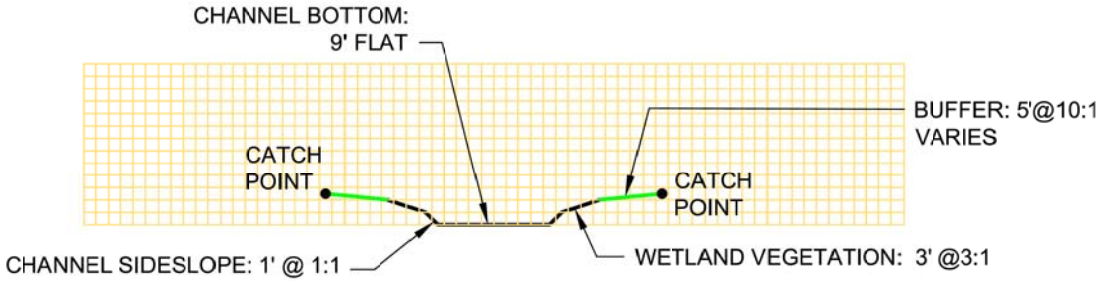


MIDDLE POOL SECTION



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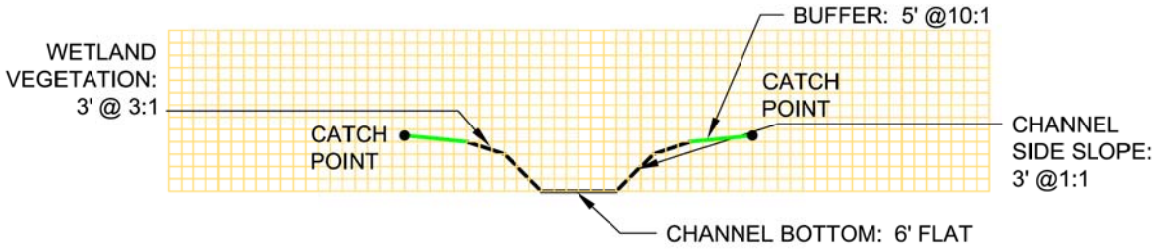

MIDDLE CONNECTOR SECTION

NOTE: CATCHPOINT REPRESENTS THE POINT WHERE THE CHANNEL EXCAVATION INTERSECTS THE ADJACENT GROUND SURFACE

EXHIBIT 1B
MIDDLE REACH TYPICAL CHANNEL CROSS-SECTIONS FISH CREEK RESTORATION

SCALE: 1" = 10'

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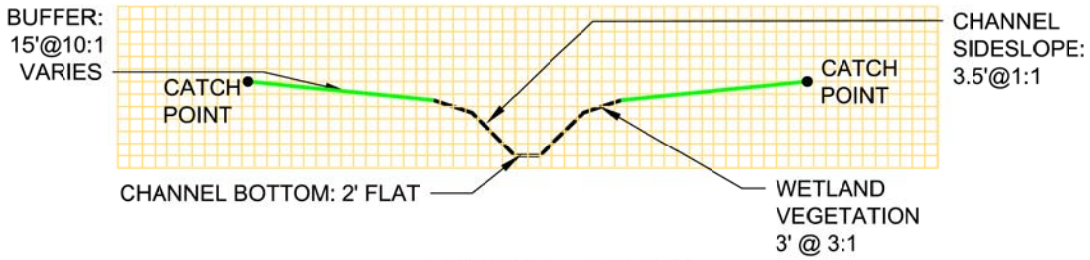
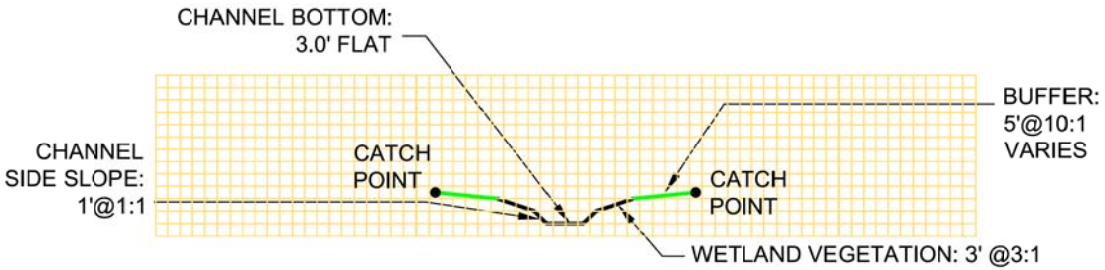


UPPER POOL SECTION



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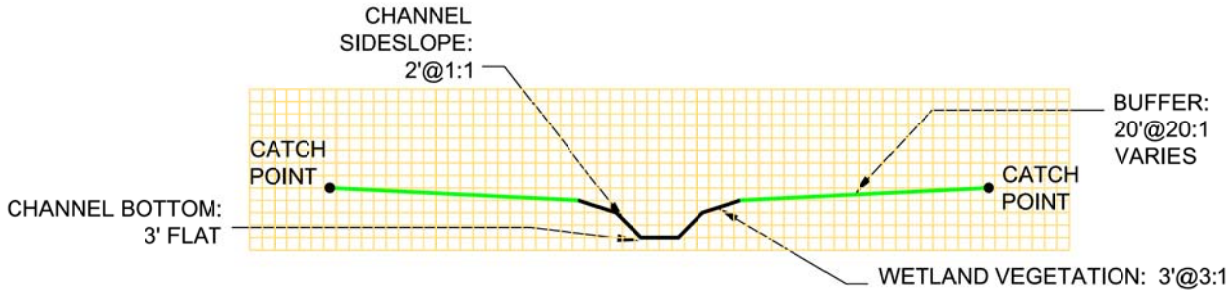

UPPER CONNECTOR SECTION

NOTE: CATCHPOINT REPRESENTS THE POINT WHERE THE CHANNEL EXCAVATION INTERSECTS THE ADJACENT GROUND SURFACE

EXHIBIT 1C
UPPER REACH
TYPICAL CHANNEL
CROSS-SECTIONS
FISH CREEK
RESTORATION

SCALE: 1" = 10'

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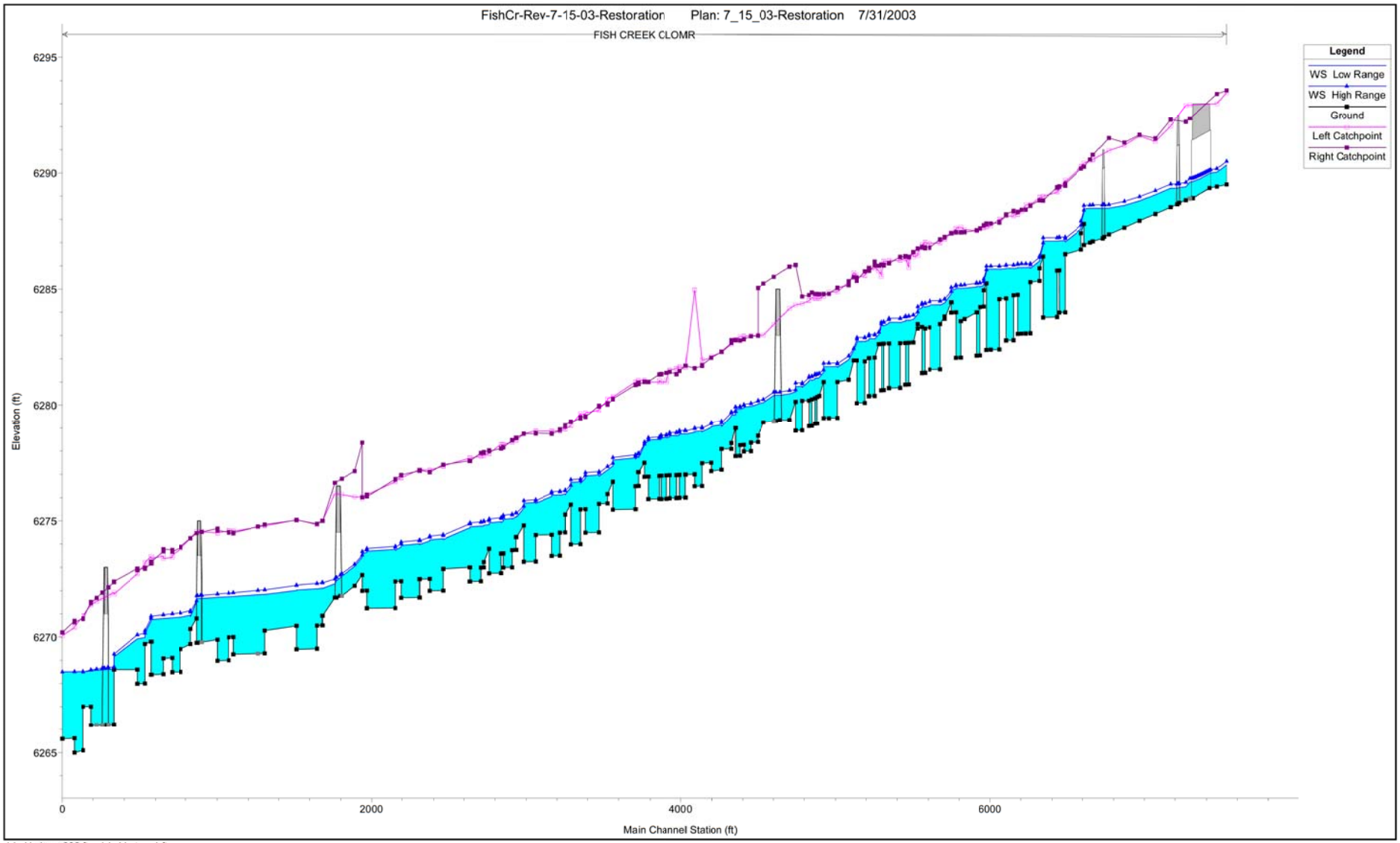

1 in Horiz. = 600 ft 1 in Vert. = 4 ft

APPENDIX C – ACOE WETLAND VERIFICATION LETTER, ACOE/FWS/DEQ NW27 AUTHORIZATIONS, WG&FD LETTER OF SUPPORT, FEMA CLOMAR

APPENDIX D – STATEMENT OF QUALIFICATIONS

Statement of Qualifications

KATHERINE M. SALSBURY
Co-President, Intermountain Aquatics, Inc.

Education:
M.S. in Rangeland Ecology and Watershed Management, University of Wyoming-Laramie, Wyoming
May, 1999.

B.S. in Environmental, Population and Organismic Biology, University of Colorado-Boulder, Colorado
May, 1996.

Related Experience:
Co-owner and Principal, Intermountain Aquatics, Inc. Driggs, ID. 1998-present
Sample of Projects Completed:
Silver Creek Trout Habitat Restoration and Enhancement Project
Three Channel Spring Creek Trout Habitat Restoration and Enhancement Project
Price Spring Creek Trout Habitat Restoration and Enhancement Project
Spring Creek Trout Habitat Restoration and Enhancement Project
Comprehensive Wetland Delineation and Hydrologic Groundwater Study to Delineate the Extent of Irrigation Induced Wetlands on 640 acres
Wetland Delineations
Baseline Inventories for the Jackson Hole Land Trust
Environmental Analyses for Teton County Land Owners

Graduate Research Assistant, University of Wyoming, Laramie, Wyoming 1996-1998
Conducted an evaluation of a trout habitat restoration project
Designed a trout habitat restoration plan for 4 ½ miles of a creek in south central Wyoming
Applied for and received a Riparian Habitat Improvement grant from the Wyoming Game and Fish Department
Developed design criteria for instream restoration structures
Developed guidelines for completing successful instream restoration projects

Related Coursework:

Field Biology, Field Ecology, Field Ornithology, Mammalogy, Botany, Limnology, Comparative Environmental Physiology, Fisheries Management, Watershed Management, Stream Habitat Management, Hydrology, Range Survey and Utilization, Wetlands Delineation Training

Awards and scholarships:

Award for the "Best Graduate Student Paper and Presentation" at the Wyoming Chapter of the American Water Resources Association annual meeting, December, 1997.
Recipient of the Vern Bressler Fisheries Scholarship, September, 1997.
Recipient of a grant from the Wyoming Council of Trout Unlimited for research conducted on instream restoration projects in south central Wyoming, August, 1997.
Recipient of an Undergraduate Research Opportunities grant to study the calls of the two flycatcher species from the University of Colorado, August, 1994.

Activities and Organizations:

President, University of Wyoming Student Chapter of the American Water Resources Association. 1996-1997.

Professional Affiliations: National Society of Consulting Soil Scientists, American Fisheries Society, American Water Resources Association, Wyoming Riparian Association, Society for Range Management

Publications:

"Development and Application for Instream Restoration Structures in a Rocky Mountain Stream." Laramie, WY, December, 1999.

OUTLINE OF TERMS AND CONDITIONS

I. General Prefatory Information (Affidavit Affecting Title)

This section includes the Affidavit Controlling Title and related materials. It will affirm approval of the PUD District approval for the Resort Master Plan, approval of the Master Plan, and approval of the Terms and Conditions. It will express that the Terms and Conditions serve as the development standards and regulations for the Resort Master Plan.

II. Rules of Construction and Definitions

This section will establish the rules of construction and definitions that control the Terms and Conditions. For example, the definitions section will define each of the general category of uses allowed in the Resort Master Plan (residential uses, commercial uses, institutional uses, lodging uses and resort support uses), as well as other terms that are important to establishing the terms and conditions for the development (e.g., property, Snake River Associates, Teton Village Association, average peak occupancy, etc.). Finally, this section will establish who has the authority to make interpretations of the Terms and Conditions, and establish a formal procedure by which the property owner can seek an interpretation.

III. Standards and Conditions

This third section consists of the Terms and Conditions. The Terms and Conditions are divided into a number of different subsections.

A. Purpose and Objectives

This subsection spells out the general purpose and objectives of the Resort Master Plan:

- To establish a comprehensive development plan for the Resort Master Plan that allows the village, as a whole, to grow into a coherent resort community within a permanent boundary framed by open lands;

- To develop Terms and Conditions that allows the County, the property owner and the Teton Districts to regulate and control the Resort Master Plan as an integrated part of Teton Village.

B. Subject Property

This subsection will identify the property that is subject to the Resort Master Plan. This will be done through a map and by a general textual description of the property.

C. Boundaries of PUD District

This subsection will identify the boundaries of the PUD District for the Resort Master Plan. It will be done in map form. These boundaries will be co-terminus with the property boundaries described above.

D. Master Plan

This subsection will include the Master Plan developed for the Resort Master Plan. It will be done in both graphic and tabular form. The Master Plan will identify the different development tracts:

- Village Core
- Residential
- Horse Pasture North
- Horse Pasture South
- Golf Course
- Village Park
- Skier Parking
- Village Maintenance

It will also establish the general development parameters for the Resort Master Plan (gross acres, different land uses, open lands, civic and community facilities, etc.).

E. Development Parameters for the Master Plan

This subsection will establish in detail the development parameters for the Master Plan.

1. Land Uses

a. **Land Uses (General).** This subsection will spell out the land uses and their densities/intensities for the entire Master Plan. This will be done in both graphic and tabular form.

b. **Land Uses by Development Tract.** This subsection will spell out the land uses and their densities/intensities for each of the individual development tracts in the Master Plan.

c. **Phasing of the Land Uses.** This subsection will establish the phasing schedule for the Master Plan. The phasing schedule will allow for the phasing of land uses in different development tracts over time. While this phasing schedule will provide a general framework of phasing for the project, the intent is to allow the property owner flexibility to respond to market conditions, as well as coordinate development activities with the Teton Village development to ensure for an integrated Teton Village development.

ENVIRONMENTAL ANALYSIS - *ADDENDUM*

FOR THE

Teton Village Expansion Master Plan

May 28, 2004

Prepared by: Katie Salsbury

INTERMOUNTAIN AQUATICS INC.

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www.intermountainaquatics.com

The purpose of this addendum is to specifically address points raised in the April 1, 2004 memo from Amy Shea to Randy Bosch regarding the EA and Conceptual NRMP Review for Teton Village Expansion Master Plan.

1. "Perimeter Lands" are described on page 7 of the EA as **"The perimeter open lands are located just east of the "Village Core", separating it from the Moose-Wilson Road. It consists of 19 acres of horse pasture, a 14-acre park, and 7 acres set aside for maintenance operations, for a total of 40 acres."**

2. The Teton Fault line runs through the project area from north to south. According to the Geologic Map of Grand Teton National Park, throughout the project area the fault is concealed beneath unfaulted, younger deposits. Please refer to the attached Figure EA1b. Existing Site Conditions with Fault Line for a depiction of this line within the project boundary.

3. An agreement was made between the U.S. Army Corps of Engineers (ACOE), who requested the comments from the U.S. Fish and Wildlife Service (USFW), and the applicant to maintain a 50-foot setback from Fish Creek where it has an average annual flow that exceeds 3 cfs and a 33-foot setback from Fish Creek where it has an average annual flow that does not exceed 3 cfs. These setbacks will be made permanent using a deed restriction that has been approved by the ACOE. Please refer to the attached letter from the ACOE accepting the draft deed restriction language supplied by the applicant.

4. Figure EA1 depicts what is known as Fish Creek from the current McCollister drive south. At this point Fish Creek originates at a culvert and is supplied by waters from Crystal Spring, which is located within the existing village core, and a ditch that runs parallel to the existing village boundary to the east. The applicant plans to re-route this ditch through the proposed village core. This section of ditch is not recognized as Fish Creek or a water of the U.S. by the Army Corps of Engineers. The applicant plans to re-route this ditch through the new village core however, this design is currently at a conceptual stage. A complete plan for this section will be submitted at the Final Development Plan stage.

5. The natural resources addressed in the September 4, 2003 Memo were addressed in a response letter to Nancy Arkin on September 10, 2003. "**During the comprehensive wetland delineation process with ACOE, we had to identify all wetlands and waters of the U.S. on the site. Crystal Springs is located to the north of the project boundary and flows into the "headwaters" of Fish Creek at the culvert located under Mc Collister Drive. It was not addressed in the EA because it is not within the project boundary. The two unnamed creeks that Amy refers to are actually threads of Ellen Creek, which has since been channelized. The depiction of the water features on the property on the USGS Quad is no longer accurate. The depiction of the water features in the Teton County GIS is accurate and shows Fish Creek, Shorty Creek**

and Ellen Creek as the only water courses on the property. To my knowledge we did not leave out any protected resources."

6. Figure EA10 depicts two irrigation ditches, not streams, the Granite Ditch cottonwood corridor and the Last Chance Ditch cottonwood corridor. These are irrigation ditches that carry surface flow water rights to the property and the adjacent lands to the south. A more detailed description of these ditches is outlined on page 17 of the EA, **"The Granite Ditch and Last Chance Ditch Cottonwood Corridors are proposed to promote the scenic and wildlife values of the historic irrigation systems through the property. Each of these ditches will be lined with native cottonwoods grown from seed collected in Teton County at a spacing interval of one tree per ten feet. They will also be planted with *Salix exigua* and adjacent lands will be planted with native grasses. These cottonwood corridors will provide perching habitat for raptors and an abundance of habitat for migratory songbirds. In addition these corridors will provide valuable scenic, screening benefits and are designed to mimic historic agricultural features found on lands to the north in Grand Teton National Park."** These ditches flow through the property and connect with historic irrigation ditches that flow to the School Section to the south.

7. The Edmiston and Ellen Creek ponds were designated as "wildlife" ponds because they maximize the length of sinuous shoreline and have extensive vegetated shallows. These features will also be protected by a proposed 16-foot setback. Specific human use recommendations regarding activities permitted within this setback will be outlined within the Final Development Plan.

8. A comprehensive list of Human Use Recommendations will be included in the Final Development Plan. This list will address the following topics:

    - Native (Habitat Enhancement Areas, Setbacks and Landforms) and Non-native Planting Areas.
    - Fencing
    - Restrictions in Habitat Enhancement Areas
    - Livestock Pasturing (if applicable)
    - Vegetation Alteration
    - Use of Herbicides and Pesticides
    - Wildlife Feeding
    - Pet Control
    - Wildlife Harassment

9. Please see the attached Figure EA 10b which includes the layout of the lots and the proposed landforms. Any conflicts between the home sites, landforms and/or setbacks will be resolved within the Final Development Plan.

10. Detailed habitat enhancement plans for all of the proposed habitat enhancement features will be included in the Final Development Plan. The applicant recognizes that county, state and federal permits will most likely be required for this work.

11. The impacts of the bridge crossings on Fish Creek was analyzed by Rendezvous Engineering and submitted to the U.S. Army Corps of Engineers and FEMA for their professional review. Each agency determined that the crossings would not impact the hydrologic regime of Fish Creek and subsequently issued authorizations for the restored channel of Fish Creek with the proposed crossings in the form of a Nationwide 27 Permit and a Conditional Letter of Map Revision. These permits are included in Appendix C of the EA.

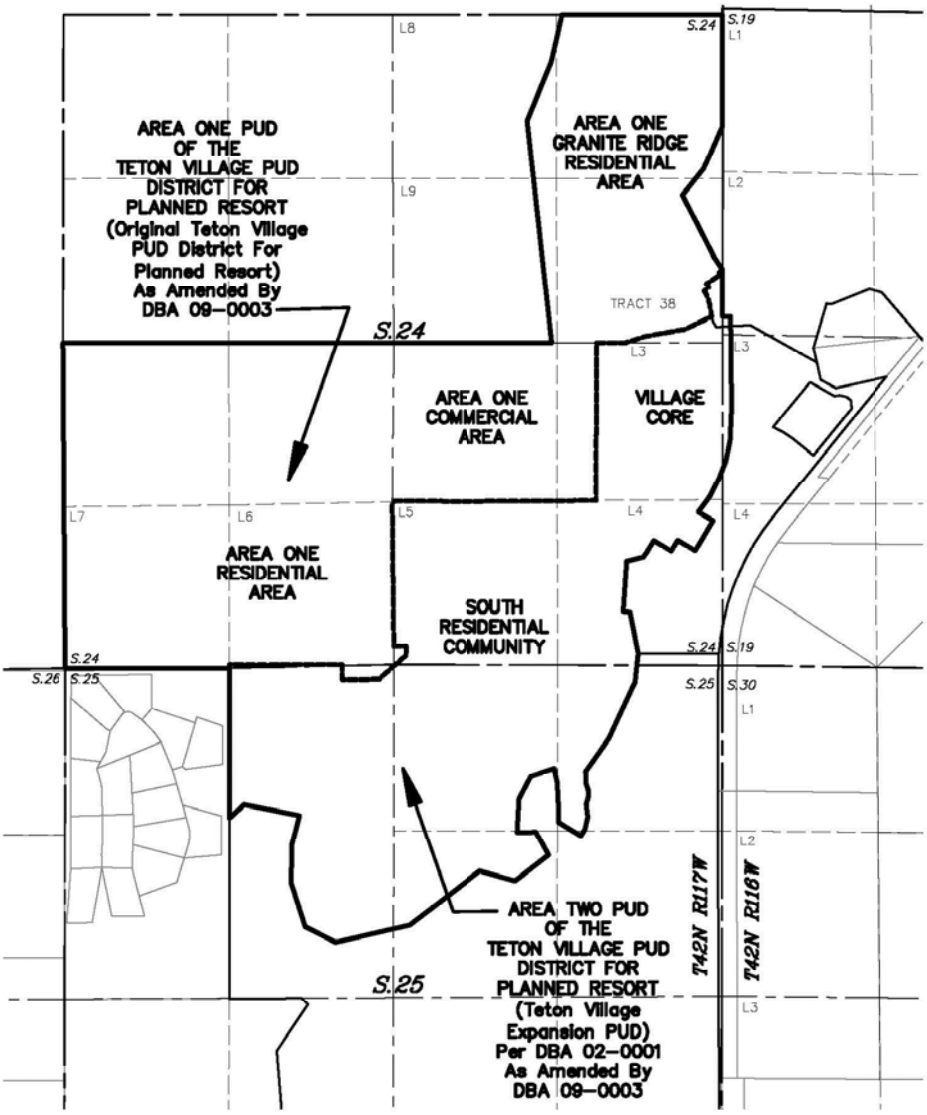
APPENDIX A – REVISED FIGURES

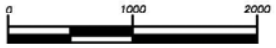
APPENDIX B – ACOE SETBACK AGREEMENT

APPENDIX C – PLANNING DEPARMENT MEMOS

Appendix F

Proposed Map Amendment for PUD District for Planned Resort





Scale: 1 Inch = 1000 Feet

This scale valid only for 11x17 prints.

Prepared November 6, 2009

Proposed Map Amendment
For
PUD DISTRICT FOR PLANNED RESORT

Appendix G
Village Core Design Standards

STREET NETWORK AND STREET DESIGN
- To ensure well-designed streets that can effectively accommodate different modes of transportation while not sacrificing the predominately pedestrian environment needed within the core of the village.
- To create a walking environment composed of urban blocks with a village-like scale.

PEDESTRIAN / BICYCLE NETWORK
- To provide a pedestrian network within the Village Core and to adjacent areas.
- To create links to public plazas, parks, and building entrances.
- To create a bicycle network that links together the Village Core, residential neighborhoods, and off-site

OPEN SPACES, PARKS, AND PLAZAS
- To provide desirable view corridors and access to the mountains and surrounding open lands.
- To maintain or create natural areas as village amenities.
- To interweave a green necklace of linear naturalized open space featuring a watercourse network of natural and manmade drainages through the street block pattern.

BUILDING SITING AND ORIENTATION
- To encourage a pedestrian oriented environment with vital streets.
- To maximize synergies among residential uses, street life, and successful resort businesses and offices.
- To promote activity and safety on the street by providing frequent entries to buildings and uses.

SETBACKS AND BULK
- To create physically well-defined streets.
- To develop an urban form that allows adequate daylight to its buildings and sidewalks.
- To insure that buildings maintain a scale appropriate to a rural ski village.
- To provide a transition between the public realm and the private realm.
- To provide space to locate building appurtenances such as porches, steps, bay windows, and roof overhangs.

PARKING LOTS AND PARKING STRUCTURES
- To provide a vehicular circulation and parking system that provides safe, efficient, and convenient access while minimizing pedestrian/vehicular conflicts.

GENERAL LANDSCAPE CHARACTER
- To support the desired character of the Village Core Expansion, or portions of the Village Core Expansion.

STREETSCAPE
- To reduce the scale and give spatial definition to the street through a consistent tree planting.
- To provide a comfortable zone for walking and other street activities.

BUFFERS
- To provide separation between uses and activities that may conflict with each other.
- To provide visually appealing environments by means of well-designed landscaping.

SURFACE PARKING LOT LANDSCAPING
- To screen parking lots from the street.
- To soften the appearance of parking lots with the addition of landscaping.

ROOFS
- To maintain visual uniqueness of Teton Village and the surrounding natural landscape.
- To maintain the shape of the primary residential roof form.
- To maintain the generally uninterrupted simplicity of a slope roof form, and any attendant architectural forms such as dormers, as seen from the street or public open space.

EXTERIOR CHARACTERISTICS AND MATERIALS

- To avoid large areas of undifferentiated or blank facades.
- To use lasting materials that convey a sense of quality and attention to detail.
- To use materials which reflect regional resources and building traditions.
- To minimize the use of highly reflective metal and glass.

MASSING, BULK AND PROPORTIONS

- To create visually interesting facades.
- To provide human scale and detail.
- To use traditional mountain architecture as a model for new design.

SPECIAL CONDITIONS

- To emphasize important components of a building, such as special interior spaces and corners.
- To border streets and public open space with high quality building facades.

COMMERCIAL/MIXED-USE

- To encourage transparent glazing at the ground floor of retail or food and beverage space to promote visibility of active uses and goods.
- To create human scaled structures with varied forms that define building units and break down the scale of larger buildings.

RESIDENTIAL

- To provide privacy.
- To create both semi public spaces where residents can informally interact with their neighbors, and private spaces where residents can be generally screened from public view.
- To maximize usable spaces.
- To create well proportioned, visually interesting facades with generous amounts and sizes of windows, particularly for facades that face the street or public open spaces.

PARKING GARAGES

- To edges parking garages with active ground floor uses, or locate parking garage so that other buildings with active uses are between them and the street.
- To design a parking garage exposed to a street so that it fits with the character of a village in a rural area.

SERVICE AREAS, LOADING AREAS, AND MECHANICAL EQUIPMENT

- To minimize the visual impact of services areas, refuse storage and mechanical/electrical equipment on streets, open spaces and adjoining development.
- To design rooftop screening elements and penthouses to compliment the architecture, materials and colors of the building.

SIGNAGE

- To respect the 'night sky' lighting objectives of Teton County.
- To provide effective signs that are sensitive to the area's development character.
- To attract and inform visitors without creating sensory overload and clutter.

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I. URBAN DESIGN AND SITE PLANNING

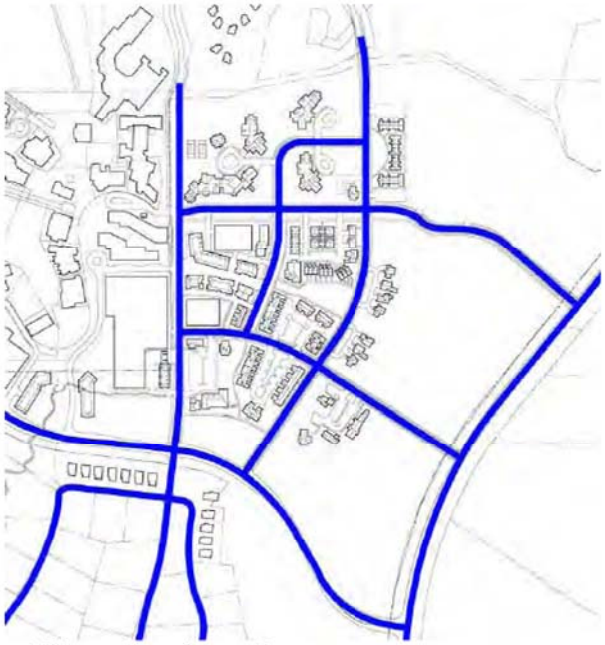
IA. INFRASTRUCTURE FRAMEWORK

IA1. STREET NETWORK AND STREET DESIGN

Objectives:

- *To ensure well-designed streets that can effectively accommodate all modes of transportation.*
- *To create a walking environment composed of regular urban blocks with a village-like scale.*

a. Streets and roadways **shall be** designed for efficient and attractive circulation. Grid and/or modified grid patterns are **recommended** street patterns to maximize connectivity. *See Illustration IA.a.* Within the Village Core, cul-de-sac streets and dead-ends are **discouraged**. *See Illustration IA.b.*
b. The Master Plan delineates a roughly North South East and West net of public ways, modified to fit existing structures, topography, and connected to existing and planned circulation systems.



Village Core Street Patterns

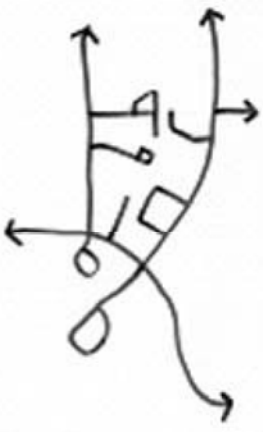
Desired:
Grid or modified grid street patterns maximize connectivity.

Illustration IA.a

IA1.1 Typical street design

a. Streets **shall** include the following elements:
- Wider moving lanes where more traffic is expected or where buses are present.
- Two way traffic with no on street parking.
- Detached sidewalks with street trees and/or other landscaping;
- Except at major intersections with McCollister, no separate left or right turn lanes at intersections.

b. All streets **shall** incorporate public vehicular and pedestrian access either by being publicly dedicated ROWs, or by including public access easements on private streets.



Discouraged:
Cul-de-sacs do not provide pedestrian and vehicular connectivity.

Illustration IA.b

IA1.2. Access to existing and future transit routes

Where applicable, site planning for all development projects **shall** accommodate and encourage bus access into or adjacent to the development. Potential START and local bus routes and terminal are illustrated in the Teton Village Expansion Master Plan. See exhibit 4b.

IA2. PEDESTRIAN / BICYCLE NETWORK

Objectives:

- *To provide a continuous pedestrian path network within the Village Core and to adjacent areas.*
- *To create links to public plazas, parks, and building entrances.*
- *To create a bicycle network that links together the Village Core, residential neighborhoods, and off-site*

bicycle trails.

IA2.1. Typical conditions

Sidewalks

Sidewalks along streets in the Village Core **shall be provided** to improve pedestrian circulation and to maximize pedestrian connectivity. With the exception of Saratoga Road, and Clock Tower Walk, streets **shall** include a minimum 8 feet clear walking zone, buffered from the street by street trees in grates or landscaped street tree cut-outs.

Trails

Off-street bicycle trails **shall** be a minimum of 10 feet wide and be separated from streets be at least an 8 foot planting strip.

a. Where a bicycle trail runs through the Village Green, it shall be separated by at least 10 feet from the face of any building or porch.

b. Where a bicycle trail merges with the pedestrian zone of Clock Tower Walk, it shall become a dismount zone for bicyclists.

IA2.2. Special conditions

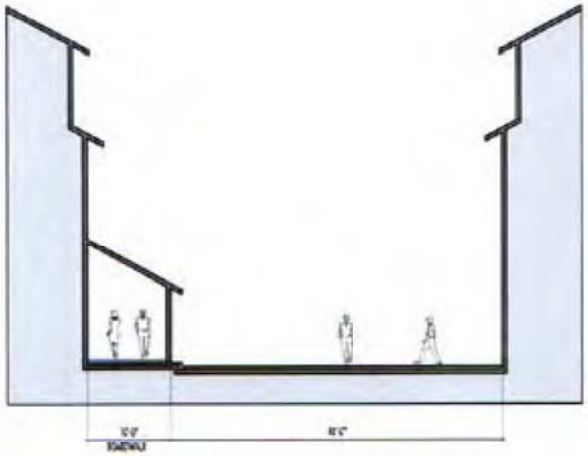
- Clock Tower Walk is primarily a pedestrian street with emergency vehicle access.
- A continuous boardwalk and protective arcade providing uninterrupted pedestrian circulation shall be constructed along building frontages on the south side of Clock Tower Walk. This boardwalk **shall** be a minimum clear width of 10 feet. *See Illustration IA.c.*
- The reminder of the walk shall be composed of paving designed to be both walkable and attractive.
- Outdoor seating for restaurants and cafes may encroach into this space so long as emergency vehicle clearances are maintained.

IA2.3. Pedestrian crossings

Pedestrian crossings at selected intersections **shall** provide special paving treatments in the street to indicate that pedestrians have priority. These intersections are: Clock Tower Walk at Crystal Springs Road; and McCollister Road at Crystal Springs Road. In addition, the pedestrian paving treatment at the Clock Tower Walk/Crystal Springs Road intersection helps to unify the existing Teton Village with the Teton Village Expansion. These elements shall be detailed at the sketch plan submittal stage.

IA2.4. Pedestrian connections

Pedestrian connections **shall** be made to adjacent neighborhoods, the ski resort area, and county path system. *See Illustration IA.d.*



Clock Tower Drive showing covered boardwalk adjacent to the R.O.W.

Illustration IA.c

Pedestrian corridor connects to adjacent neighborhoods and ski resort area.

Illustration IA.d

IA2.5. Pedestrian access to structured parking
Easy and clear pedestrian access shall be provided to and from parking structures that serve the public.

IA3. OPEN SPACES, PARKS, AND PLAZAS
Objectives:

- *To integrate open areas (parks, plazas, greenways, etc.) with the adjoining developments in order to maximize the use of the open space, to provide informal oversight and security; and to take advantage of the open space as an amenity.*
- *To provide desirable view corridors and access to the mountains and surrounding open lands.*
- *To maintain natural areas as village amenity.*
- *To locate Fish Creek and an irrigation ditch along McCollister Road to add to the rural feel of the entry.*
- *To maintain a more rural and regional character along McCollister Road by providing substantial setbacks and landscaping.*
- *To create a more rural and regional sense of place at the entry of the village and resort by locating riding stables at the intersection of McCollister Road and Highway 390.*
- *To interweave a green necklace of linear naturalized open space featuring a watercourse network of natural and manmade drainages through the street block pattern.*
- *To create a linked set of special public open spaces: Clock Tower Walk and Village Green.*

IA3.1. Open spaces in the Village Core
These areas include Clock Tower Walk and Village Green. *See Illustration IA.e.*

Clock Tower Walk
a. Clock Tower Walk **shall** make a pedestrian/bicycle connection to the resort pedestrian network across Crystal Springs Road. It **shall** also provide a view of the tram tower at least by the half-way point between Crystal Springs Road and Saratoga Road.
b. The bicycle portion of the connection shall be a dismount zone.
c. Clock Tower Walk shall be designed to accommodate programmed activities such as small outdoor musical events, farmers markets, art and craft shows and other similar activities. See IA2.2, and section c1.c1

Village Green
a. A neighborhood park (Village Green) **shall** be provided within the Village Core. The Village Green shall be bordered by predominantly residential units which orient their entries and primary facades toward it. It **shall** also be easily accessible from other

Open space in the Village Core: *Clock Tower Walk and Village Green provide; A pedestrian and bicycle link through a green system which connects the Village Core to the resort area.*

Illustration IA.e

residential uses via the village core's pedestrian and bicycle network.
b. The Village Green shall be visible to the retail/ commercial area centered on Clock Tower Walk. Activities encouraged in the Village Green are;
1) Informal recreation
2) Picnicking
3) Walking
4) Sitting, reading, etc.

IA3.2. Open space along McCollister Drive

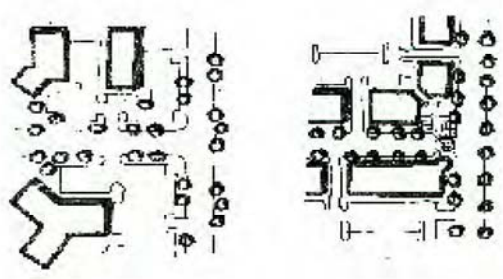
Fish Creek Parks
a. Two small open spaces focused on a realigned Fish Creek **shall** be provided along McCollister Road.
b. These parks primarily provide a publicly accessible natural open space zone along McCollister Road. They **shall** include a continuous pedestrian/bicycle trail, and some outdoor seating opportunities.

IB. SITE DESIGN

IB1. BUILDING SITING AND ORIENTATION
Objectives:
- *To encourage a pedestrian oriented environment with vital streets.*
- *To maximize synergies among residential uses, street life, and successful resort businesses and offices.*
- *To promote activity and safety on the street by providing frequent entries to buildings and uses.*

IB1.1. General siting
a. Within the Village Core, buildings **shall** be sited to create meaningful outdoor spaces.
b. Streets, plazas, and parks **shall** not be "left over" areas, but **shall** be of useable size and well defined by buildings.
c. All buildings **shall** have facades, access, and primary landscaping that reinforces the street as the organizing element in the area.
d. In general, buildings **should** be oriented toward the street or public open space, except buildings in parcels G, H, and parcel M. *See Illustration IB.a.*

IB1.2. Distances to transit route and centers
In the Village Core, the transit center **shall** be located to be within a short walking distance of both the ski resort facilities and the Village Core commercial / mixed use area. Other transit stops (if any) **should** be located near higher residential concentrations within the Village Core. *See Illustration IB.b.*



To be avoided *Recommended*

Illustration IB.a

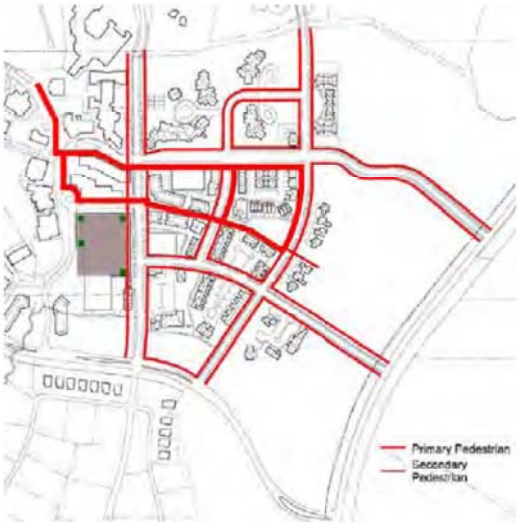


Illustration IB.b

IB1.3. Building orientation and entrances

Front façade and main doors of all buildings **shall** be oriented towards streets, parks, or pedestrian plazas.
a. Ground floor businesses and stores **shall** have their own entrances opening directly from the sidewalk. Businesses that are not on the ground floor **shall** have their own entrances from the sidewalk whenever possible. Indoor malls and indoor shopping arcades are **discouraged** because they tend to reduce pedestrian activity on the street.
b. Views into leased ground floor businesses and offices should remain unobstructed. Blank walls are strongly **discouraged** on ground floors.
c. For residential uses and mixed-use buildings with residential units, separate entrances from the sidewalk are required.

IB2. SETBACKS AND BULK
Objectives:

- *To create physically well-defined streets.*
- *To develop an urban form that allows adequate daylight to its buildings and sidewalks.*
- *To insure that buildings maintain a scale appropriate to a rural ski village.*
- *To provide a transition between the public realm and the private realm.*
- *To provide space on private property to locate building appurtenances such as porches, steps, bay windows, and roof overhangs.*

IB2.1. Building and parking setbacks from streets
a. In general, purely residential buildings **shall** be set back from the street R.O.W. enough to provide a transition from the public realm of the street to the private realm of the residence, to provide shelter over the front door of the building, and to provide space for steps or ramps from entries. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*
b. In general, commercial or mixed use buildings with commercial uses on the ground floors **shall** be set back only a minimum distance from the R.O.W. or public pedestrian way to allow for door swings to occur within private property. A minimum setback maintains a strong relationship between pedestrians on the sidewalk, and the commercial uses on the ground floor. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*
c. Parking lots **shall not** occur between the front of a building and a street R.O.W. or open space.

Clock Tower Walk
a. Along the northern boundary of Parcel B, buildings

shall be set back from Clock Tower Walk (a public pedestrian way described in A1.3) enough to allow for a covered board walk along and between buildings. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*

b. Along the southern boundary of Parcel C, buildings **shall** be set back at only the minimum distance to ensure that door swings do not extend into the public pedestrian way. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*

c. In general (with some exceptions), at least 65% of a building's frontage along Clock Tower Walk **shall not** be set back further than 5 feet from the minimum front setback. in order to maintain informal oversight of the street from the uses that adjoin it, and in order to spatially define the street so that it provides a sense of place. *See Illustration IB.c.*

d. Front doors to commercial uses that adjoin the covered boardwalk along the northern boundary of Parcel B **shall** be set back at least 3 feet to ensure that door swings do not extend into the boardwalk.

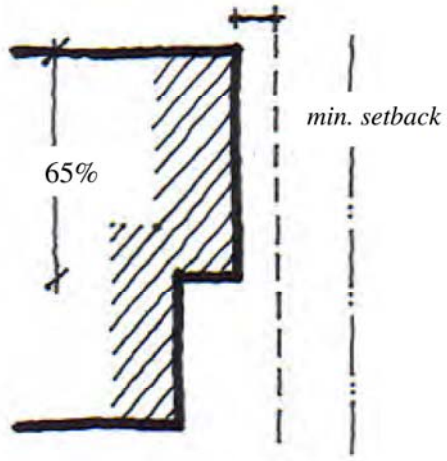


Illustration IB.c

IB2.2. Building separation

If two or more separate buildings are built on the same lot, the minimum separation between these buildings **shall** be 10 feet. Minor building appurtenances such as chimneys and fireplaces, pilasters, roof overhangs and eaves, gutters and downspouts **may** encroach into the separation by 1 (one) foot.

IB2.3. View corridors

a. Views toward the Tetons and the Jackson Hole Mountain Resort from the Village Core **shall** be respected by placing higher buildings to the western edge of the Village Core, and by spacing buildings to reduce view conflicts. *See Illustration IB.d.1.*

b. Views toward Sleeping Indian and down the valley from the Village Core **shall** be respected by locating lower buildings along the eastern edge of the Village Core, and spacing buildings to reduce view conflicts. *See Illustration IB.d.2.*

c. A view of the Tram Tower **shall** be preserved for at least the western half of the Clock Tower Walk pedestrian space. *See Illustration IB.d.3.*

d. View corridors along McCollister Road **shall** emphasize the rural architecture of the horse riding center and information center. *See Illustration IB.d.4.*

View of Tetons

Illustration IB.d.1

View of Sleeping Indian

Illustration IB.d.2

View toward Clock Tower

Illustration IB.d.3

View down the valley

Illustration IB.d.4

IB3. PARKING LOTS AND PARKING STRUCTURES

Objective:

• To provide a vehicular circulation and parking system that provides safe, efficient, and convenient access while minimizing pedestrian/vehicular conflicts.

IB3.1. Parking siting

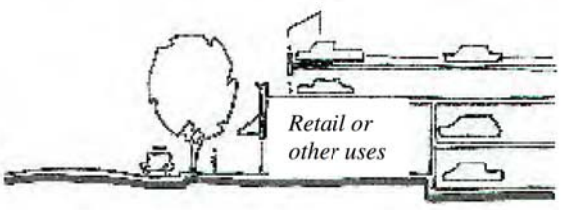
a. Parking garages and large surface parking lots **shall** be screened from the street as much as possible by retail, residential or mixed uses in order to provide desirable activities along the sidewalks.

b. Wrapping the exterior of parking garages with retail, mixed-use buildings or residential buildings is highly encouraged. *See Illustration IB.e.*

c. Where it is not possible to entirely surround a parking lot or garage with buildings or to line the garage with other uses, the lot or garage **should** be placed on the least important street in terms of character or pedestrian activity.

IB3.2. Parking location

Parking garages or off-street surface parking lots shall not adjoin Clock Tower Walk.



Surrounding parking garages with other uses on ground floors encourages walking and increases the value of the street frontage.

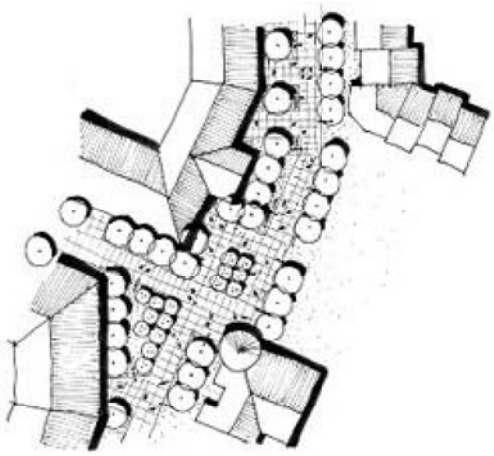
Illustration IB.e

II. LANDSCAPE DESIGN

IIA. GENERAL LANDSCAPE CHARACTER

Objective:
• To support the desired character of the Village Core, or portions of the Core.

a. Within the Village Core, landscaping **shall** be more formal in order to accentuate the urban character of the built environment. Plant materials, massing, spacing, and height characteristics **shall** complement the urban character of the village. *See Illustration II.a.*
b. Along the perimeter of the Village Core, landscaping **shall** be less formal. Street trees and buffer landscaping in front of buildings **may** follow informal western landscaping schemes. *See Illustration II.b.*
c. Native materials **shall** be used wherever possible and shall be planned and designed to have a natural appearance.



Formal landscape approach.

Illustration II.a

IIA1. PLANT MATERIALS

Plant materials that can tolerate harsh climatic conditions **are preferred** over other plant materials. The use of native, drought-tolerant plant materials that optimize water conservation **are recommended**, especially in less visible and lower traffic areas.

IIB. INFRASTRUCTURE

IIB1. STREETSCAPE (See also I.A.1.)

Objectives:
• To reduce the scale and give spatial definition to the street through a consistent tree planting.
• To provide a comfortable zone for walking and other street activities.

IIB1.1. Street trees

a. Within the Village Core, streets without covered boardwalks **shall** have a minimum of one tree per 35 linear feet of street frontage unless a better alternative is approved by special review.
b. When street trees are planted in tree grates or other creative devices, the un-paved surface **shall** be a minimum of 36 square feet. *See Illustration II.c.*
c. Street trees **shall** be strong wooded and able to endure pollution, compacted soils, minimal water, and low maintenance. The type of street tree **shall** meet Teton Village Association standard.
d. Street trees in tree lawns **shall** be a minimum of 2.5 inch caliper at time of planting. Larger trees **are encouraged** at key locations.
e. Trees and irrigation techniques, requiring minimal water **are recommended**. Irrigation **shall** be designed and installed for street trees to deliver the appropriate amount of water to each tree with minimal waste.

Natural landscape approach.

Illustration II.b

IIB1.2. Lighting

a. Free standing pedestrian lights along pedestrian ways **shall** be no higher than 15 feet from the ground to the bottom of the light fixture.

b. Lighting for public areas **shall** be incorporated into buildings where possible (see III Architecture, Building Lighting IIIG4). *See Illustration III.v.*

c. Free standing light fixtures **shall** be limited to those locations and areas where buildings are not close enough to paths and spaces to provide effective lighting.

d. Lighting standards **shall** use the minimum number of fixtures necessary for safety.

c. No "up-lighting" **shall** be permitted. All lighting **shall** be downcast. Light spillover and glare **shall** be minimized, and **shall** conform to Teton County Land Development Regulations, Sec. 49370.

f. Light sources **shall** be shielded (indirect). High density flood lights or light sources directed at the viewer are prohibited.

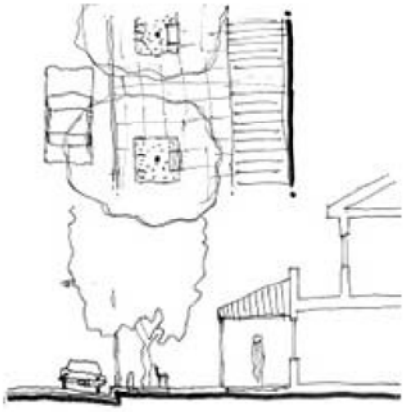
g. Fixture selection **shall** be unified throughout the Village, using materials such as timber and dark metal. No reflective surfaces **shall** be allowed.

h. Within the Village Core, the following streets **shall** have pedestrian lights - free standing and/or sharp cutoff wall mounted fixtures: Clock Tower Walk through the Village Green; Saratoga Road; Apres Vous Road; Crystal Springs Road between McCollister Road and Apres Vous Road. *See Illustration II.d.* Wherever possible, pedestrian lighting **shall** be provided by wall mounted sharp cut-off fixtures. A detailed plan for these elements **shall** be provided at the sketch plan submittal phase.

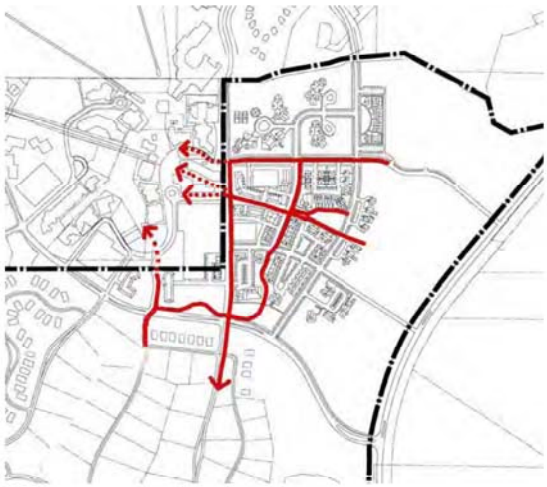
i. Free standing pedestrian lights and posts in the Teton Village Expansion Area **shall** match the existing Teton Village pedestrian lights and posts unless the existing pedestrian lights do not meet Sec. 49370 A of the Teton County LDRs. If the existing lights do not meet this section, the pedestrian lights of the expansion area **shall** meet Sec. 49370 A and be designed to match the existing Teton Village lights as closely as practicable.

j. Parking lot lighting **shall** be provided only to ensure safe conditions at pedestrian/vehicular crossings. Such lighting **shall** be provided by sharp cut-off, low bollard type fixtures.

k. The color of the light source **shall** be the same for pedestrian, and parking lot lighting. A white light such as that provided by metal halide and fluorescent sources is preferred.



Street tree planting approaches. Tree grate concept.
Illustration II.c



Pedestrian lighting concept.

Illustration II.d

IIB2. PARKS AND OPEN SPACE LANDSCAPING

IIB2.1. Village Green

a. Landscaping **shall** support this space's passive and informal recreation activities through the provision of irrigated sod, and formally aligned shade trees edging the space.
b. The character of this space **should** be that of a town park, specifically designed to fit and support the urban character of the surrounding village.
c. Pedestrian lighting **shall** be provided along the perimeter of the park, matching that of the existing Teton Village.
d. Seating and trash receptacles **shall** be provided along the perimeter of the park.
e. Bicycle racks **shall** be provided along the bicycle path adjoining the park.

IIB2.2. Clock Tower Walk
a. Hardscape and power outlets **shall** support this space's function as a pedestrian way and location for programmed activities such as musical events, farmer's markets, art and craft fairs, merchant displays, and other special events. This space may be punctuated by a carefully placed landscaped element, kiosk, or art piece.
b. The design of this space **shall** accommodate emergency vehicles, and delivery trucks.
c. The character of this space **should** feel like an old street closed to vehicular traffic, and reclaimed entirely for the pedestrian.
d. While part of the bicycle system, this street **shall** be a bicycle dismount zone with ample bicycle racks.
e. Pedestrian lighting **shall** be provided, either matching the lighting within the existing Teton Village, or specially designed to accentuate this central space.
f. Movable seating, or informal seating built-in around a special landscape feature, kiosk or art piece is **preferred** rather than fixed benches in order to maximize the flexibility of the space.

IIB3. BUFFERS
Objectives:
• To provide separation between uses and activities that may conflict with each other.

• To provide visually appealing environments by means of well-designed landscaping.

IIB3.1. Perimeter landscaping along office, retail, or mix use setbacks
All street setbacks **shall** either be landscaped or developed with pedestrian amenities such as sidewalks and plazas.

IIB3.2. Perimeter landscaping along parking lots and parking structures

a. When surface parking lots and parking structures face the street, the street yard setbacks **shall** be landscaped to screen the parking.
b. Within these setbacks a minimum one tree per 200 square feet **shall** be provided.
c. Within these setbacks a minimum of three layers of plant materials **should** be provided, including shade, evergreen, and/or ornamental trees; shrubs; and ground covers.

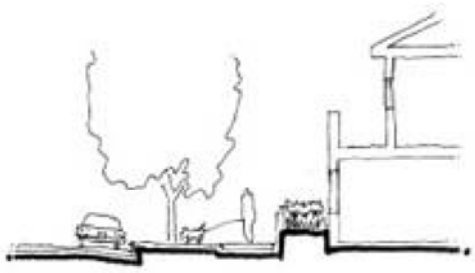
IIB3.3. Ground floor residential buffers
The entire street yard setback between ROW and buildings with ground floor residential units **shall be** landscaped and designed with appropriate walks, stoops, or porches. *See Illustration II.e.*

IIB4. SURFACE PARKING LOT LANDSCAPING
Objectives:
- *To screen parking lots from the street.*
- *To reduce the scale of surface parking lots.*
- *To soften the appearance of parking lots with the addition of landscaping.*

IIB4.1. Landscaped area percentage
a. For surface parking lots 90 spaces to 200 spaces, 5% of the interior of the lot **shall** be landscaped excluding landscaping within the perimeter setbacks.
b. For surface parking lots over 200 spaces, 7.5 % of the interior lot **shall** be landscaped excluding landscaping within perimeter setbacks.
c. Street trees and landscaping within the ROW **may not** be counted to meet parking lot landscaped area percentage requirements.

IIB4.2. Landscaped islands and medians
a. Landscaped islands and medians **are encouraged to** be used in order to define circulation patterns, provide shading of paved areas, and visually break up continuous rows of parking.
b. Minimum 8-foot-wide landscaped islands **are encouraged to** be provided at the ends of parking aisles.

IIB4.3. Landscaping within setback areas
Use shrubs, landscaped berms or low garden walls to screen parking from peripheral streets



When a residential unit occupies a ground floor of the building along a sidewalk the plantings between the building and the sidewalk become a crucial buffer element. Additionally, consider raising the ground floor to raise windows above eye level from the sidewalk to provide greater privacy, security and livability.

Illustration II.e

III. ARCHITECTURE

IIIA. ROOFS

Objectives:

• To maintain visual uniqueness of Teton Village and the surrounding natural landscape.

• Teton Village, as a family of buildings nestled into its setting at the point where the open valley rises into the mountains, has a prominent visual identity from a great distance away. From those distances, its aggregate roof forms and their basic harmonious nature are critical to the Village's visual uniqueness and cohesion. See Ill. III.a.

• To enhance the existing Teton Village character.

• To maintain the shape of the primary residential roof form.

• To maintain the generally uninterrupted simplicity of a slope roof form, and any attendant architectural forms such as dormers, as seen from the street or public open space.

Illustration III.a

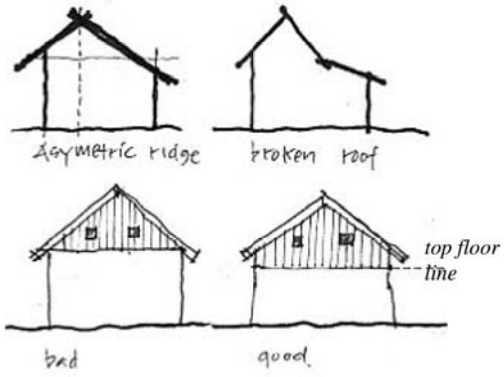


Illustration III.b

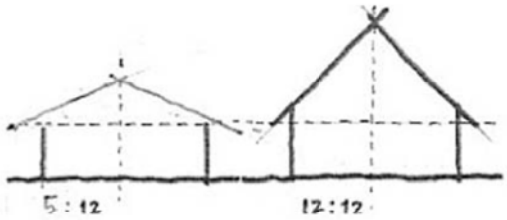


Illustration III.c

Illustration III.d

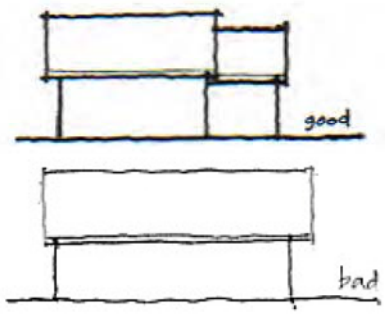


Illustration III.e

IIIA1. ROOF FORMS AND PROPORTIONS

a. All buildings **shall** have a simple gable as their principal roof form. No flat roofs or hipped roof forms **shall** be allowed, with the exception of the deck surfaces of balconies, parking garages and small rooftop mechanical areas of 200 square feet or less.

b. Shed roofs **shall** be allowed by special review; review will consider the extent to which the application of the shed form supports the overall intent to create a village of roofs.

c. The main gable **shall** have the same slope angle in each direction.

d. Gable ends **should** continue the siding material of the highest habitable story continuously to the rake to avoid the appearance of a hat-like roof perched on a box. *See Illustration III.b.*

e. The main gable pitch **may** vary from a minimum of 5: 12 to a maximum of 12:12. *See Illustration III.c.*

f. Shed and hipped roof forms **may** be allowed on secondary roofs. Secondary roofs are defined as the sheltering forms provided for articulations of the main building mass (bays, niches, porches, vestibules, balconies, and projections). *See Illustration III.d.*

g. Long unbroken expanses of roof **shall** be articulated with cross-gable and shed dormers or changes in the ridge line. Dormers are **preferred** over flat skylights where light and ventilation are required. *See Illustration III.e.*

h. To maintain a consistent preeminence of the roof vocabulary, the projection of the eave beyond the main building face **should** have a minimum proportional relationship to the building height at the eave of 1:7. The rake projection/building height ratio **should** be a minimum of 1:10 at the eave where the eave ratio is

established. *See Illustration III.f.*
i. Buildings with asymmetric ridge locations are **encouraged**, as are buildings with broken roofs, where both forms grow out of changes in building story height or volume.

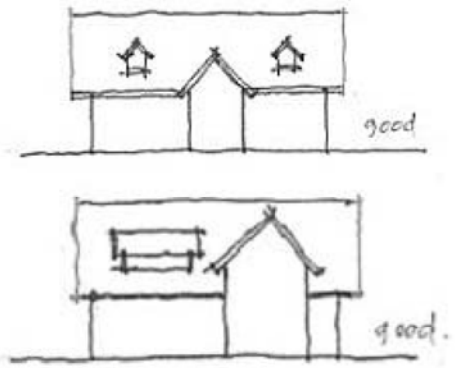


Illustration III.e

IIIA2. CHARACTER AND MATERIAL
a. The essential character of the buildings that compose this "Village of Roofs" derives from a traditional vocabulary of heavy timber framing and detailing.
b. Accordingly, the utilization of exposed dimensional timber larger than a nominal 2 inches is **encouraged**, especially in the detailing of roof overhangs, porches, arcades, trellises, balconies, open stairs, and guardrails.
c. Primary roof materials **shall** be made of wood or from materials having the appearance of wood; metal or alternative materials that does not have the appearance of wood is allowed for minor or non-primary roof areas.

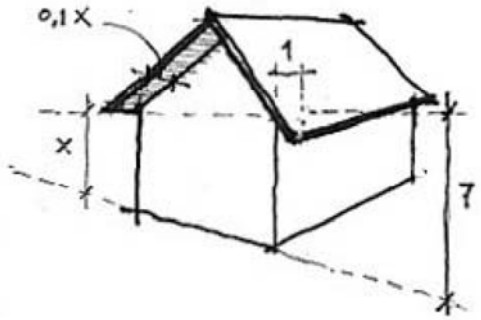


Illustration III.f

IIIB. EXTERIOR CHARACTERISTICS AND MATERIALS
Objectives:
• To avoid large areas of undifferentiated or blank facades.
• To use lasting materials that convey a sense of quality and attention to detail.
• To use materials which reflect regional resources and building traditions.
• To avoid the use of highly reflective metal and glass.
a. Wood siding and cladding is the **preferred** standard for general elevation treatment.
b. Special treatment areas include the lower 2/3 of the ground-to-eave height of a building, columns at ground level, exposed retaining walls, and miscellaneous site walls. These special treatment areas **shall** utilize wood siding, wood shingles, natural stone, cultured stone, heavy timbers or alternative treatments approved by special review. *See Illustration III.g.*
c. Windows and French doors **shall** be wood frame, either painted or clad for all residential units. Window exterior trim should be based on traditional methods and proportions.
d. The use of architectural metalwork **shall not** constitute the primary material in any major architectural element..
e. 'Synthetic stucco' or External Insulated Finish System (EIFS) **shall not** be used. The use of a hard coat cement stucco system in lieu of EIFS is preferred.

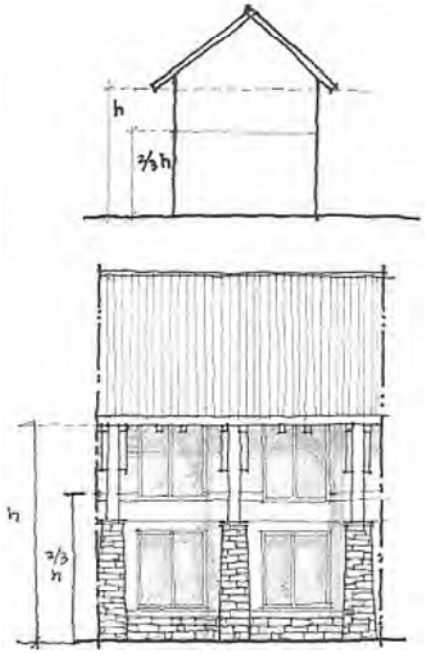


Illustration III.g

IIIC. MASSING, BULK AND PROPORTIONS
Objectives:
• To create visually interesting facades.
• To provide human scale and detail.
• To use traditional mountain architecture as a model

for new design. Traditional Alpine architecture and many other cold-weather vernacular buildings tend to be cubic in general massing. Cubic forms, when applied to buildings of multiple stories, can produce imposing bulk and dramatically massive roofs.

a. Simple plan forms are encouraged, they **should** be carefully articulated and detailed to maintain a human scale whenever a structure's plan and elevation dimensions are greater than 24 feet in any two of three main dimensions. *See Illustration III.h.*
b. Attached elements such as projected bay windows, long balconies, porches, and galleries are **encouraged** generally and required under certain conditions. *See Illustration III.i.*

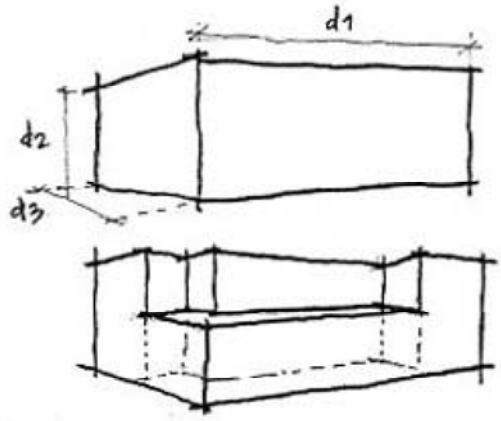


Illustration III.h General massing approach

IIIC1. SPECIAL CONDITIONS

Objectives:
• To emphasize important components of a building, such as special interior spaces and corners.
• To border streets and public open space with high quality building facades.

IIIC1.1. Corner buildings

a. Buildings that occupy corner sites, with frontages on two streets, **shall** provide appropriate facades on both sides that extend the continuity of the street character and that animate the facades with windows, doors, and other architectural features to create an interaction between the interior spaces and the street.
b. In addition, building features located at the corner, such as projected bays, corner entries, and balconies, are **encouraged**, especially in the case of buildings with ground-floor retail spaces. *See Illustration III.i.*

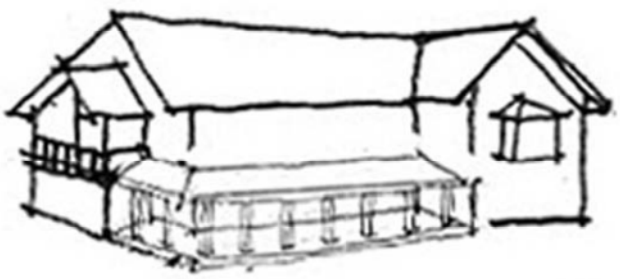
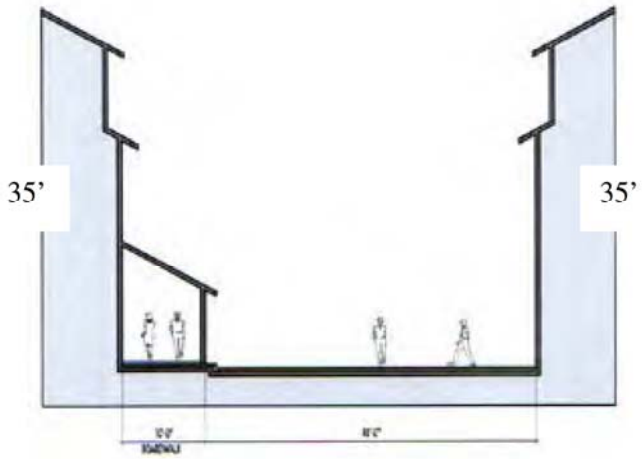


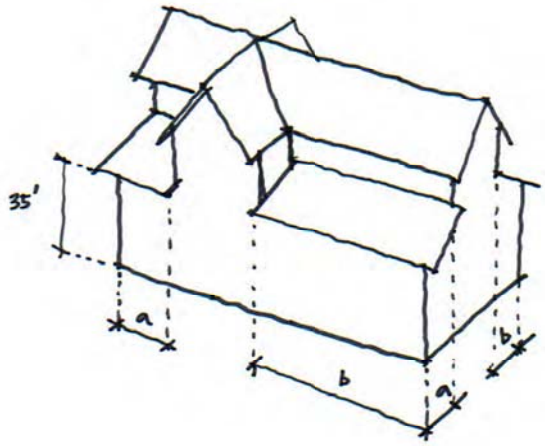
Illustration III.i Expression of the general massing approach in building architecture

IIIC1.2. Buildings fronting onto open space

a. Buildings that adjoin Clock Tower Walk and The Village Green **shall** orient high quality facades to these spaces.
b. Those buildings that adjoin Clock Tower Walk and the Village Green **shall** incorporate primary public entries for the building's commercial space or residential units within the length of façade fronting the spaces.
c. A 'corner building' relationship **shall** be required for residential buildings along the Village Green where the secondary façade faces the open spaces.
d. Buildings **shall** reduce their bulk by incorporating at least two of the following approaches:
1) Design significant changes in form, ridge lines or wall alignments so that larger buildings appear to be composed or multiple buildings, or wings.
2) Varying the height of the building.
3) Enclose the top floor largely within the roof form.
See Illustration III.r.

IIIC1.3. Upper level building setbacks
In order to reduce the bulk of buildings higher than three stories or 35 feet to the eave line of the roof, **shall** step back a minimum of 50% of the fourth and higher floors at least 5 feet from the lower wall plane of the building. *See Illustration III.j.*





a+b > 50%
minimum upper level stepbacks

Illustration III.j

IIID. COMMERCIAL/MIXED-USE
Objectives:
• To provide transparent glazing at the ground floor that ensures visibility of active uses and goods.
• To design retail storefronts and other pedestrian active buildings with integrated architectural features that shield pedestrians from sun and adverse weather conditions.
• To create human scaled structures with varied forms that define building units and break down the scale of larger buildings. Larger footprint buildings with potentially long street frontages characterize this building type. These buildings are associated primarily with the creation of the main urban streetscapes in the Village Core, and will accommodate most of the street related commercial and retail activities.

IIID1. BUILDING TRANSPARENCY
a. Commercial/Mixed-use buildings **shall** provide a ground floor with a high degree of transparency between their interior and the adjacent pedestrian zones.
b. Glazed areas of commercial uses at the ground floor level **shall** be no less than 60% of any secondary bay area measured between fin. floor, fin. ceiling, and centerline of bay division.

IIID2. BOARDWALK
The provision of a fixed, permanent, covered public pedestrian way **shall** be required for the entire length of all buildings fronting the south side of Clock Tower Walk. This covered way **shall** incorporate a raised boardwalk, guardrails where required by building codes, and all necessary devices to accommodate level changes at points of entry and at transitions between adjacent buildings, including steps and ramps as required by building codes and ADA requirements. *See Illustration III.k.*

IIID3. BUILDING PROPORTION
In order to achieve an appropriate level of articulation and scale, derived from that of old commercial vernacular buildings, the following proportional system **should** be applied for all mixed-use buildings with ground floor commercial space in the Village Core;

a. In no instance **shall** a building exceed 62'-6" from ground level to the top of the roof.

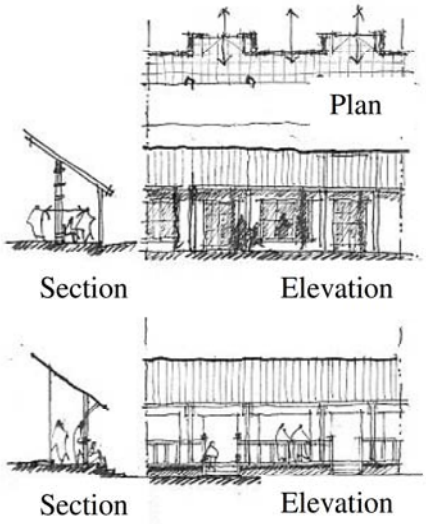


Illustration III.k

b. The minimum height from ground floor finish floor to second floor finish floor for commercial mixed use buildings **should** be at least 9 feet. *See Illustration III.l.*

c. The façade **should** be divided into horizontal bay modules of (0.5-2.5) x height. This bay module **should** be the basis for developing building massing offsets, façade detailing and material articulation, opening placement and division, and signage configuration. *See Illustration III.m.*

d. Each ground floor bay module **should** be subdivided into at least two secondary bays, with a maximum width of 0.5 x module width. *See Illustration III.n.*

e. All glazed opening subdivisions at ground floor level shall have a width to height proportion no greater than 1:3.

f. All window and door openings at upper floor levels of Village Core mixed use buildings **should** have a width to height proportion no greater than 1:3. True subdivided lights are encouraged but no window sash **should** have more than four individual lights.

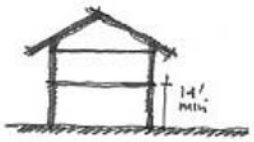


Illustration III.l

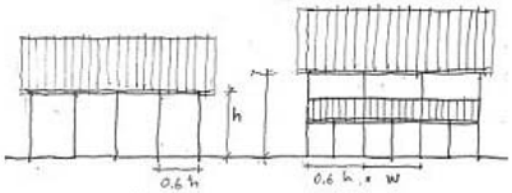


Illustration III.m

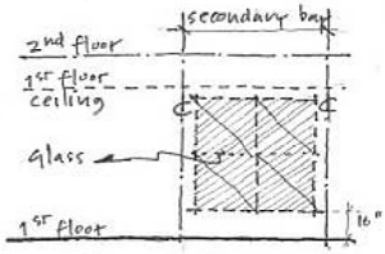


Illustration III.n

IIIE. RESIDENTIAL

Objectives:

- *To provide privacy.*
- *To create both semi public spaces where residents can informally interact with their neighbors, and private spaces where residents can be generally screened from public view.*
- *To maximize usable spaces.*
- *To create well proportioned, visually interesting facades with generous amounts and sizes of windows, particularly for facades that face the street or public open spaces.*

IIIE1. BUILDING SITING

Residential buildings within the Village Core are **encouraged** to have their ground-attached units raised above adjacent public sidewalk level by at least three steps, in order to provide a degree of privacy. Covered stoops or porches **shall** be provided for building or unit entries. *See Illustration III.o.*

IIIE2. BUILDING ENTRANCES

Ground-attached unit entries are encouraged to the maximum extent possible. Where a multi-unit residential building requires a common street entry for more than two units, this common entry **shall** incorporate a covered porch or stoop regardless of ground-floor relationship to grade. *See Illustration III.p.*

Illustration III.o

IIIE3. BUFFER

Where ground floor levels incorporate one-level residential units, these units **shall** be

buffered from adjacent public ROWs by porches, balconies, or a minimum 10 feet wide landscaped buffer for at least 25% of its ROW frontage. *See Illustration III.q.*

IIIE4. USABLE SPACES
The utilization of the space developed under large gable roof forms for living space is **encouraged**, whether in the form of an additional level of living space or as part of a vaulted high space on the level below. *See Illustration III.r.*

IIIE5. WINDOW PROPORTION
Window and door proportional relationships **should** conform to a maximum width/height ratio of 1:3 for all unit, sub-unit, and glazing light units. Basic units of these proportions **may** be ganged into multiple units. Window proportions of greater than 1:3 **should** be allowed for window units with a width of less than 1.5 feet. These windows **should** constitute less than 20% of the total building window count.
See Illustration III.s.

IIIF. PARKING GARAGES
Objectives:
• *To edges parking garages with active ground floor uses, or locate parking garage so that other buildings with active uses are between them and the street.*
• *To design a parking garage exposed to a street so that it fits with the character of a village in a rural, ranching area.*

IIIF1. DESIGN
a. Any parking garage that adjoins a street **shall** incorporation one of the following approaches:
1) Locate ground floor uses within the parking garage where it adjoins a street.
2) Design the parking garage so that it appears to be a commercial building with window-like openings, and at least one bay with display windows providing information or art.
b. Parking garages **shall** not be required to incorporate sloped roofs or mansard roofs.

IIIF2. MATERIALS
Wall materials for parking garages **shall** match or be closely related to the materials used in the adjoining buildings. In no case **shall** finished garage walls be composed or tilt-up concrete, poured-in-place concrete, or precast concrete.

IIIG. SERVICE AREAS, LOADING AREAS, AND
Objectives:
• *To minimize the visual impact of services areas, refuse storage and mechanical/electrical equipment on streets, open spaces and adjoining development.*

Illustration III.p

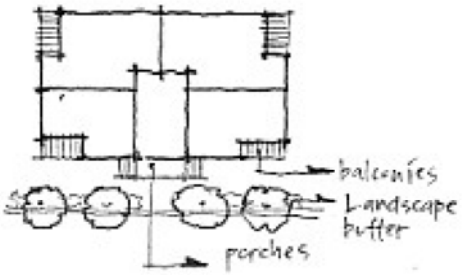


Illustration III.q

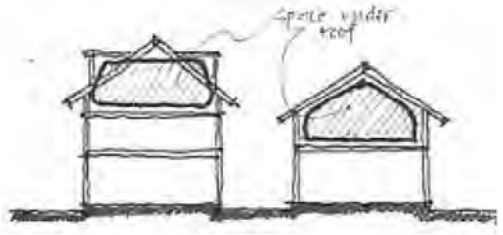


Illustration III.r

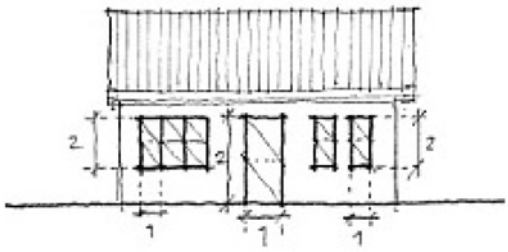


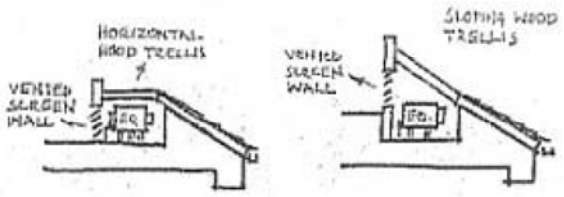
Illustration III.s

• To design rooftop screening elements and penthouses to compliment the architecture, materials and colors of the building. The intrusion of the sights, sounds, and functions of building services into the public realm can discourage and disrupt the commercial and social activities it is meant to support, as well as distract from the general visual character of the Village.

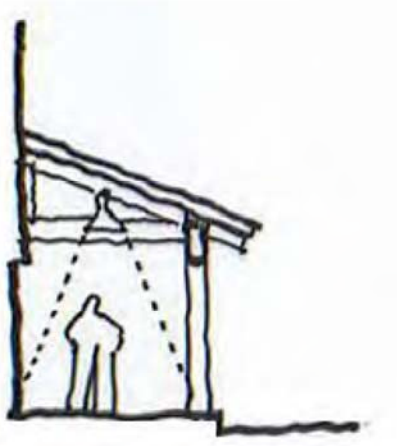
IIIG1. SERVICE AND LOADING AREAS
Refuse storage and collection areas, service areas, and loading docks **shall** not be located along street frontage and **shall** be screened from view from public streets, open areas, and pedestrian corridors.

IIIG2. MECHANICAL EQUIPMENT
a. Rooftop mechanical units **shall** be screened. *See Illustration III.t.*
b. Architectural screening, including wall or roof forms, **shall** be required to be at least 1 foot higher than the height of the equipment so that the equipment is not visible from distant viewpoints as well as street level.
c. Vents, flues, exhaust ports, and electrical equipment mounted to or penetrating walls **shall** either be screened by architectural details consistent with the Exterior Characteristics and Materials section, or painted to blend in with adjacent finished surfaces.
d. These mechanical elements **shall** not visually compromise the architectural character of the building through their number, size, or position.

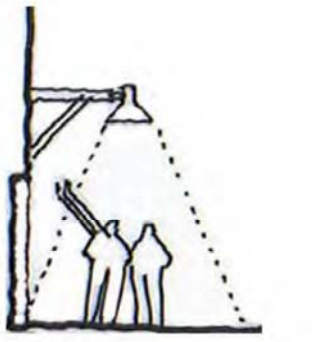
IIIG3. BUILDING LIGHTING
a. Lighting **shall not** be directed upon the building. Indirect/concealed lighting **shall** be used such that its light source is not visible. All building lighting **shall** follow Sec. 49370 of the Teton County LDRs.
b. No neon **shall** be used externally, **nor shall** any light fixtures be located on buildings above the eaves.
c. Interior garage lighting **shall** be baffled to eliminate the visibility of the light source from the garage exterior. No pole lighting **shall** be allowed on the rooftop garage level. All lighting at this level **shall** only be provided by wall lights embedded into the garage parapet.
d. Lighting **shall** be provided within any arcade over a boardwalk or sidewalk in such a way as to eliminate glare. *See Illustration III.u.*
e. Porch lighting at the front entry is encouraged particularly if it is located within the porch roof structure where the light source is shielded from the street.
f. Residential garage door lighting **shall** be downcast, with the light source shielded from view.



Screening rooftop mechanical equipment by means of pitched roof forms or penthouses is encouraged.
Illustration III.t



Boardwalk or Porch Lighting
Illustration III.u



Wall mounted lighting for public ways

Illustration III.v

IV. SIGNAGE

IV1. GENERAL CONDITIONS

Objectives:
• To fit with the signs and graphic programs of the existing Teton Village.
• To respect the existing Teton County Sign Ordinance.
• To respect the 'night sky' lighting objectives of Teton County.

The Teton Village expansion area sign standards **shall** match or closely follow the sign standards of the existing Teton Village, or follow any revisions to these standards.

IV2. FREESTANDING SIGNS

Objectives:
• To provide effective signs that are sensitive to the area's development character.
• To attract and inform visitors without creating sensory overload and clutter.

Where not specified here the Teton County land Development Regulations standards shall apply.

IV2.1. Monument signs

a. Only monument signs are **allowed** for free standing signs.
b. Freestanding monument signs on pedestals **shall** be used instead of freestanding signs on poles.
c. Only one monument sign is **allowed** for each commercial or mixed use building.
d. Monument signs **are prohibited** along Saratoga Road and Clock Tower Walk.

IV2.2. Landscaping

Monument signs **should** be combined with landscaping in order to provide attractive compositions whenever possible.

IV2.3. Dimensions

• Unless otherwise approved by the Teton Village Association and Board of County Commissioners, the sign face or text area **shall** be no higher than 4 feet, no wider than 8 feet and no bigger than 32 square feet per side.
• The overall height of a monument sign **shall not** exceed 6 feet. *See Illustration IV.a.*

IV2.4. External illumination

If signs are externally illuminated, the lighting **shall** be shielded to avoid glare and over-spill, **shall** be oriented downward onto the sign face rather than upward, and **shall** comply with Teton County Land Development Regulations. *See Illustration IV.b.*

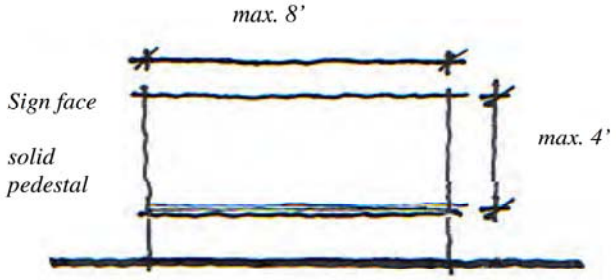


Illustration IV.a

Opaque letters on transparent internally illuminated panels cause glare and over-spill.
Illustration IV.b

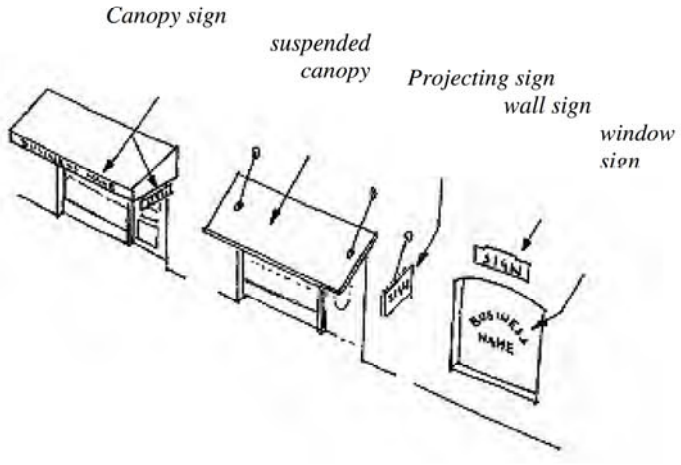
IV3. ATTACHED SIGNS
Objective:
• *To provide signs that enhance the architectural quality and pedestrian interest.*

IV3.1. Signs permitted along Clock Tower Walk
Only attached signs **are permitted** adjacent to Clock Tower Walk. Signage along these pedestrian areas **shall** utilize one or a combination of canopy sign, projecting sign, wall sign or window sign up to a maximum of three signs per commercial establishment. Corner locations may be allowed up to 5 signs subject to the approval of the Planning Director. *See Illustration IV.c.*

IV3.2. Scale
Signage attached to buildings **shall** be pedestrian scaled and located for viewing by pedestrians, cyclists, and drivers.

IV3.3. Types and dimensions
a. Awning signs **shall** be no taller than 8 inches and no longer than 8 feet.
b. Projecting signs **shall** be no larger than 12 square feet with a maximum projection of 4 feet.
c. Wall signs **shall** be no larger than 10 square feet.

IV3.4. Unique signs
Individual and unique signage **is encouraged**.



Awning signs, bracket signs, wall signs and window signs, when arranged artfully, increase the quality of the sidewalk experience.
Illustration IV.c

Appendix H

Teton Village South Residential Community Design Standards and Master Signage Plan

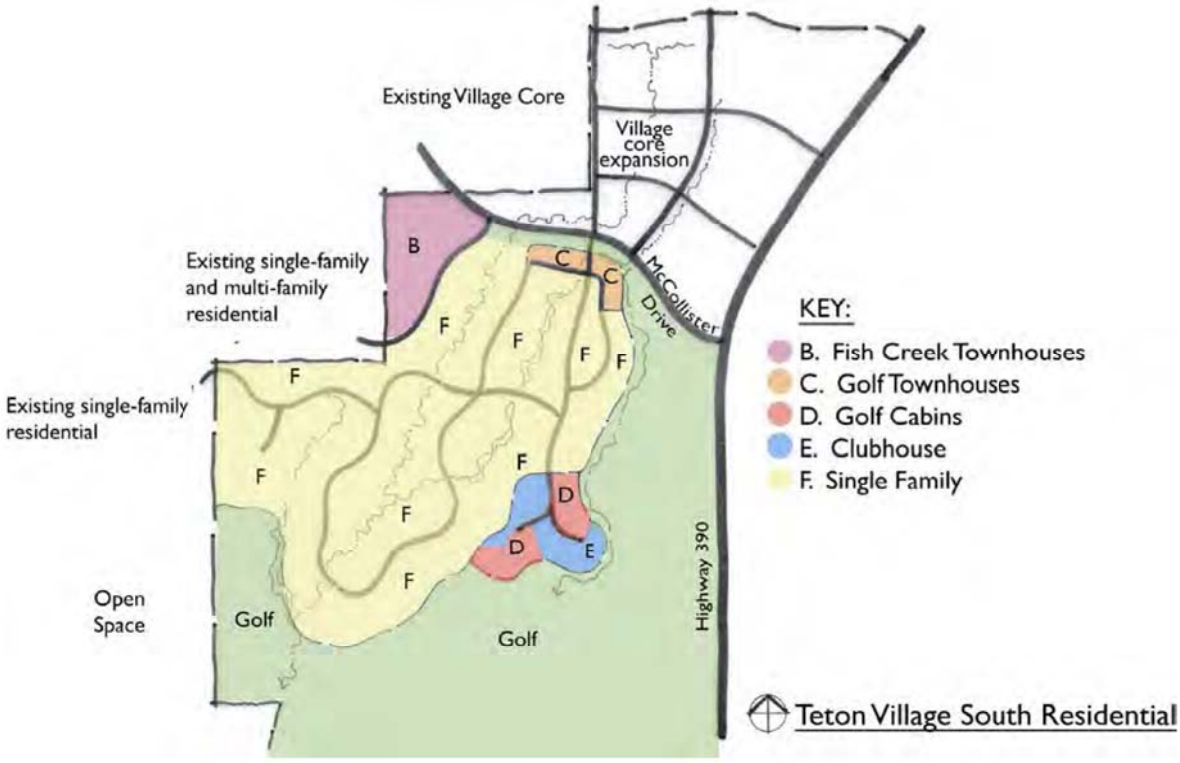
DESIGN STANDARDS

Teton Village South Residential Community

1.0 INTRODUCTION

Teton Village South Residential Community (TVSR) is located on a spectacular site with great views, access to skiing and other recreational opportunities less than two miles from Grand Teton National Park. The site is located on the valley floor with subtle topographic change providing views in many directions. Fish Creek runs through the western part of the property, along with other streams and ponds serving as strong determinants for the planned location of roadways and building sites.

The homesites have been organized into four neighborhoods, The Fish Creek Townhouses, The Golf Townhouses, The Golf Cabins, and The Single Family Lots. These neighborhoods have been located and organized to maximize views as well provide clear and direct access to Teton Village and surrounding amenities on pathways and roads.



The basic concept of the TVSR Plan is to enhance spectacular views, privacy and integration of streams and ponds with convenient connections to Teton Village and surrounding amenities. The Master Plan for TVSR reclaims the land through the integration of streams and ponds, indigenous plant materials and broad landforms found in the surrounding landscape, allowing views and nature to dominate the site and manmade structures to complement their surroundings.

Unplanned, haphazard growth would destroy the natural character of this special place. Well conceived, carefully designed facilities will prove a positive addition to the community. To ensure that the design intent of the master plan is preserved, these Design Guidelines and review procedures have been adopted.

These guidelines set forth the rules that will govern the design and construction of all buildings, structures and landscaping and shall be used in conjunction with the design review process. These are not rigid regulations, but are recommendations for good design which are based upon extensive experience and a concern for the quality of the manmade and natural environment at Teton Village. Administration of the guidelines will focus on prudent application of these ideas to the development of buildings and landscaping.

The objectives and guidelines presented here are meant to provide designers and builders with a clear sense of what the Design Review Committee will be looking for in the review process. The purpose of these guidelines is not to

discourage creativity, but to ensure that the major design elements in buildings and landscaping are compatible with surrounding structures and the quality of their environment. In order for TVSR to succeed, the Master Plan Concept must be maintained and continuously developed for future homeowners, residents and visitors to the valley. These rules are intended to ensure that the special character of TVSR will not be diminished by arbitrary or thoughtless design and construction.

2.0 DESIGN OBJECTIVES

Teton Village South Residential Community is part of Teton Village which is, in turn, part of the Greater Yellowstone and Grand Teton National Parks ecosystem. Architecture in this setting has historically played a secondary role which is respectful of the principal attraction of the place, the natural environment. It is not proposed that national park buildings be copied, but that important lessons regarding scale and choice of materials be learned. There are three important design objectives for all buildings at Teton Village South. Building design should strive to:

1. Understand and be sensitive to the architectural traditions of Jackson Hole and the Rocky Mountain region.
2. Be sensitive to and in harmony with the site, its natural features, and the climatic conditions of the mountains. .
3. Produce buildings which reflect thoughtful design and excellent craftsmanship.

These three principles guided a mountain architectural style that developed throughout the national park system during the 1900-1940 period. In Jackson Hole, this style is evident in many buildings, both public and private, within and outside of Grand Teton National Park. Even today, many of these buildings are memorable and are central to exceptional vacation experiences. The quality of the Teton Village South landscape will be preserved by capturing elements of this style and using them in the design of the neighborhoods and individual buildings.

This design theme does not require the copying of historic styles, but suggests an update of historic ideas subject to current building technology, functional requirements, and desires of property owners. The major elements of the theme are:

1. Buildings should be sympathetic to the landscape and should blend with rather than affront the land.
2. Buildings should be built with natural materials. Historically mountain and ranch buildings used these materials because they were the only ones available; the choice for TVSR is appropriate because they fit the setting, can be used in logical construction systems, and will be the feature that visually ties the community together.
3. Quality site planning and landscaping will be as important as architecture in establishing the theme. Special attention to these design areas will be required.

4. An architecture of roofs and porches will fit well. Thick roofs with large overhangs that hold snow and protect living spaces are desirable for visual and climatic reasons. This is contrary to an urban architectural style in which walls are the dominant feature.
5. Architectural design should be informal and organic rather than formal and imposing.

Additional more specific objectives are as follows:

General

- Investigate each site thoroughly. Read the Declaration of Covenants, Conditions, and Restrictions with natural features in mind.
- Prepare individual design submissions with sufficient site information to have them effectively evaluated.
- Show all proposed projects in their neighborhood context.

Landscape Design

- Retain existing streams and ponds.
- Make the transition from private land to common spaces as natural as possible.
- Plant and landscape with indigenous materials to create a gradual transition from the structures to the natural landscape consistent with the overall Master Plan.
- Minimize formal landscaping and restrict it to the immediate vicinity of the buildings.

Forms/Space

- Recognize appropriate proportion, massing and scale.
- Indicate artful and functional organization of building and site elements.
- Relate projects to adjacent land uses.
- Produce buildings which fit well into a Rocky Mountain setting.

Roofs

- Provide shelter against elements and create a logical building cover.
- Integrate roof design with building form.
- Make roofs the predominant visual element in the built environment of the project.
- Design roofs to hold snow through the winter.

Building/Construction Detail

- Demonstrate pride in design and craftsmanship.
- Use available natural materials.
- Bring a clear sense of order and hierarchy to buildings and sites.
- Be creative, imaginative and inventive.
- Be technically and scientifically aware and energy conscious.
- Recognize wisdom of traditional mountain building forms and systems of construction.

Materials

- Use natural materials, especially those indigenous to the mountain setting.
- Use materials to create a sense of permanence.
- Use real materials not imitations.
- Limit the number of different materials.
- Be resource conscious.

3.0 DESIGN GUIDELINES

The quality of Teton Village South Residential (TVSR) as a resort community and place to live will be strongly influenced by the quality of its site development and architecture. These guidelines specify detailing that will influence the visual quality of the four neighborhoods in Teton Village South.

The following guidelines begin with a general section that applies to all of Teton Village South as well as guidelines for each residential area.

3.1 Site Planning and Design

3.1.1 Grading

Grading requirements resulting from development shall be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain, within the property boundary. Slope of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote revegetation opportunities, but in any case should be limited to a maximum of 2:1 slope.

3.1.2 Retaining Walls

Retaining walls should be designed as an extension of buildings or relate to the building form. Walls should not exceed 4' in height and should utilize natural materials such as stone, wood timbers, and board-formed or color-tinted concrete.

3.1.3 Drainage

Drainage patterns within the site should be modified as little as possible while maintaining positive drainage away from structures. Storm drainage shall not connect into the sanitary sewer system. Runoff from impervious surfaces such as roofs and pavement shall not be directed to natural or improved drainage channels, but shall be dispersed into shallow sloping vegetated areas, detention areas or isolated wetlands created for impervious surface runoff absorption.

3.1.4 Service and Storage Areas

Trash containers, utility tanks, storage of patio furniture, and maintenance and recreational equipment shall be screened from the view of the public and adjacent property owners. Trash containers shall be inaccessible to wildlife. Walls

enclosing these areas shall be compatible with the materials and integral with the forms of the residence.

3.1.5 Utilities

All utility lines at TVSR will be installed underground. Connections from trunk lines to individual structures must also be underground. Sewage disposal systems must be installed pursuant to the regulations of the Teton Village Water and Sewer District. No individual septic tanks, leachfield systems or wells are permitted except for a septic tank or pump storage tank necessary for a sewage lift station. No exterior antenna or satellite dish will be permitted without approval by the Design Review Committee.

3.1.6 Parking

Site design should accommodate adequate space for off-street parking for residents and guests for each residence. A minimum of two outdoor spaces and one garage space per residence will be required. Parking should be designed and landscaped so that it is screened from view from off of the lot. More spaces may be required by the Design Review Committee for larger structures and a general rule of one space per bedroom will be utilized.

3.1.7 Signs

All signs must have written approval of the Design Review Committee. All lots must have street number signs located at the driveway entry, high enough to be visible above the snow and located out of the way of snow plows. The homeowner's name may be included on the street number sign. Signs shall not exceed two square feet in total area.

3.1.8 Exterior Lighting

The key to exterior lighting is understatement. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. Indirect lighting should be used wherever possible. Exterior lighting shall not be installed where its direct source is visible from neighboring properties or where it produces excessive glare to pedestrian or vehicular traffic. The use of other than white or pale yellow exterior lights will require written approval of the Design Review Committee, except for colored lighting used as Christmas decoration. It is recommended that a professional lighting designer be consulted. In addition to the requirements of these guidelines, all lighting must be consistent with Teton County requirements governing exterior lighting and glare.

3.2 Architecture

3.2.1 Roofs

3.2.1.1 Roof Slopes

All major roofs shall have pitches between 5:12 and 8:12. These pitches are deemed necessary to:

a. Ensure general continuity of design
b. Retain snow
c. Preserve human scale in buildings

Major roofs with greater or lesser slopes will be prohibited unless a compelling reason is presented to the Design Review Committee along with a variance request.

3.2.1.2 Roof Construction

Cold roofs, which incorporate super insulation (greater than R-50) and maintenance of snow accumulation, are encouraged. Roof construction must incorporate the cold roof concept with air space, vented to the outside, on the underside of the roof cladding. The combination of roof design and the abrasive character of the roof materials must be sufficient to prevent snow from sliding.

3.2.1.3 Roof Shapes

Gable roofs, partial hip roofs, and full hip roofs will be permitted at TVSR. Mansard roofs, false mansard roofs, gambrel, joined shed, curvilinear, A-frame, and domed roofs will not be permitted.

In most cases, roofs should not descend closer than seven feet from the ground. The roof should clearly provide a cover for the building and should not substitute for a wall as in the A-frame design approach. Sloped roofs descending from the main ridge beam must have the same pitch on either side of the beam.

3.2. 1.4 Roof Overhangs

In mountain environments especially, roof overhangs protect walls and wall openings from rain and snow and contribute to the building's character. Roofs should overhang walls a minimum of 36" Roofs flush with walls will not be permitted.

In connection with each application, the project architect should present a snow management plan which delineates snow storage areas and snow shedding areas. All entrances and routes thereto must be fully protected and clearly defined. Dormers may be used to deflect snow away from traveled pedestrian areas. Consideration of icicle formation must be incorporated into the roof plan and plan for entrances and circulation around the building.

3.2.1.5 Roof Surfacing Material

As outlined above, cold roofs are encouraged with abrasive materials and pitches that will retain snow. As a result, during winter months, retained snow will serve to soften the visual impact of roof materials. On the other hand, appropriate roof colors that blend into the landscape will be very important during the summer.

The following roof materials are permitted:

a. Fire-resistant wood hand split shakes
b. Fire-resistant wood resawn shingles
c. Concrete or composite tiles with approved color and abrasive qualities
d. Slate

3.2.1.6 Roof Appurtenances

Roof appurtenances including dormers, clerestories and skylights create interesting, attractive interior spaces. Their location on the roof is critical to avoiding an over decorated, visually confusing appearance.

Approved Roof Appurtenances:

- Dormers can be of a shed, gable or hip form. Dormers can be placed at the roof eave or within the field of the roof.

- Ornaments, in general, such as finials, scroll work or ridge, barge and eave boards, or decorative turrets are discouraged.

- Snow diverters or clips should be designed as an integral part of the roofscape.

- Rooftop Access Stairways, elevator shafts, vent shafts, and mechanical equipment areas, shall be confined within the roof. Antennae on roof ridges will not be permitted and should be unnecessary due to centralized cable TV service.

- Skylights can be placed flush against the roof or up to three feet above the roof surface. Skylights higher than three feet above the roof or placed at an angle to the roof should be avoided. Also, skylights should not extend to the eave line.

- Chimneys with wood, stucco, concrete and masonry finished flush will be permitted. Flat tops are preferred and side venting of the flue (with a flat cap and spark arrestor) is recommended. Exposed metal chimneys are not permitted.

- Clerestories should be placed within the field of the roof.

- Solar collectors shall lie flat on the plane of the roof. Collectors which are angled with supports will not be permitted. (See Section 3.2.2 for an alternative location for solar collectors.)

3.2.2 Lower Wall Design

The lower portions of exterior walls should be protected from extreme weathering and staining as a result of snow accumulation. Snow accumulation will vary throughout TVSR depending on location and solar exposure. In general, the lower three to five feet of exterior walls should be surfaced in materials such as concrete block with stucco finish, concrete formed with rough timbers, concrete with exposed aggregate, or stone. Under no circumstances should lower walls be surfaced with wood or plywood, aluminum or plastic siding, asphalt composition, transite, tiles or brick. However, solar collectors maybe located near ground level if integrated into the structure at a location that is not visible from outside the lot.

3.2.3 Upper Wall Materials

The upper wall materials should convey a sense of human scale, warmth and well crafted construction. Material choices should reflect the rural setting of the valley rather than urban or industrial values. The upper wall may differ from the lower wall or be of the same material. The following materials may be used for upper walls:

1. Stone
2. Concrete formed with rough timbers
3. Concrete finished with a stucco dash coat (or modern equivalent such as Dryvit)
4. Wood shingles or wood siding
5. Logs
6. Stucco on wood framing

The upper walls may not be made of the following materials:

1. Brick
2. Ceramic tile
3. Plastic siding
4. Aluminum siding

5. Steel siding
6. Asphalt or hardboard siding

3.2.4 Number of Wall Materials

Use of multiple wall materials can lend visual interest to a building. Too many materials can create a garish appearance which allows building to compete with and visually overpower their surroundings. Walls at Teton Village South may consist of from one to three materials.

3.2.5 Wall Openings

Window, door and porch openings are an important part of a building's appearance and character. While rich ornamentation of openings is not required or recommended, windows and doors should be logically situated in the building form. Windows and doors should function as individual openings rather than continuous horizontal or vertical bands.

3.2.6 Colors

Exterior wall colors should harmonize with the landscape of the site and surrounding buildings. Colors should respect the legacy of the region and Rocky Mountain rural color schemes. Warm earth tones in paint or stain will be encouraged.

Bright or dramatic colors may be used to accent or highlight building features in a subtle way, but may not be applied to the majority of the building's surface.

As outlined in the review process, color boards and samples may be required by the Design Review Committee for review prior to approval.

3.2.7 Window Materials

Windows must be constructed of wood, be wood covered or metal coated with an approved finish. Metal, vinyl clad windows will be permitted subject to color review.

3.2.8 Door Openings

Door openings should be protected from wind and overhanging snow or drifting snow. Protected entryways communicate a strong sense of orientation and will be encouraged.

3.2.9 Wall Appurtenances

Wall appurtenances can help enhance the functioning of windows and doors and lend visual interest to the building facade. However, wall appurtenances should not be overstated or over decorated.

1. Painted relief or trimmed design work is not recommended. Where it occurs, it should be confined to wall surfaces which are not in public view.
2. Shutters should be operable and made of wood. Fake shutters will be discouraged.
3. Bay windows will be permitted, but should be designed in a straightforward, direct manner.

3.2.10 Building Height

Single family residences, Golf Townhouses and Golf Cabins shall be restricted in height to 30 feet above finished grade, as measured and defined by the Teton County Land Development Regulations. Fish Creek Townhouses shall be restricted in height to 30 feet in height above finished grade. Height measurements shall be presented by the designer to the Design Review Committee at the schematic design and design development phases.

3.2. 11 Building Size

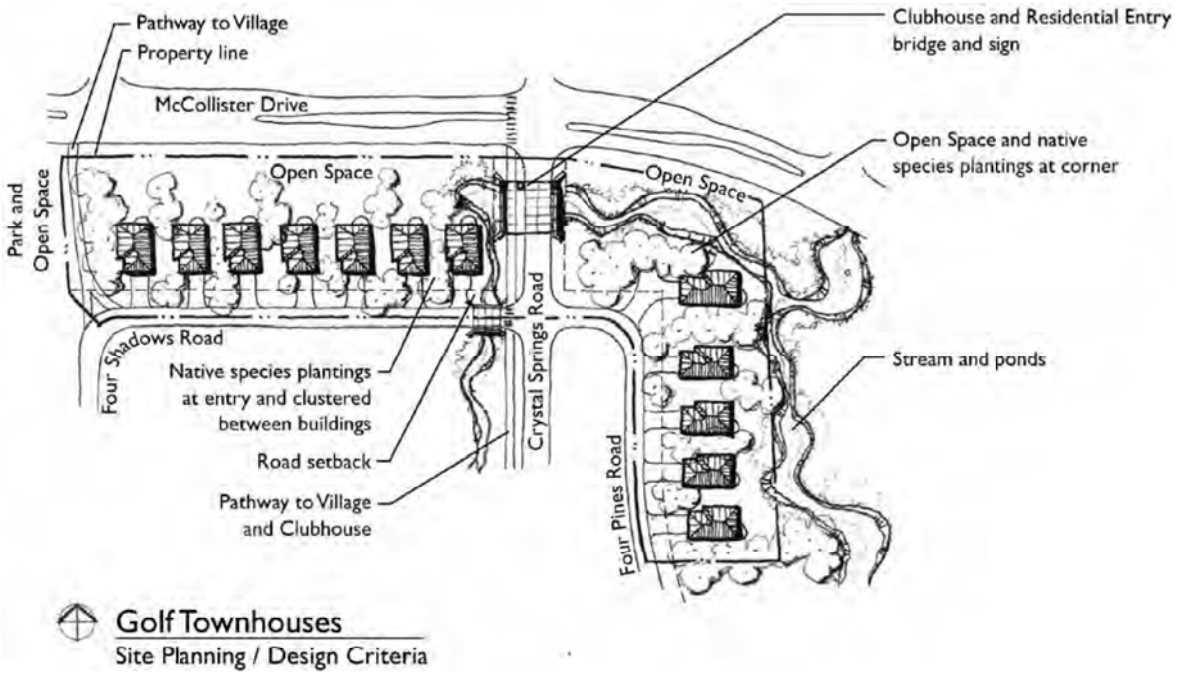
The principal residence shall have a minimum floor area of 2,500 square feet of habitable space. A maximum total floor area of all buildings on a particular lot has been specified for each lot in the Covenants. In no case shall the maximum or minimum requirements of the Covenants be exceeded. In addition, all buildings shall be sized appropriately for the site, and there is no guarantee that the maximum floor area can be achieved.

3.3 Golf Townhouses

3.3.1 Site Planning and Design

The Golf Townhouses are located along the open space corridor that provides the entry to the Teton Village South Residential Community. These buildings have been sited with the following considerations:

1. Views to Sleeping Indian and Apres Vous Mountain
2. Adjoining open space corridor
3. Pathway access to Teton Village core and amenities.
4. Access to golf, pool, and amenities
5. Stream and ponds interface
6. Setback requirements



Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the open space corridor along the north and east boundaries of the homes. New plantings should be indigenous to the Rocky Mountain Region and located to extend existing stands or planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings. Opaque plantings at traffic intersections are not permitted.
Lawn areas will be minimized; where used, lawn areas should be located immediately adjacent to buildings for the creation of outdoor use areas.

3.4 Fish Creek Townhouses

3.4.1 Site Planning and Design

The Fish Creek Townhouses are located on a sloping site with views of the ski area and mountains as well as the valley floor and Sleeping Indian. Open Space with native plantings winds along the perimeter and through the central portion of the project providing amenity and buffer between the buildings and surrounding residences and roads. A pathway is located along the eastern portion of the project providing direct pedestrian access to the Village. Building siting considerations include:

1. Views
2. Access to amenities
3. Visual screening
4. Vehicular and non-vehicular access
5. Setback requirements

6. Solar exposure
7. Privacy

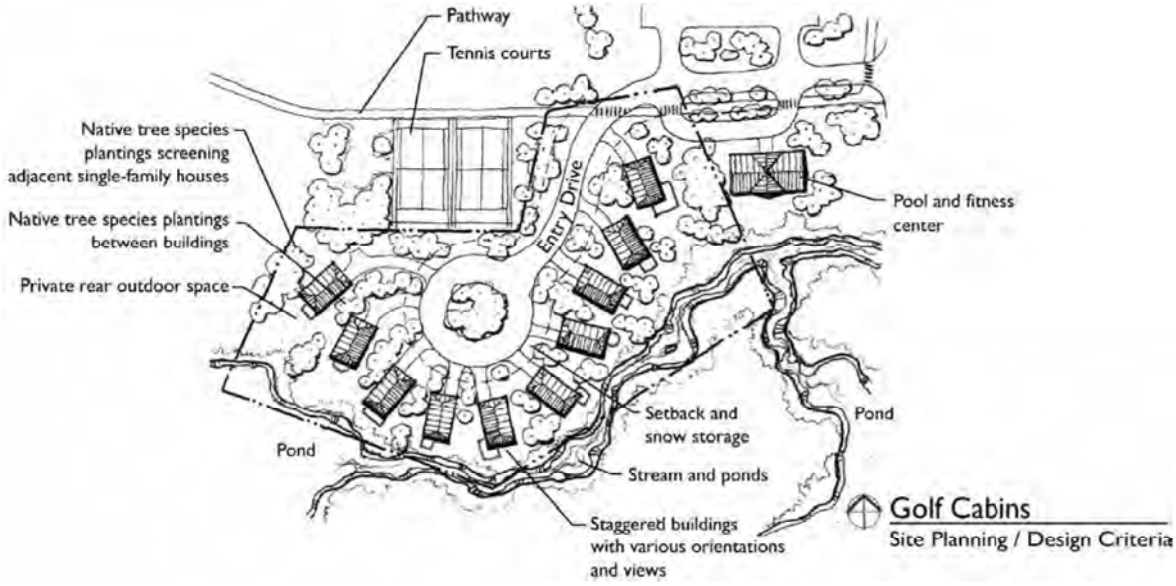
Landscape scale and overall landscape design is developed to envelop the buildings with trees to soften architecture and frame views. New plantings should be indigenous to the Rocky Mountain Region and located to extend existing materials or planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings. Opaque plantings at traffic intersections are not permitted. Lawn areas will be minimized and located immediately adjacent to the buildings to create outdoor use areas.

3.5 Golf Cabins

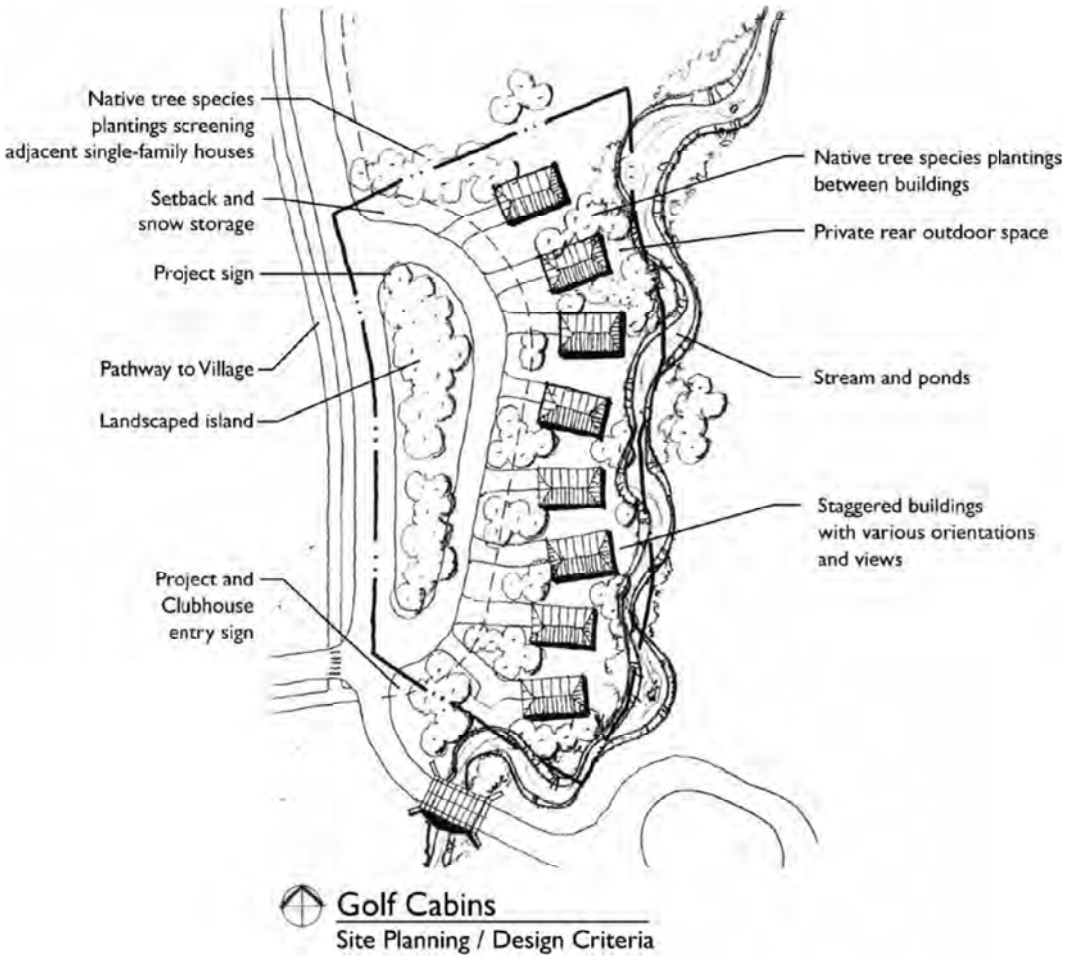
3.5.1 Site Planning and Design

The Golf Cabins have been located in two clusters within walking distance of the Golf Course, Clubhouse and Fitness Center. The north grouping has views to the golf practice range, stream, and the Sleeping Indian beyond. The western grouping is next to the Fitness Center with southern views to the golf course. Access and parking is pulled away from the main entry road for safety and privacy. Building siting considerations include:

1. Views
2. Access to amenities
3. Visual screening
4. Vehicular and non-vehicular access
5. Solar exposure
6. Privacy



Landscape scale and overall landscape design are developed to surround the buildings with plantings to soften, frame views and provide privacy. New planting should use plants that are indigenous to the Rocky Mountain region and should be located to extend existing stands or be planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings or in courtyards. Opaque plantings at traffic intersections are not permitted.

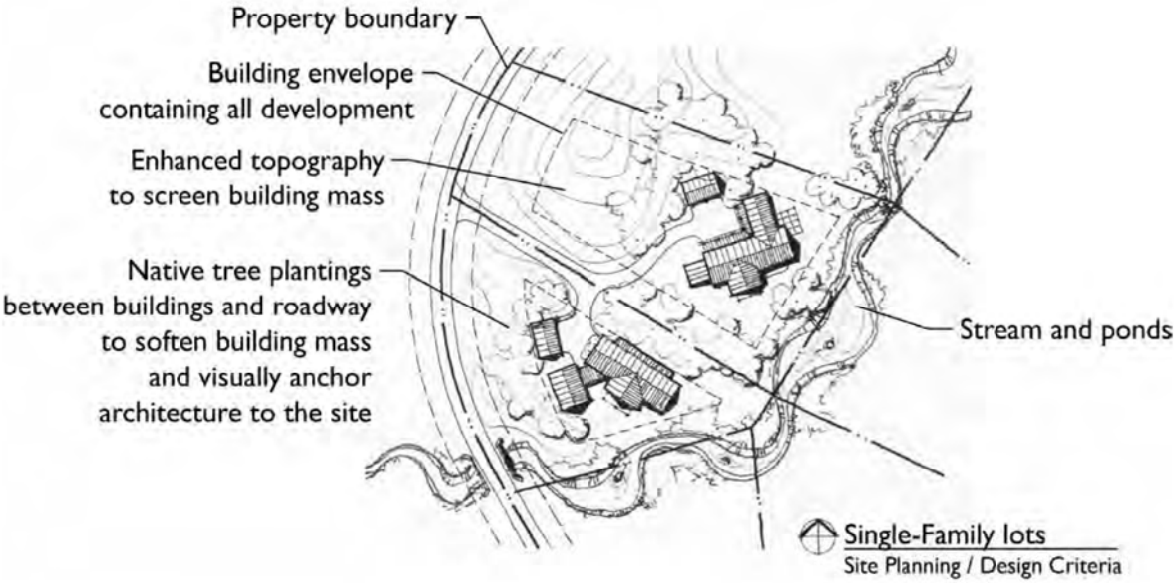


3.6 Single Family Lots

3.6.1 Site Planning and Design

The Single Family Lots have been designed with building envelopes to optimize:

1. Views
2. Access to amenities
3. Visual screening
4. Relationship to water
5. Vehicular and non-vehicular access
6. Setback requirements
7. Solar exposure
8. Privacy



Site improvement guidelines are directed to the improved portions and building envelope of each lot. Site improvements outside of building envelopes should be developed consistent with the overall Master Plan to frame and protect views, enhance the stream corridors and transition the architecture to native landscape. Every building shall be located entirely within the building envelope, except that minor encroachments may be permitted for eves and other portions of a structure as specified in CC&R's. Building siting shall be responsive to existing features of terrain, drainage patterns, vegetation, views, solar exposure and access.

The design objective for Single Family landscape is to enhance the water corridors, frame views, minimize the visual impact of architecture and development, and fit buildings into the existing setting. Landscaping and grading for any site shall interface seamlessly with all adjacent properties. The designer shall indicate the means of accomplishing this interface in the landscape plan.

Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the naturalized landscape and the inherent form, line, color and texture of the local plant communities. New planting should use plants that are indigenous to the Rocky Mountain region and should be located to extend existing stands or be planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings or in courtyards. Opaque plantings at traffic intersections are not permitted.

Lawn areas will be permitted only in limited "accent" spaces next to the buildings.

No trees or other vegetation shall be removed from any lot without the specific approval of the Design Review Committee.

3.3.6 Driveways

Driveways should reflect a residential scale and should be smaller in dimension and softer in appearance than the common roadway that provides access to the lot. Choice of driveway materials should provide a sensible response to climate, grade, and drainage characteristics of the lot. Driveways within site boundaries and connecting to the paved portion of any street (including the construction of any culverts, landscaping, and maintenance and snowplowing areas that may be necessary) are the responsibility of the owner. Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway, and shall not exceed 10% elsewhere without written approval of the Design Review Committee. Driveway and parking surfaces may be asphalt, gravel, concrete, unit pavers, or cobbles.

Recommended driveway locations are indicated on the Final Plat. These were based upon the overall design of the Community. Many lots have shared access points from the road in order to minimize the number of driveways and associated conflicts, as well as to provide more landscaped area between roads, surrounding development and houses. These access and driveway locations shall be used unless an alternative location is shown to have less impact on the site or another compelling reason is accepted by the Design Review Committee.

4.0 REVIEW PROCESS

4.1 Design Review Committee

Ths Teton Village South Residential (TVSR) Design Review Committee derives its existence and authority from the Declaration of Covenants, Conditions and Restrictions for Lots 1 through 100 of Teton Village South Residential, a Subdivision of Teton County, Wyoming.

The Design Review Committee shall consist of five regular members plus alternates. At least one member and a second member or one alternate shall be members of the Board of Directors of TVSR Homeowners Association. One member and one alternate shall be architects licensed to practice in the State of Wyoming. Until _____, 200__, all appointments to the Design Review Committee shall be made by Snake River Associates or its assignee. After _____, 200__, all appointments to the Committee shall be made by the TVSR Homeowners Association Board of Directors. However, a representative of Snake River Associates, or its assignee, shall serve as one regular member until_____, 200__.

The Committee shall meet based on an established schedule subject to the level of design review required. Owners or their representatives may call to schedule items on the agenda by calling 307-_____ and applicants will be notified of scheduled times. The agenda will be closed at 5:00 p.m. two days prior to the scheduled meeting.

4.2 Review Process and Issuance of Development Permits

Any development, including any alteration of the natural land surface or vegetation, on any lot or on the common area lot shall be in conformance with the Covenants, including these Design Guidelines. A development permit issued by the Board shall be required before the commencement of any development on any lot. The Board shall issue development permits only after submittals have been reviewed and approved by the Design Review Committee. Approval of submittals must have the affirmative vote of the architect member plus two other members of the committee.

4.3 Review Sequence

The review sequence set forth herein is to be used for approvals of single family residences and accessory buildings. The information and review process required for review of minor site improvements and building modifications will be determined by the Design Review Committee based on the magnitude and

potential visibility of the improvement. The Design Review Committee shall determine what constitutes minor site improvements on a case by case basis.

4.3.1 Informal Pre-application Conference

Prior to submitting a plan to the Design Review Committee an owner/applicant should confer with the Committee to obtain information and guidance. The purpose of such a conference is to permit the applicant and the members of the Committee to review informally the proposal before substantial commitments of time and money are made for architectural design. Any preliminary approval or disapproval shall be for informational and guidance purposes only and shall in no way bind the Design Review Committee. Topics of the discussion may include, but are not limited to:

4.3.1.1 Review of the planning process and criteria used to create the TVSR plan and location of the building sites

4.3.1.2 Review the design objectives and design criteria for the specific lot and for the project in general.

4.3.1.3 Review the characteristics of the lot and surrounding area.

4.3.1.4 Review and discussion of the significant natural features of the lot to be preserved.

4.3.1.5 Review and discussion of significant architecture and design features of surrounding structures.

4.3.1.6 Review of specific guidelines which will apply to the residence.

4.3.1.7 Technical questions about building expenses at Teton Village and climatic or code applications.

4.3.2 Schematic Design Review

The first review of the proposed plan will be at schematic or conceptual design. This review has been established to provide the Design Review Committee and owner an opportunity to discuss the design concepts early in the design process before a significant amount of time and money is spent on architecture.

The schematic design review will focus on the following issues:

4.3.2.1 Determine that the proposed building and site uses are within the appropriate buildable areas of the lot.

4.3.2.2 Determine that the architecture is sited and designed to blend into the landscape and follow the profile of the site and that the transition between the

building and the surrounding landscape has been designed to accomplish the intent of the design objectives and guidelines.

4.3.2.3 Determine that the roofs, massing, colors, tones, building materials, landscape materials and other site and architectural improvements are consistent with the design objectives and guidelines.

4.3.3 Design Development Review

The second review will be of design development plans to confirm that the detailed design is consistent with the plans approved at the schematic phase. Additional reviews will be required if design concepts are changed and are found unacceptable by the Design Review Committee. At the end of the Design Development Review, the Design Review Committee shall vote to approve or not approve the proposal.

4.3.4 Construction Documents and Check Conformance

The final review will be of construction plans and monitoring the building during the construction period as follows:

4.3.4.1 Determine that the construction is consistent with the plans approved by the Design Review Committee.

4.3.4.2 Review the construction activity to minimize the off-site construction impacts on the surrounding residents.

4.3.4.3 Check construction progress relative to the construction schedule.

4.4 **Submission Requirements**

4.4.1 Schematic Design

The schematic design submission is the first stage of review. The applicant shall file an application for schematic design approval with the Design Review Committee that includes the following:

4.4.1.1 A site plan of the lot at a scale of at least 1 *"=20'* showing: lot, easement and building envelope boundaries; recommended driveway centerline; location of buildings within the lot; driveway alignment, surfacing, and lighting; existing topography, vegetation, drainage and other relevant site features; location and design of outdoor use areas including arrival areas, parking, and outdoor living areas; location of sewage pump station, if required; a schematic landscape plan;

and a schematic grading plan showing existing and proposed contours and vegetation to be disturbed.

4.4.1.2 Architectural plans at a scale of 1/8" or 1/4" showing the building floor plan and floor elevations of various building levels.

4.4.1.3 Appropriate elevations, sections, sketches or models demonstrating how the building fits the site, blends into the vegetation edges, has minimal impact when viewed from adjoining roads or other area, and is consistent with the design objectives and guidelines.

4.4.1.4 Color and material samples for buildings, walls and roofs.

4.4.1.5 Three dimensional study model at 1/16" scale of the proposed building with surveyed trees depicted.

4.4.1.6 On the lot itself, marking and flagging of lot, building envelope and easement boundaries; recommended driveway centerline; and utility locations; all by a registered surveyor.

The applicant shall submit to the Design Review Committee not less than three (3) sets of all required documents for the schematic design submission.

When the submission is certified complete in writing by the Design Review Committee, the committee shall have fourteen (14) days thereafter within which to review and familiarize itself with the submission. Within this fourteen (14) day period, the Committee shall notify the applicant of a date for a meeting with the applicant and his representative. This meeting shall be held not less than fourteen (14) days after the date on which the submission is certified complete by the Design Review Committee.

The meeting shall be held at a date, time and location as is reasonably determined by the Design Review Committee, after consultation with the applicant. In the event the applicant is unable to attend the meeting and desires to do so, the applicant may postpone the meeting to a date, time and location mutually convenient to the applicant and the Design Review Committee. An applicant need not be present for the Committee to act on an application before it.

Before the Committee shall approve any schematic design application, the applicant must demonstrate and the Design Review Committee must find that:

a. The proposed buildings and improvements are within the building envelope or are otherwise in conformance with these Covenants.

b. The architecture is sited and designed to blend into the natural, existing features of the property and that the transition between the

building and the surrounding natural landscape features has been designed, without dependence on new vegetation, to hide, screen or diminish the visual impacts of the proposed building.

c. The buildings shall provide a horizontal profile and a change of elevation that follows the contours of the land as described in these Design Guidelines.

d. The colors and tones and materials shall be consistent with these Design Guidelines.

e. The site plan preserves significant, existing trees to the maximum degree practicable.

The Design Review Committee shall approve only those submissions it finds to be in conformance with the provisions and intent of these Guidelines and the Covenants and may approve the proposal with conditions that it finds to be necessary to ensure compatibility with the provisions of these Guidelines and the Covenants. The Committee's approval may specify any additional information to be included in any subsequent submission. The Committee may return the submission to the applicant for modification or further study if it finds there is insufficient evidence to make the above required determination. Such a return, for the purpose of any time periods required by these Guidelines and/or the Covenants, shall be deemed disapproval. In the event the Committee fails to take any action within sixty (60) days after the Committee meeting, then all of such submitted plans shall be deemed approved.

Approval of the schematic design submission by the Design Review Committee shall not constitute acceptance or approval of any required subsequent submission. If after one year from the schematic design approval, reasonable grounds exist to withdraw the approval, the Design Review Committee may do so.

4.4.2 **Design Development**

The design development submission is the second stage of the review process. Applicant shall file a design development submission with the Design Review Committee that includes the following:

4.4.2.1 *Site Plan* of the lot at a scale *of* at least 1"=20' showing:

1. Proposed building footprint
2. Utility locations
3. Existing vegetation
4. Existing and proposed grades (contour interval no greater than 2')
5. Limits of site disturbance.

6. Drainage
7. Proposed driveways, walks, decks, retaining walls, and any other proposed improvements.

4.4.2.2 *Floor Plans* (scale 1/8"=1" minimum) showing:

1. Room dimensions
2. Door and window locations and sizes
3. Location of mechanical and electrical systems

4.4.2.3 *Footing* and *Foundation Plan* (scale 1/8"=1'0" minimum)

1. Site elevations of footings
2. Breaks in elevation (stepping)

4.4.2.4 *Elevations* (scale 1/8"=1'0" minimum) showing:

1. The exterior appearance of all elevations labeled in accordance with the site plan
2. Height of chimney as compared with the ridge of the roof
3. Natural and finished grade for elevations of all views
4. Description of all exterior material, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.)
5. Shadow patterns and material textures

4.4.2.5 *Building Sections* (scale 1/8"=1'0" minimum) showing:

Building walls, floors, interior relationships, finished exterior grade and any other information required to describe the interior/exterior relationships of the building.

4.4.2.6 *Sketches* or *Model* (scale 1 "=20' minimum) showing:

Building massing, form, openings and relationship to the surrounding site. The sketches or model will be used to review the image of the proposed building from the important viewpoints adjacent to the site, and in particular when viewed from State Highway 390.

4.4.2.7 *Details*

Design details required to sufficiently describe the design of the building.

4.4.2.8 *Landscape Plan* (scale 1"=20' minimum) showing:

1. Proposed grading plan with spot elevations and contour interval no greater than 2'
2. Drainage plan required for drainage control including rim and invert elevations for all drains and culverts
3. Irrigation plan if proposed;
4. Planting plan with proposed plant materials indicated according to common and botanical names and size
5. Seeded areas
6. Location of decks or patios, service yards, driveways, other freestanding structures, etc.
7. Location and detail of all outdoor lights

4.4.2.9 *Vegetation Protection and Revegetation Plan* showing the means and time schedule by which the protection of existing vegetation and the prevention of erosion will be addressed during and after construction, including any of the following that are appropriate for the site in question:

1. Tree and vegetation protection including construction fence location
2. Placement and type of perimeter filters
3. Water control methods
4. Soil storage and stabilization measures
5. Landscaping methods
6. Seed and fertilizer types, application rates and methods
7. Mulch type, rate of application and stabilization methods
8. Type and location of any permanent or temporary irrigation to be used.

4.4.2.10 *Specifications.* Specifications or color boards are to be provided as necessary to describe the following items:

1. Exterior wall materials and colors
2. Roof materials and colors
3. Chimney materials
4. Exterior lighting fixtures

The applicant shall submit to the Design Review Committee not less than three (3) sets of all required documents for the design development submission. The Committee shall review the submission for completeness and may request additional information if the submission does not contain necessary information to show conformance with the provisions of the schematic design approval, the rules and regulations of the Design Review Committee, the Covenants and these Guidelines.

When the submission is certified complete by the Design Review Committee, the Committee shall have fourteen (14) days thereafter within which to review the application to determine if the design development submission is in substantial conformance to the schematic design plan and conditions of the schematic design approval and notify the applicant of the findings. If a meeting is required to review the findings, it shall be held at a date, time and location mutually convenient to the applicant and the Design Review Committee. An applicant need not be present for the Committee to act on an application before it.

Before the Design Review Committee shall approve any design development submission, the applicant must demonstrate and the Committee must find that the design development submission is in substantial conformance with the schematic design and with any condition of the Committee's approval of the schematic design submission and to show resolution of any technical problems raised by the schematic design submission.

In the event the Design Review Committee fails to take any action within sixty (60) days after the Committee meeting or, when no meeting is scheduled, within seventy-four (74) days after the submission is certified complete, then all such submitted plans shall be deemed approved.

4.4.3 Construction Documents and Construction

From and after the time an applicant receives design development submission approval, the applicant may proceed toward commencement of the proposed improvements, provided however that improvements shall strictly conform to all the requirements and provisions of the design development submission. After receipt of design development submission approval an applicant shall submit a set of construction documents to the Design Review Committee. The construction documents shall be reviewed by the Architect member, and if they are found to be in conformance with the design development approval, the Board shall issue the development permit. An applicant must receive the development permit prior to commencement of construction.

In addition, prior to commencement of construction, the applicant shall install a temporary construction fence delineating the limits of the immediate building site and construction area. The enclosed area shall be as small as practicable in order to protect the existing vegetation. This fence may be of wire bound wood slat or "snow fencing" material. Contractors shall be prohibited from construction activity or site disturbance outside this fenced area. The fencing must be reviewed and approved, in the field, by the chairperson of the design review committee or his or her designated representative before construction may commence.

Any members of the Design Review Committee may, from time to time, review construction progress to determine:

a. Construction is consistent with the plans approved by the Committee.

b. Off-site construction impacts on the surrounding residents are minimized.

c. Construction progress conforms to the construction schedule.

d. All construction activity is within the construction fence.

In the event construction differs in any material or significant fashion from the design development submission approval, after notice to the owner and a hearing at which owner shall be entitled to be present to determine whether a violation of the approvals have occurred, which hearing shall be held not more than seventy-two (72) hours after the discovery of the violation or as soon thereafter as is reasonably practicable, the Design Review Committee, if it determines that a significant and/or material deviation from the approved plans has occurred, may withdraw its approvals. If the approvals are withdrawn, the Board shall void or suspend the development permit. In such case the Design Review Committee or the Declarant or the Board shall be entitled to exercise such remedies it may have under the law and/or which may have been granted to it pursuant to these Design Guidelines and/or Covenants.

4.5 **Teton County Review**

Notwithstanding the provisions of these Guidelines and the Covenants, any proposed development in the TVSR is required to apply to Teton County for development approval and the appropriate building permits. Any development in the TVSR will be required to meet all other State or County regulations that may apply.

5.0 MISCELLANEOUS

5.1 Records

The Design Review Committee shall appoint a secretary, who may or may not be a member of the Committee, to keep a record of all Committee meetings and actions. An official copy of such records shall be filed with the records of TVSR Homeowners Association.

5.2 Amendment to Design Guidelines

These guidelines may be amended at any time by the unanimous vote of the Design Review Committee, provided however, no amendment before September 7, 2014, shall be effective unless approved by the Snake River Associates or its appointed representative.

5.3 Variance Process for Design Guidelines

This process is for the variance of the Design Guidelines only and not for the variance of the main body of the Covenants. The Design Review Committee shall have the power, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Design Guidelines or where creative alternative design solutions are proposed, to vary or modify the applications of these guidelines relating to the construction or alteration of buildings or structures, so that the spirit of the Design Guidelines and the Covenants governing the Design Guidelines will be observed, safety and welfare secured and substantial justice done.

The affirmative vote of the architect member plus two other members of the Design Review Committee shall be necessary to grant a variance under the provisions of this Section.

Before a variance shall be granted, the Committee shall make a finding that the conditions in this Section are satisfied by evidence supplied to the Committee by the applicant for the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Committee, in granting a variance, may prescribe appropriate conditions and safeguards in conformity with the Design Guidelines and the Covenants; and a violation of these conditions and safeguards shall be deemed a violation of the Design Guidelines and the Covenants.

The following shall be considered valid reasons for granting a variance

a. That the special conditions and circumstances do not result from the actions of the applicant.

b. That special or extraordinary circumstances apply to the subject property that do not apply to other building sites at TVSR.

c. That granting a variance recognizes a creative and positive design solution and the variance will not adversely affect the intent and purpose of the Design Guidelines and Covenants of TVSR.

d. That the design solution proposed by the applicant is as good as or better, given the underlying intent and purpose of the Design Guidelines, than that provided for in the Design Guidelines.

The Design Review Committee may request such additional documentation, reports and other documentary evidence from the applicant as it deems necessary to process the variance application. It shall be the duty of the applicant for development approval to request a variance from the Design Review Committee if such is necessary as a result of the applicant's development proposal. If an application is submitted to the Design Review Committee that does not request a variance and varies from the requirements of the Design Guidelines the Committee shall deny such application. If a variance is properly requested, it shall be processed in conjunction with the processing of the entire Design Review application. If a variance and the application of which it is a part are approved by the Design Review Committee, then the development permit subsequently issued by the Board shall specifically include and describe the variance.

5.4 **Fees**

The Design Review Committee shall collect the following fees:

Pre-Application Conference	No Fee
Schematic Design Review	$200.00
Design Development Review	$500.00
Construction Review	No Fee
Variance Request	$200.00

Upon the recommendation of the majority of the Design Review Committee, the Board may change the fees or establish additional fees.

APPENDIX

TVSR Design Guidelines

Recommended Plant List

Evergreen Trees:	
Picea engelmannii	Engelmann Spruce
Picea pungens	Blue Spruce
Pinus contorta	Lodgepole Pine
Pseudotsuga menziesii	DouglasFir
Deciduous Trees:	
Populus angustifolia	Narrowleaf Cottonwood
Populus tremuloides	Quaking Aspen
Shrubs:	
Acer glabrum	Rocky Mountain Maple
Alnus tenufolia	Mountain Alder
Amelanchier alnifolia	Serviceberry
Artemisia tridentata	Big Sagebrush
Cornus sericea	Redosier Dogwood
Crataegus douglasii	Black Hawthorn
Eleagnus commutate	Silverberry
Juniperus scopulorum	Rocky Mountain Juniper
Prunus virginiana melanocarpa	Native Chokecherry
Rosa woodsii	Wood's Rose
Rosa rugosa	Native Shrub Rose
Rosa foetida 'bicolor'	Austrian Copper Rose
Salix exigua	Coyote Willow
Salix irrorata	Blue Stem Willow
Salix lasiandra	Yellow Willow
Salix monticola	Yellow Mountain Willow
Salix purpurea	Arctic Willow
Sambucus racemosa	Red Elderberry
Sheperdia canadensis	Buffaloberry
Symphoricarpos oreophilus	Mountain Snowberry
Vaccinium membranaceum	Highbush Huckleberry
Wetland Grass-like Species:	
Carex rostrata	Beaked Sedge
Carex nebraskensis	Nebraska Sedge
Juncus torreyi	Torrey's Rush
Scirpus acutus	Hardstem Bullrush
Moist Area Grasses:	
Phleum pretense	Common Timothy
Phleum alpinum	Alpine Timothy
Drought-Tolerant Grasses:	
Poa ampla	Big Bluegrass
Poa fendleriana	Muttongrass

MASTER SIGNAGE PLAN GUIDELNES
Teton Village South Residential Community

1.0 Exterior Signage

The primary purpose of a sign system is to direct and inform the public in an orderly manner, with minimal confusion and with as few signs possible. Simple, short messages, combined with contrasting graphics and legible typestyles are mandatory for an effective sign program. Proper sign lighting and placement are also essential, and must be accomplished based on specific legal and safety issues regarding vehicles and pedestrians.

Secondarily, signs should be designed to reflect and enhance the surrounding environment. Signs can be part of the landscape, the site furnishings, and at times, the architecture. As in any resort, architectural character plays a key role in the visitor and resident experience. It is vital that the signs in the Teton Village South Residential Community also carry through the quality and character of the communities' architecture.

Areas of the Teton Village South Residential Community include (see plan below):

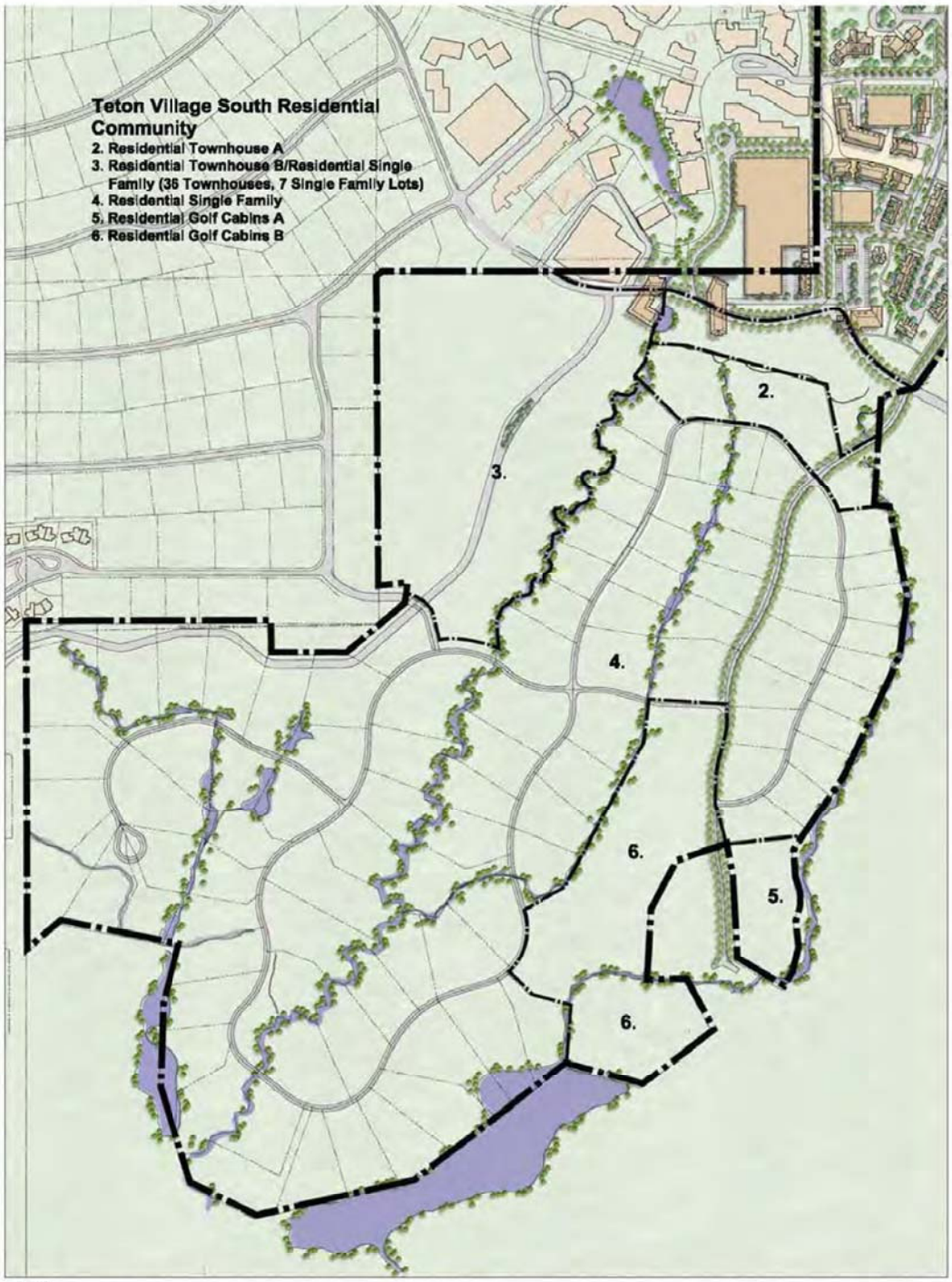
(2.) Residential Townhouse A

(3.) Residential Townhouse B & Single Family (36 Townhouses/7 Single-Family Lots)

(4.) Residential Single Family

(5.)/(6.) Residential Golf Cabins Lots A/B

The four areas that comprise the Teton Village South Residential Community will have a distinctly western character, tied to the lore and grandeur of Jackson Hole and the Grand Teton mountain range, yet contemporary in its approach to the guest and resident experience. Wood timber, natural stone and hand-crafted construction, are reminiscent of National Park lodge architecture, and co-exist with sophisticated services and facilities a seasoned traveler would expect. Similarly, the sign program design character is western in its rugged scale, proportion, materials and construction, but contemporary in its color, usage, clarity and legibility.



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by SRA. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. These issues will be resolved at sketch plan application for the Village Core where a design that accommodates the new entrance road alignment will be submitted.

2.0 Sign Types

There are five types of signs in and around the South Residential Communities. They are:

- *Community Identification* – A sign which identifies and serves as a visual entry to each community.
- *Services Identification* – A sign which identifies only the name and use of an area or building – not intended to advertise in any way.
- *Informational* – A sign which is designed specifically to communicate or convey a message.
- *Pedestrian Directional* – A sign which is designed specifically to direct or guide pedestrians.
- *Temporary* – Information that promotes special events or temporary conditions such as full parking lots.

3.0 General Criteria

1. All messages are to be clear, simple, and concise. The use of international symbols where appropriate should be considered.
2. The design of all signs shall maintain the integrity of the architectural theme of the residential community and be limited to the materials and colors indicated in the South Residential Signage Palette.
3. The signs will be located in a consistent and logical manner that will maximize their effectiveness and keep the total number to a minimum to avoid confusion and visual clutter. Location and installation method shall not interfere with operational procedures.
4. Size as indicated below.
5. All illumination of Community signs shall be indirect, and fixture design, lighting color and wattage and meet standards set forth in Section 49370, Exterior Lighting and Glare.
6. Where not specified here the Teton County Land Development Regulations standards shall apply.

4.0 **Palette**

The following palette has been developed to reflect the architectural character and visual imagery of the Teton Village South Residential Community. This list is provided to offer a variety of ideas for materials and applications; however, creativity is encouraged within the spirit of the overall guidelines.

Materials

Sign Structure/Base Materials

- Timbers – peeled or hand-hewn timbers;
- Stone – natural rock(preferably indigenous or similar) used in stone wall construction or larger quarried monuments used as individual structural pieces;
- Steel – hand crafted square or round tubing as sign posts or bases.

Sign Faces

- Wood – sandblasted, carved, painted, cut-out or applied letters/graphics
- Metal – painted, natural finishes, such as galvanized (matte finish) or patina, oiled, hammered, cast, acid etched, cut-out or applied letters/graphics
- High density, exterior grade Sign Foam (e.g. "Sintra") – carved painted, sandblasted, cut-out or applied letters/graphics
- Porcelain enamel

Temporary Signs

The following materials may only be used for temporary signs:

- Fabric – banners, flags
- MDO – sandwich boards

Regulatory Signs

These materials may be used for regulatory, permanent or temporary or other specific application.

- Metal with reflective vinyl lettering or metal lettering

Color

Sign Structure/Base Materials

All materials used in the base or structure such as stone or timber must remain a natural color or shade of natural color.

Sign Faces

All colors are acceptable for sign faces except fluorescents, although color should be consistent with general palette of architecture.

Dimensions

Community Identification
Freestanding:
Sign face shall not exceed 60 sq. ft.
24″ max. letter height
11′0″ max. overall height
(except specialty signs/events applications which can be approved by homeowners association).
Double-faced allowed where appropriate for vehicular or pedestrian circulation.

Services Identification, Informational, Pedestrian Directional
Freestanding:
Sign face shall not exceed 32 sq. ft.
10′0″ max. overall height
(except specialty signs/events applications which can be approved by homeowners association).
Double-faced allowed where appropriate for vehicular or pedestrian circulation.

Temporary
10 sq. ft per face
Height to be determined by homeowners association
Further clarifications for sign guidelines shall meet standards set forth in Section 4614, Master Signage Plan .

External Illumination

If signs require lighting to assist in informational or directional navigation, then the lighting shall be shielded to avoid glare and over-spill and shall be oriented downward onto the sign face rather than upward and shall comply with Teton County Land Development Regulations.

The following Figures 1 and 2 illustrate typical layout and sign design and dimensions for the Teton Village South Residential Community.

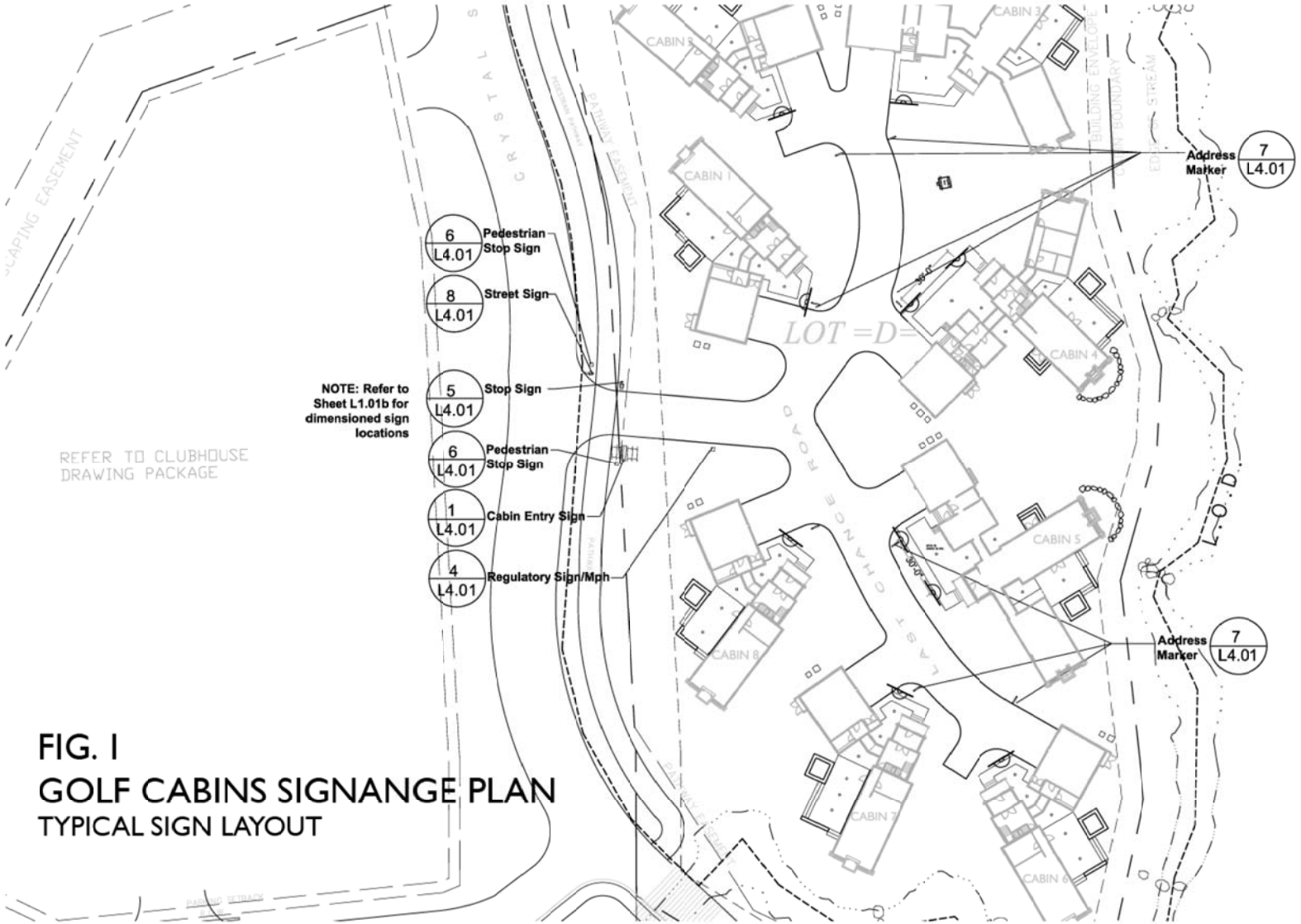
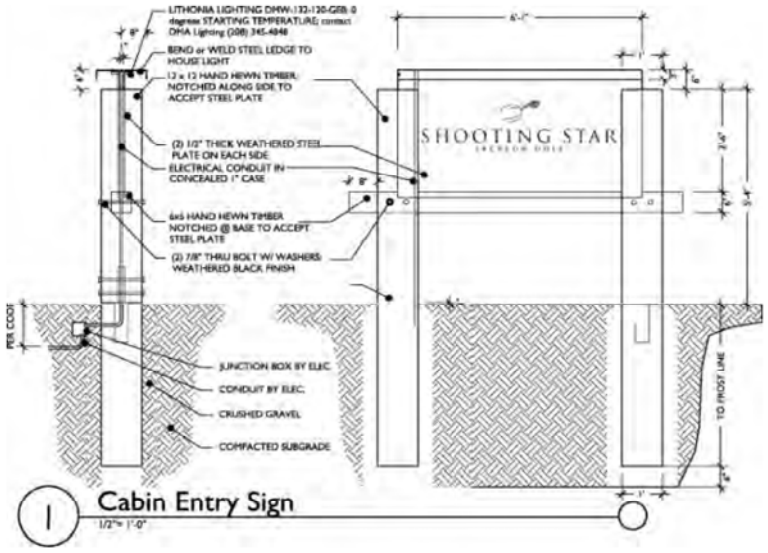


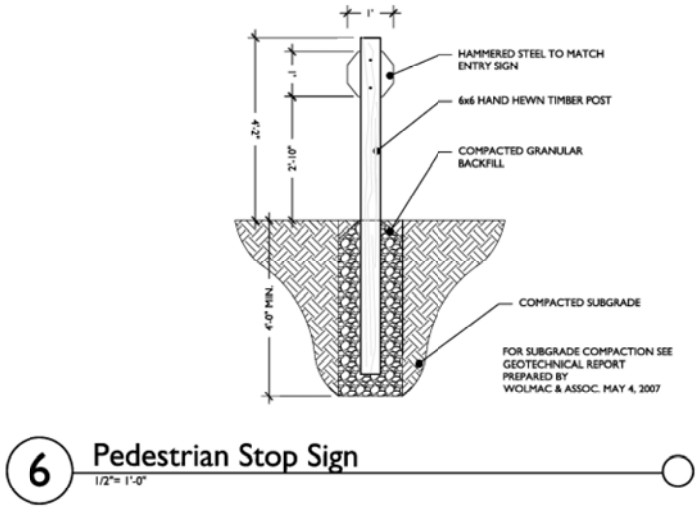
FIG. I
GOLF CABINS SIGNANGE PLAN
TYPICAL SIGN LAYOUT

FIG. 2 SIGNAGE DESIGN EXAMPLES

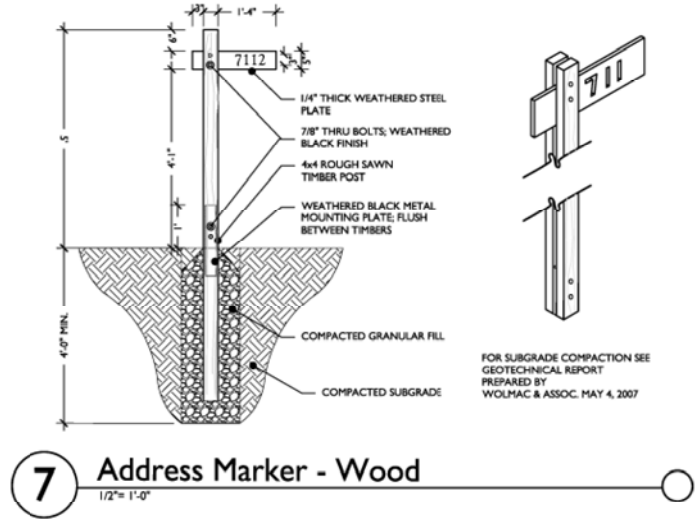
Community Identification



Pedestrian Directional

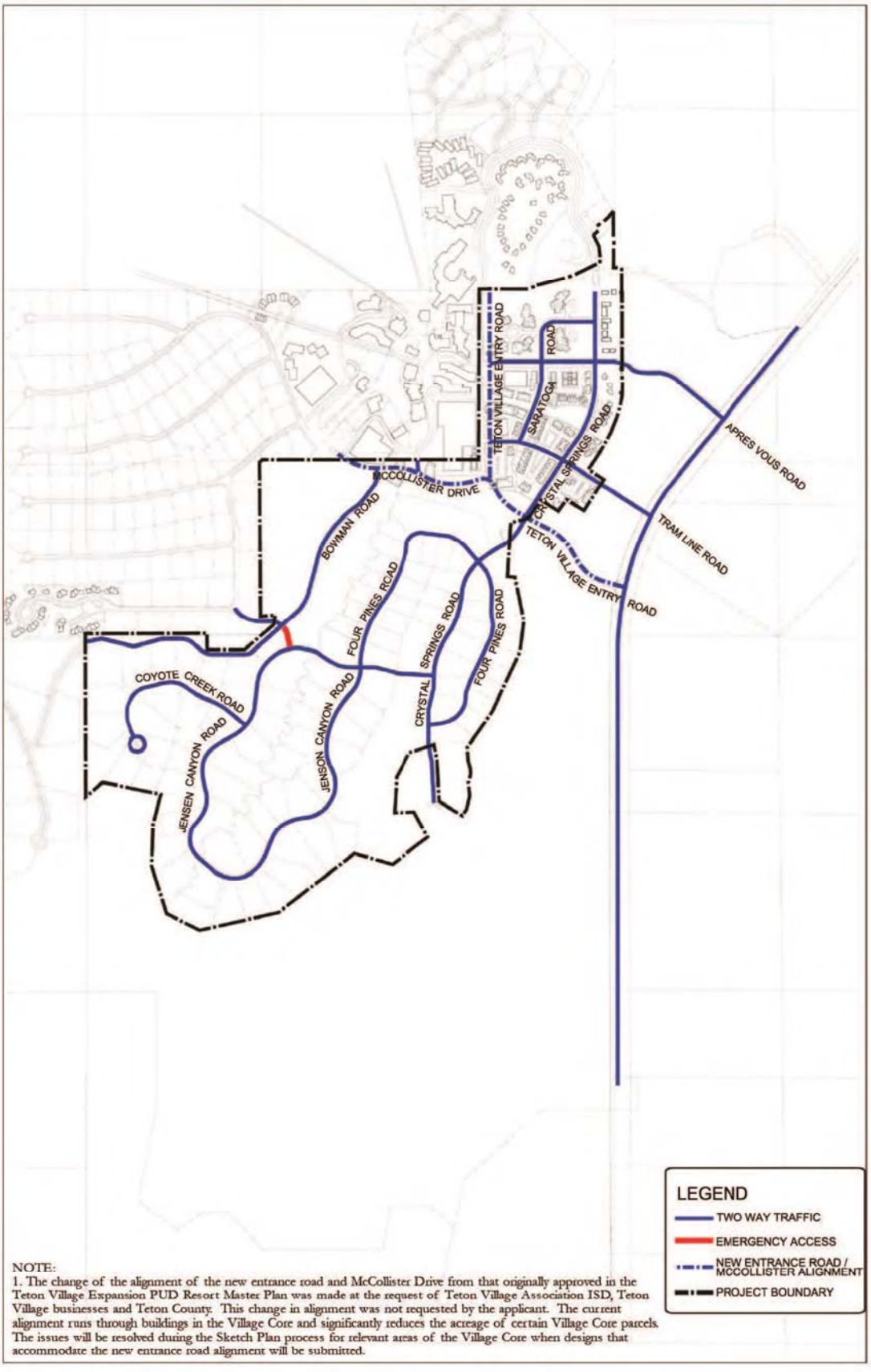


Informational



Appendix I

Traffic Plan



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

Conceptual Plan

Traffic Plan

Revised August 1, 2016

N

0 250 500 1000

Appendix J
Road Sections

NOTE:

1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

Conceptual Plan

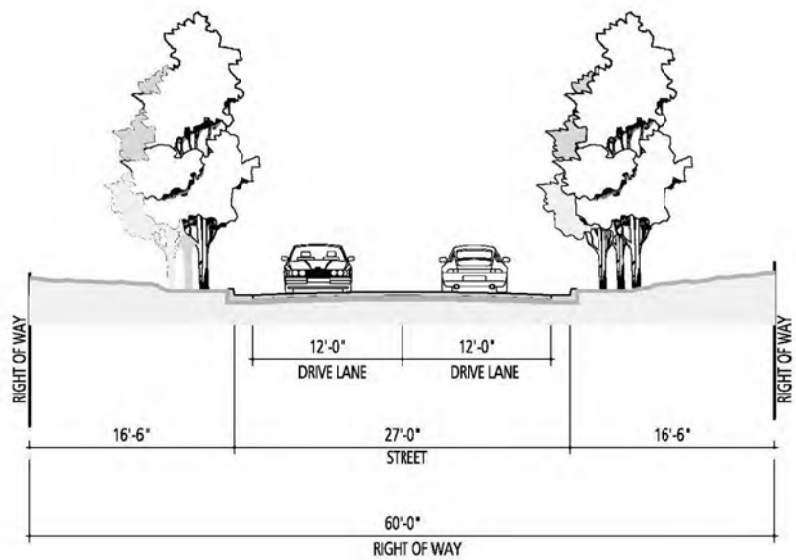
Road Sections

Streetscape Section

Revised August 1, 2016

N

0 250 500 1000



SECTION B-B
TRAM LINE ROAD

These proposed roadway sections are considered conceptual only and shall be modified, if necessary, to conform to Teton County Roadway Standards that exist at the time of receipt of application for appropriate permits from the County to construct each roadway.

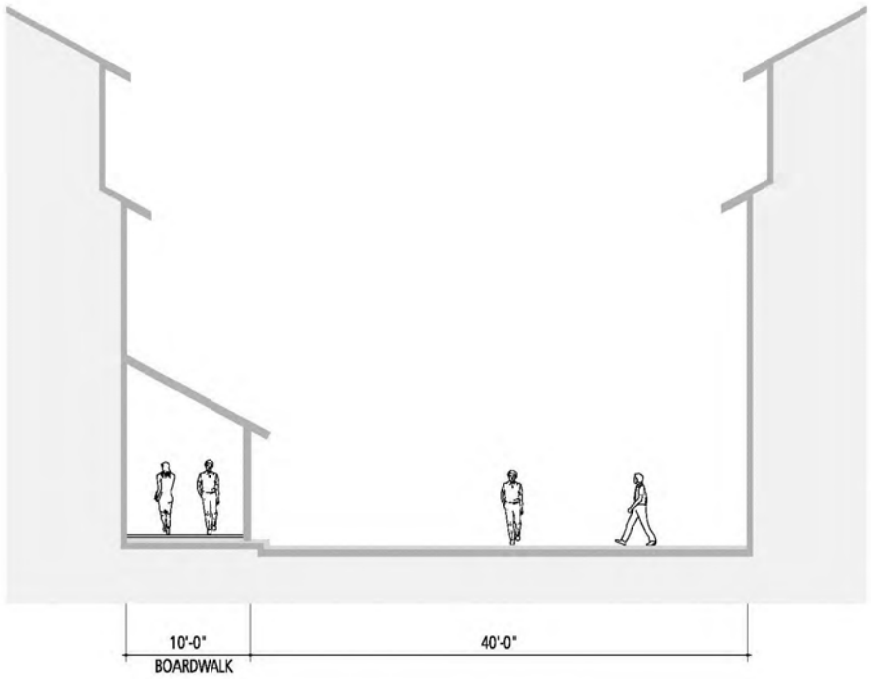
N

0 5 10 20

Conceptual Plan

Road Section B-B

Revised August 1, 2016



SECTION C1-C1
PEDESTRIAN CORE

These proposed roadway sections are considered conceptual only and shall be modified, if necessary, to conform to Teton County Roadway Standards that exist at the time of receipt of application for appropriate permits from the County to construct each roadway.

N

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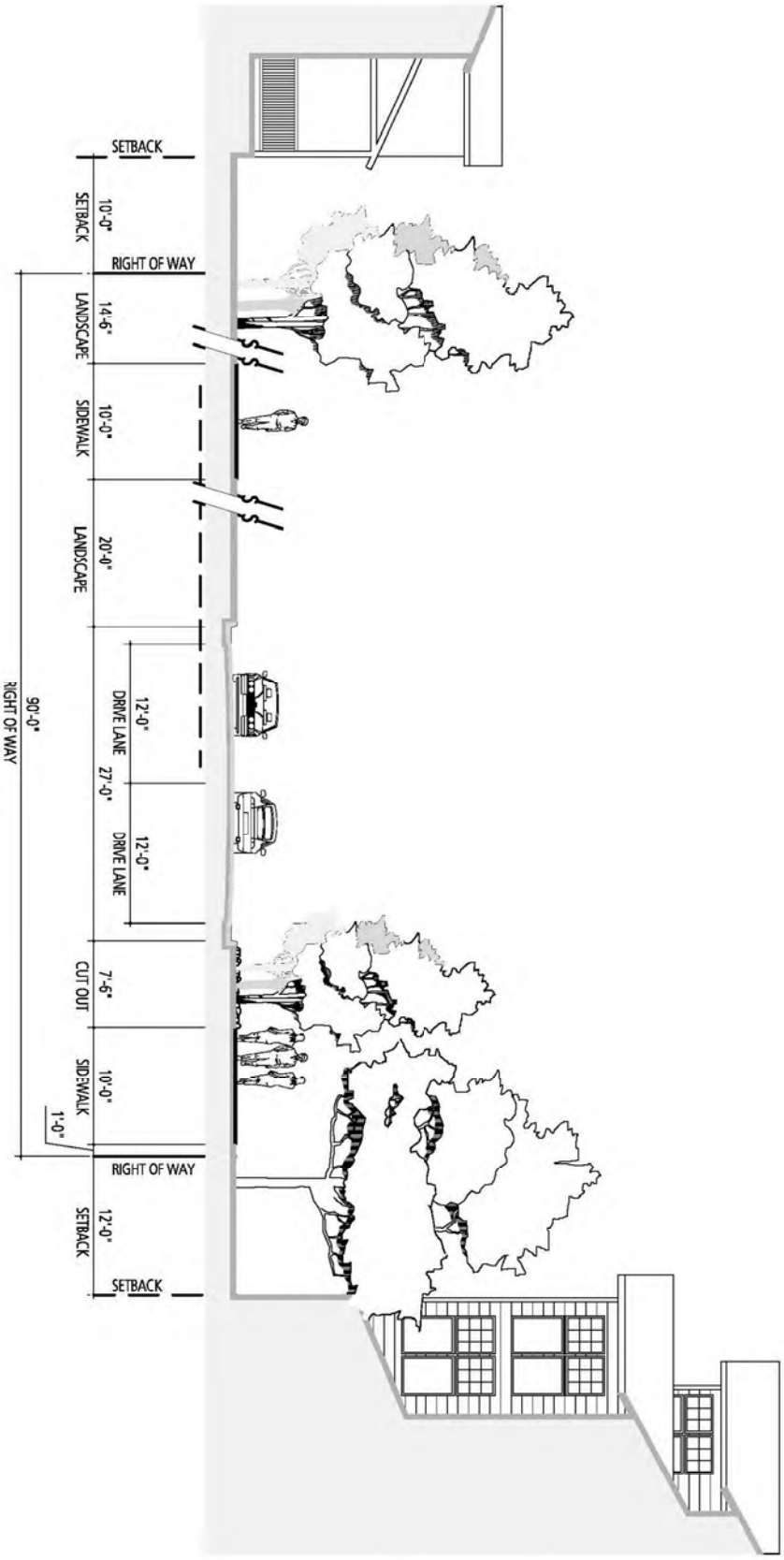
Conceptual Plan

Road Section C-C

Revised August 1, 2016



SECTION D-D
APRES VOUS ROAD

These proposed roadway sections are considered conceptual only and shall be modified, if necessary, to conform to Teton County Roadway Standards that exist at the time of receipt of application for appropriate permits from the County to construct each roadway.

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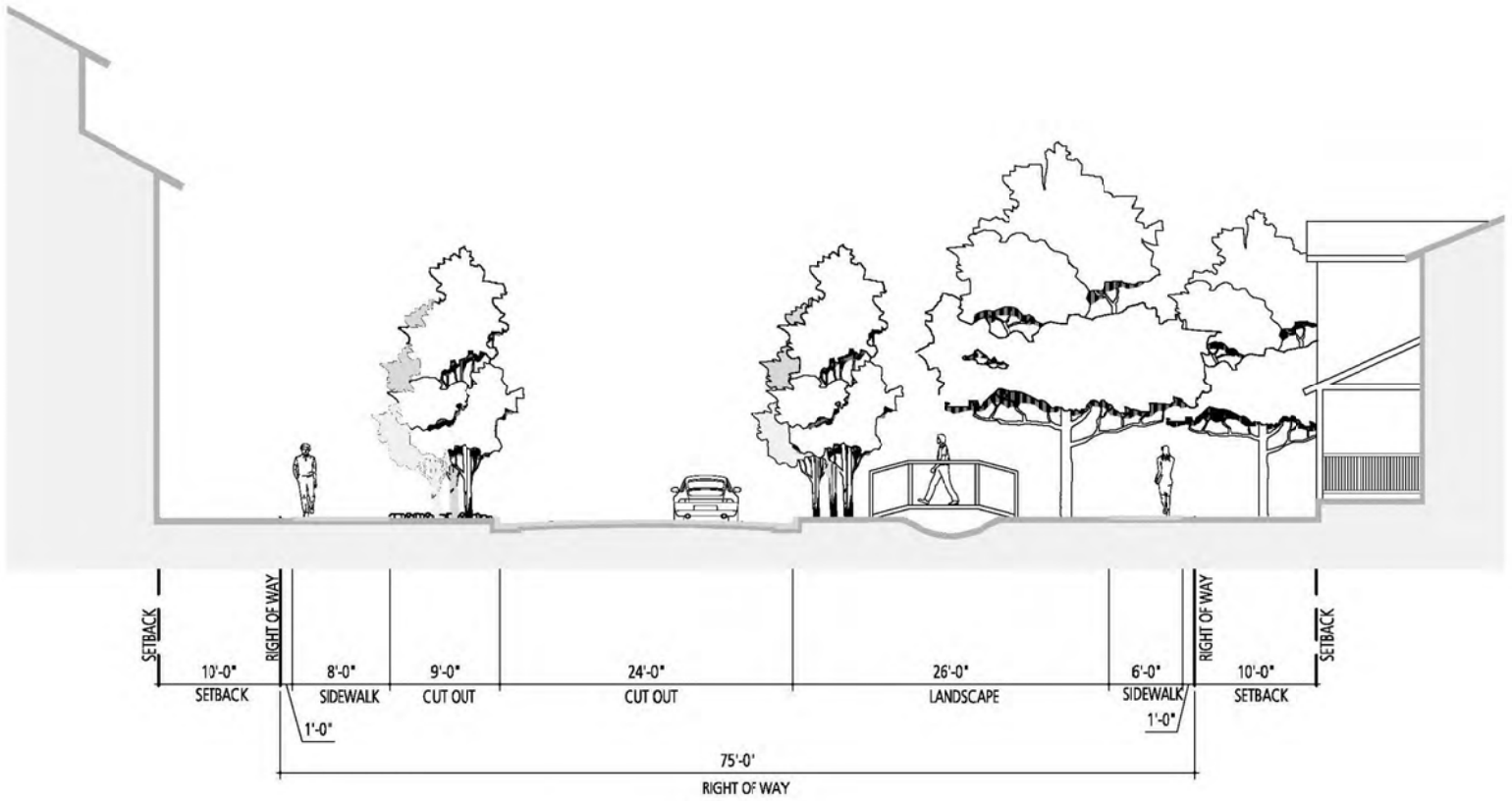

SECTION E-E
SARATOGA ROAD

These proposed roadway sections are considered conceptual only and shall be modified, if necessary, to conform to Teton County Roadway Standards that exist at the time of receipt of application for appropriate permits from the County to construct each roadway.

N

0 5 10 20

Conceptual Plan

Road Section E-E

Revised August 1, 2016

Conceptual Plan

Road Section F-F

Revised August 1, 2016

N

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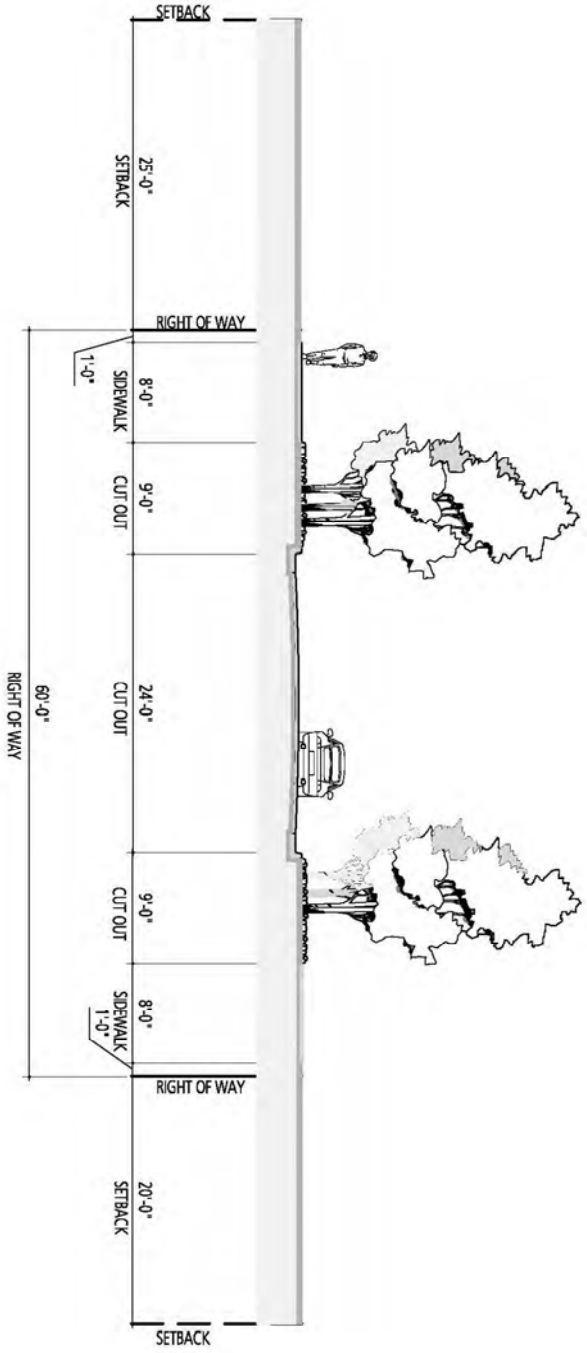

SECTION G-G
SARATOGA ROAD

These proposed roadway sections are considered conceptual only and shall be modified, if necessary, to conform to Teton County Roadway Standards that exist at the time of receipt of application for appropriate permits from the County to construct each roadway.

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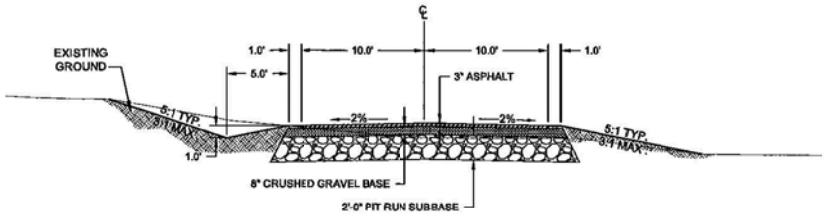
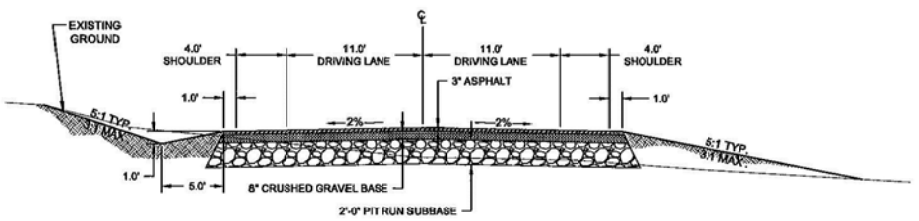
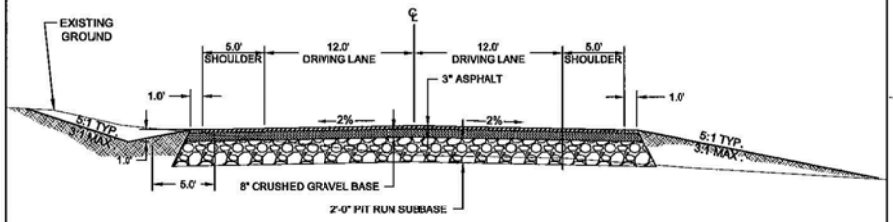


TYPICAL MAJOR LOCAL ROAD
N.T.S.



TYPICAL MINOR COLLECTOR ROAD
N.T.S.



TYPICAL MAJOR COLLECTOR ROAD
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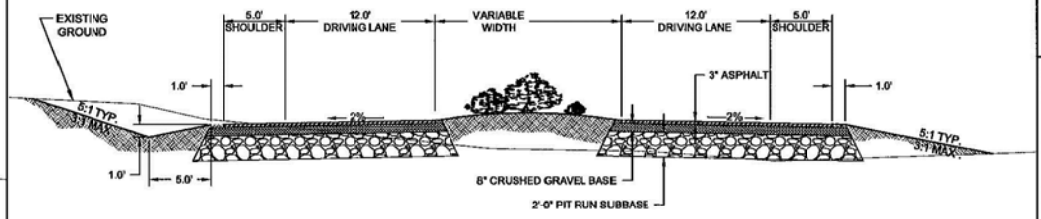
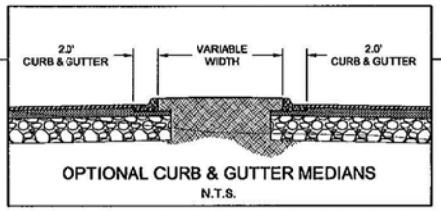
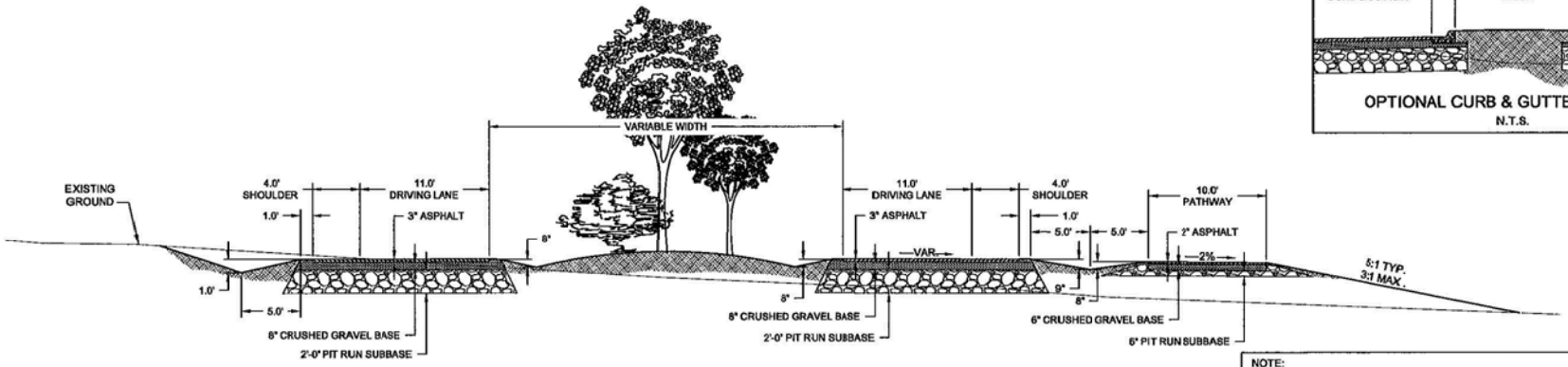


TYPICAL MAJOR COLLECTOR ROAD WITH MEDIAN
N.T.S.



OPTIONAL CURB & GUTTER MEDIANS
N.T.S.



TYPICAL MINOR COLLECTOR ROAD WITH TYPICAL ISLAND AND TYPICAL PATHWAY
N.T.S.

NOTE:
THESE PROPOSED ROADWAY SECTIONS ARE CONSIDERED CONCEPTUAL ONLY AND SHALL BE MODIFIED, IF NECESSARY, TO CONFORM TO TETON COUNTY ROADWAY STANDARDS THAT EXIST AT THE TIME OF RECEIPT OF APPLICATION FOR APPROPRIATE PERMITS FROM THE COUNTY TO CONSTRUCT EACH ROADWAY.

TYPICAL ROAD SECTIONS

Drawing name: R:\Data\Data-OEM\99-026_BRA_CORE_2004\Golf Course - CUP, 3EC, FDPRE_CAD\Exhibits\Appendix AA_R2_Road_Typicals.dwg

Appendix K
Transportation Study

TETON VILLAGE EXPANSION
RESORT MASTER PLAN, PUD

TRANSPORTATION ELEMENT
FINAL REPORT

Prepared for:

SNAKE RIVER ASSOCIATES

Prepared by:

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Greenwood Village, CO 80111
303/721-1440

Project Manager: Jeff Ream, P.E., PTOE

FHU Reference No. 01-201
Updated May 12, 2006

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EXECUTIVE SUMMARY

This report summarizes the transportation impacts associated with the proposed Teton Village Expansion Resort Master Plan (Master Plan Expansion). The results of the analysis indicate that there would be no significant change from the projected traffic impacts outlined in the Teton Village Master Plan Planned Unit Development (PUD) District for Planned Resort (Approved Plan). All improvements outlined in the Approved Plan are sufficient to accommodate traffic from the Master Plan Expansion.

Teton County approved the original Teton Village Master Plan (Approved Plan) in 1998. It called for the development of 5,240 guest beds and 208,000 square feet (SF) of commercial space at full buildout of Teton Village. The traffic analysis for the Approved Plan was conducted based on a peak skier day that was 20 percent higher than the ski area's comfortable carrying capacity (CCC) (7,690 X 1.20 = 9,228 skiers). The results of that analysis were used as the starting point for the Master Plan Expansion analysis.

The Master Plan Expansion trip generation relies heavily on the trip assumptions used in the Approved Plan. Most importantly, the peak skier day analysis was again assumed to be 20 percent higher than the ski area's CCC; in other words, while additional guest beds, housing, and commercial space would be developed at the village, these new facilities would not increase the total number of skiers on the mountain. As a result, the additional guest beds and housing would shift skiers from off-site locations in and around the Town of Jackson to on-site locations within the village, effectively removing those ski area day trips from WY-390.

In addition to the 5,240 guest beds and 208,000 SF of commercial space included in the Approved Plan, the proposed Master Plan Expansion includes the following elements:

- 73 townhouse/cabin units
- 107 condominium units
- 100 single-family residences, primarily vacation homes not likely to be rented,
- 125 seasonal housing units for Teton Village employees (configured in apartments containing up to three bedrooms),
- 100 affordable housing units, available to qualified residents in Teton County,
- 18-hole golf course with a 4,000 SF clubhouse/fitness center,
- 10,000 SF of local convenience space, and
- 120-student elementary school.

This traffic analysis also included trips generated by 25,000 SF of general retail space and 35,000 SF of office space. This 70,000 SF of space was included in the traffic analysis because it can be permitted in the Master Plan Expansion.

Person-trips were generated for day skiers, the total projected village population, seasonal housing and affordable housing residents living and working in the village, the projected employment base, guest arrivals and departures, other non-skier-related activity, and other evening activity.

One aspect of this Plan that is new from the Approved Plan is the affordable and seasonal housing element. Currently, virtually all village and mountain employees live elsewhere and commute on WY-390 to work. However, with the addition of on-mountain housing, these employees would not need to drive to Teton Village for work. Thus, the work trips associated with them would be removed from the highway, effectively reducing traffic in the peak periods. Non-work trips from these employees (shopping, recreation, etc.) would still contribute to highway traffic volumes during the off-peak periods.

Resort Trip Generation
(Refer to Tables 4, 6, 13 and 14)

The following highlights the results of the resort trip generation analysis for the winter and summer seasons:

- Winter season activity at Teton Village would generate a total of 30,335 externally oriented person-trips per day by the buildout of the area (refer to Table 4 in the report). Approximately 31 percent of these person-trips would be related to day-skier activity. Of the total person-trips, approximately 76 percent would arrive/depart via automobile, with the remaining 24 percent arriving by some form of transit (START bus, Alltrans bus, taxi, limousine, or private shuttle).

- During the winter season, the most frequent vehicle trips are inbound during the AM peak hour and outbound during the PM peak hour. Of the 10,365 vehicle-trips per day generated by the resort, not including transit vehicles (refer to Table 6 in the report) approximately eight percent (805 vehicle-trips) would be inbound during the AM peak hour and 11 percent (1,145 vehicle-trips) would be outbound during the PM peak hour.

- The Stilson Park transit facility would reduce resort traffic along WY-390 between WY-22 and Teton Village Road. It is estimated that this reduction would be approximately 1,455 vehicle-trips per day, or approximately 14 percent of the total resort trip generation (refer to Tables 6 and 7 in the report). It should be noted that an even greater reduction in traffic could result from a greater utilization of the Stilson facility by day skiers and resort employees.

- During the summer season the resort is expected to generate about 28,910 person-trips on an average day (refer to Table 13 in the report). Of this total, approximately 97 percent are expected to arrive/depart via automobile, with the remaining three percent arriving by some form of transit.

- It is estimated that a greater number of vehicle-trips would be generated by the resort during the summer season, with an estimated total of approximately 12,905 vehicle-trips per day (refer to Table 14 in the report). This is likely due to the lack of a strong internally based attraction such as skiing. However, this represents a worst case scenario and is not meant to imply that recreational opportunities would not be available to village residents and guests. On the contrary, since a variety of special events and activities are planned for Teton Village during the summer season, it is anticipated that a portion of the person-trips would be internally captured, and thereby, would reduce the amount of internal-external vehicle trips.

- Of the total 12,905 total vehicle-trips that are expected to be generated by the resort area during the summer season (including transit vehicles), approximately six percent would occur during the AM peak hour and 12 percent during the PM peak hour.

- In comparison to winter, the Stilson Park park and ride is not anticipated to see significant use by Teton Village residents and guests in the summer. As a result, no reduction in vehicle-trips along WY-390 was applied in the summer analyses.

Traffic Impacts
(Refer to Tables 11, 12, 17 and 18 in the report)

The following highlights the results of the intersection and highway level of service analyses, and the recommended improvement measures identified from these analyses:

Intersection Impacts

WY-390 at Après Vous Way (Outer Skier Day Lot)

A two-way access roadway would access WY-390 from the outer skier day lot. The lot would provide approximately 1/3 of the total parking spaces available for day skiers. Because the lot intersection would be located north of the main access to Teton Village (McCollister Road), very little background traffic would impact operations at this intersection, and a two-lane geometry on all three approaches would be adequate to accommodate traffic projections.

With this recommended lane geometry and with stop-sign control on the Après Vous Way approach, this intersection is expected to operate at acceptable levels of service during peak hours. Critical movements would operate at LOS A or better in both the summer and the winter (capacity analysis worksheets are provided in Appendix B).

WY-390 at Tram Line Road (Transit Access)

A two-way access road would access WY-390 between McCollister Road and the day skier lot. This access would provide direct access to the transit center at the base area and would be the primary route for transit vehicles entering and exiting Teton Village, but would also be open to other resort traffic. As with Après Vous Way, very little background traffic would impact operations at this intersection, and a two-lane geometry on all three approaches would be adequate to accommodate traffic projections.

With this recommended lane geometry and with stop-sign control on the Tram Line Road approach, this intersection is expected to operate at acceptable levels of service during peak hours. Critical movements would operate at LOS A or better in both the summer and the winter.

WY-390 at McCollister Road (Teton Village Entrance Road)

McCollister Road would provide the primary access to Teton Village. While a two-lane roadway would adequately handle the projected daily traffic demands along this road within Teton Village, a roundabout is recommended at the WY-390 intersection to accommodate traffic volumes and patterns. Such traffic control would improve traffic operations and provide a gateway entry feature to the resort. With a roundabout all movements at the intersection would operate at LOS A in the winter and LOS B in the summer.

WY-390 at WY-22

Presently, this intersection is signalized. Due to the forecasted high level of southbound to eastbound left-turning traffic, a second southbound left-turn lane would be needed by the buildout of the study area. The second southbound left turn lane would require two lanes on WY-22 east of the intersection to receive traffic, which would be provided via the planned widening of WY-22 between WY-390 and the Town of Jackson.

With the above improvements, the intersection would operate at LOS C or better in the winter and LOS D or better in the summer.

Stilson Park Accesses

Access to the Stilson Park park and ride facility will continue to be provided on both WY-390 and WY-22. However, to minimize the impact to non-site related traffic along the these roadways, as well as to minimize stopped delay for outbound site traffic, several auxiliary turning lanes are recommended at each access:

(1) A right-turn deceleration lane is recommended to accommodate inbound Stilson traffic along westbound WY-22.

(2) Left-turn deceleration lanes are recommended to accommodate inbound Stilson traffic on eastbound WY-22 and on northbound WY-390.

(3) Two outbound turning lanes are recommended at each of the Stilson access intersections to separate left and right turning traffic.

With these recommended lane geometries and with stop-sign control, both of the Stilson access intersections are expected to operate at reasonable levels during peak hours in the winter. At the WY-390 right turns out of the site would operate at LOS D or better during both peak periods, while left turns out of the site would operate at LOS E during the PM peak period. At the WY-22 access right turns out of the site would operate at LOS C and left turns out of the site would operate at LOS E during the afternoon peak period only. A more detailed analysis of the left turn movements at both driveways in the afternoon using the SimTraffic traffic simulation software indicated no excessive delays or significant queuing at the intersection, even with the LOS E conditions (the 95th percentile queue length was approximately six vehicles at WY 22 and two vehicles at WY 390).

The Stilson Park park-and-ride is anticipated to see very low use in the summertime. As a result, both accesses would operate at LOS A during that season.

Roadway Impacts

Highway 390

The north end of WY-390 is projected to carry 10,400 vpd in the winter and 12,700 vpd in the summer under buildout conditions and is projected to operate at LOS D or better at all times except for the afternoon peak in the winter, when it would operate at LOS E. These are the same levels of service projected for the roadway under the Approved Plan, and indicate that no additional through lanes would be needed along this segment of highway.

At the south end of WY-390, the roadway is projected to carry a total of 19,600 vpd in the winter and 25,700 vpd in the summer. Teton Village traffic is estimated to account for approximately 49 percent of this total projected daily traffic in the winter and 40 percent in the summer. The remaining traffic would be oriented to/from other developments along WY-390. The two-lane highway capacity analyses indicate that this segment would operate at LOS E by the buildout of the area. This is the same level of service projected for the roadway under the Approved Plan, and indicates that section would be approaching its capacity and may need widening in the future. However, the analysis indicates that the volume-to-capacity ratio for the road during the winter and summer would be 0.66 and 0.86, respectively; therefore, no additional through lanes are recommended at this time.

Highway 22

Highway 22 east of WY-390 is projected to carry a total of 35,300 vpd in the winter and 42,400 vpd in the summer. Teton Village traffic is estimated to account for approximately 21 percent of winter traffic and 18 percent of summer traffic. The roadway would operate at LOS F as a two-lane facility, indicating the highway would be over capacity and would need to be widened. It is therefore recommended that WY-22 be widened to four lanes from the Town of Jackson to the WY-390 intersection. As a four-lane facility, the highway would operate at LOS B or better in the winter and LOS C or better in the summer.

Highway 22 west of Stilson Park is projected to carry a total of 18,300 vpd in the winter and 28,500 vpd in the summer, with Teton Village traffic comprising 13 percent of winter traffic and nine percent of summer traffic. The roadway is projected to operate at LOS E during both seasons, but the volume-to-capacity ratios for the road are 0.58 and 0.68, indicating the roadway could carry approximately 1/3 more vehicles during the most congested peak periods before reaching capacity. As a result, no additional through lanes are recommended at this time.

Note that the above roadway capacity improvements (i.e., the second southbound left turn lane at the WY-390/WY-22 intersection and widening WY-22 from the Town of Jackson to WY-390) are the same as those identified in the current Teton Village Master Plan.

Interim Development Phasing and Roadway Improvement Schedule

Traffic volumes at Teton Village would increase over time as the resort is developed, and as a result, not all of the above roadway improvements would be needed immediately. To determine when the various roadway improvements would be needed, interim transportation analyses were conducted in five-year increments from 2010 through 2025. Table S-1 shows projected development levels for each interim year. It was assumed that the Approved Master Plan would be complete by 2020, and the SRA project would be complete by 2025. The interim development phases for the Approved Plan were derived by prorating the remaining approved development at Teton Village between now and 2020 (approximately 98,000 SF of commercial, 1,600 APOs, and mountain improvements that would increase skier capacity to 7,690 skiers), while the interim development phases for the SRA project were based on information provided by SRA. These phasing plans would appear to be reasonable based on historical development absorption rates at Teton Village.

Table S-1. Development Phasing

Year	Approved Village Development	SRA Development
Existing	110,000 SF Commercial 3,576 APOs Mountain Capacity: 5,212 Skiers	N/A
2010	143,000 SF Commercial 4,131 APOs Mountain Capacity: 6,038 Skiers	Golf Course 4,000 SF clubhouse/fitness center 5,000 SF Local Commercial 3,000 SF Office 540 APOs Affordable/attainable housing for 153 employees
2015	176,000 SF Commercial 4,686 APOs Mountain Capacity: 6,864 Skiers	Golf Course 4,000 SF clubhouse/fitness center 10,000 SF Local Commercial 3,000 SF Office 734 APOs Affordable/attainable housing for 254 employees
2020	**Buildout** 208,000 SF Commercial 5,240 APOs Mountain Capacity: 7,690 Skiers	Golf Course 4,000 SF clubhouse/fitness center 10,000 SF Local Commercial 12,500 SF General Commercial 12,000 SF Office 928 APOs Affordable/attainable housing for 372 employees
2025	Same as 2020	**Buildout** Golf Course 4,000 SF clubhouse/fitness center 10,000 SF Local Commercial 25,000 SF General Commercial 36,500 SF Office 1,152 APOs (including ARUs) Affordable/attainable housing for 372 employees

Table S-2 shows the recommended phasing plan for the off-site road system improvements based on the above development schedule. As the table indicates, the existing road system could accommodate project growth in the near term (up to 2010), with the first road system improvement (widening WY 22) needed between 2010 and 2015. The south end of WY-390 from WY-22 to The Aspens would be approaching capacity at buildout of the project in 2025, but would still be able to function as a two lane road. However, it would likely need to be widened between 2025 and 2030, as a result of continued background traffic growth after the project is completed.

Table S-2. Off-Site Roadway Improvement Schedule

Improvement	Range of Years to be Constructed
Widening of WY-22 from 2 to 4 lanes from WY-390 to the Town of Jackson	2010 - 2015
Second southbound left turn lane from WY-390 to WY-22	2015 - 2020
Roundabout at WY-390/McCollister Way (Teton Village Entrance Road)	2015 - 2020
Widening of the south end of WY-390 from two to four through lanes [1]	2025 - 2030
Widening of WY 22 from WY 390 to the Stilson Park intersection [2]	2025 - 2030

1. WY-390 from WY-22 to The Aspens would be functional as a two lane road at buildout of the project in 2025, but would be approaching capacity. It would likely need to be widened in the time frame identified due to continued background growth after the project is complete.
2. This improvement is needed to improve operations at the WY 22/WY 390 intersection.

I. EXISTING CONDITIONS

A. Roadway System

Major roadways that serve the Jackson Hole Mountain Resort area are illustrated on Figure 1. The existing access road to Teton Village has a two-lane cross-section and serves both the resort area and the residential areas of the village. This access roadway currently extends a quarter-mile west of Wyoming State Highway 390 (WY-390). This rural two-lane highway provides the only means of access from the ski area to Wyoming State Highway 22 (WY-22), a distance of about 6.5 miles. WY-22 is also a two-lane rural highway that provides access to the Town of Jackson, a distance of 4 miles to the east. WY-22 also extends west to the Town of Wilson and continues west over Teton Pass into Idaho.

B. Traffic Volumes

Average daily traffic volumes along WY-390 and WY-22 for the winter season were collected in February, 2005 as part of Teton Village's on-going Transportation Demand Management (TDM) monitoring program (refer to Table 1 and Figure 2). This program was established as part of the Teton Village Master Plan approval and is designed to help evaluate the effectiveness of the TDM plan and determine if the resort is meeting the long-term goal of maintaining acceptable traffic volumes and levels of service on WY-390. As shown in Table 1, average daily traffic volumes along WY-390, during the winter season, range from a high of about 11,700 vehicles per day (vpd) north of WY-22 to 7,200 vpd south of the Teton Village Entrance Road. WY-22 is also estimated to carry approximately 14,400 vpd east of WY-390 and 9,600 vpd west of WY-390. It should be noted that traffic on both roads has remained at approximately the same levels for the past four winter seasons, despite in increase of over 1,000 APOs and over 160 additional employees in Teton Village during that period.

Table 1. Existing Average Daily Traffic Volumes (Winter Season)

Road	Location	2005 Weekday ADT
Teton Village Entrance Road	West of WY 390	6,900
WY-390	North of Teton Village Road South of Teton Village Road North of WY-22	300 7,200 11,700
WY-22	East of WY-390 West of WY-390	14,400 9,600
ADT = Average Daily Traffic (winter season)		

C. Transit System

The major public transportation system that operates in the Jackson Hole area is Southern Teton Area Rapid Transit (START). This transit agency serves the Town of Jackson and other major areas in Teton County. In winter, a general public (fixed-route) system is operated from the first week of December to the first week of April, and includes four different routes: the Blue Line, Red Line, Green Line, and the Worker's Special. All four provide service between Jackson and Teton Village. Table 2 summarizes the winter season schedule for each route.

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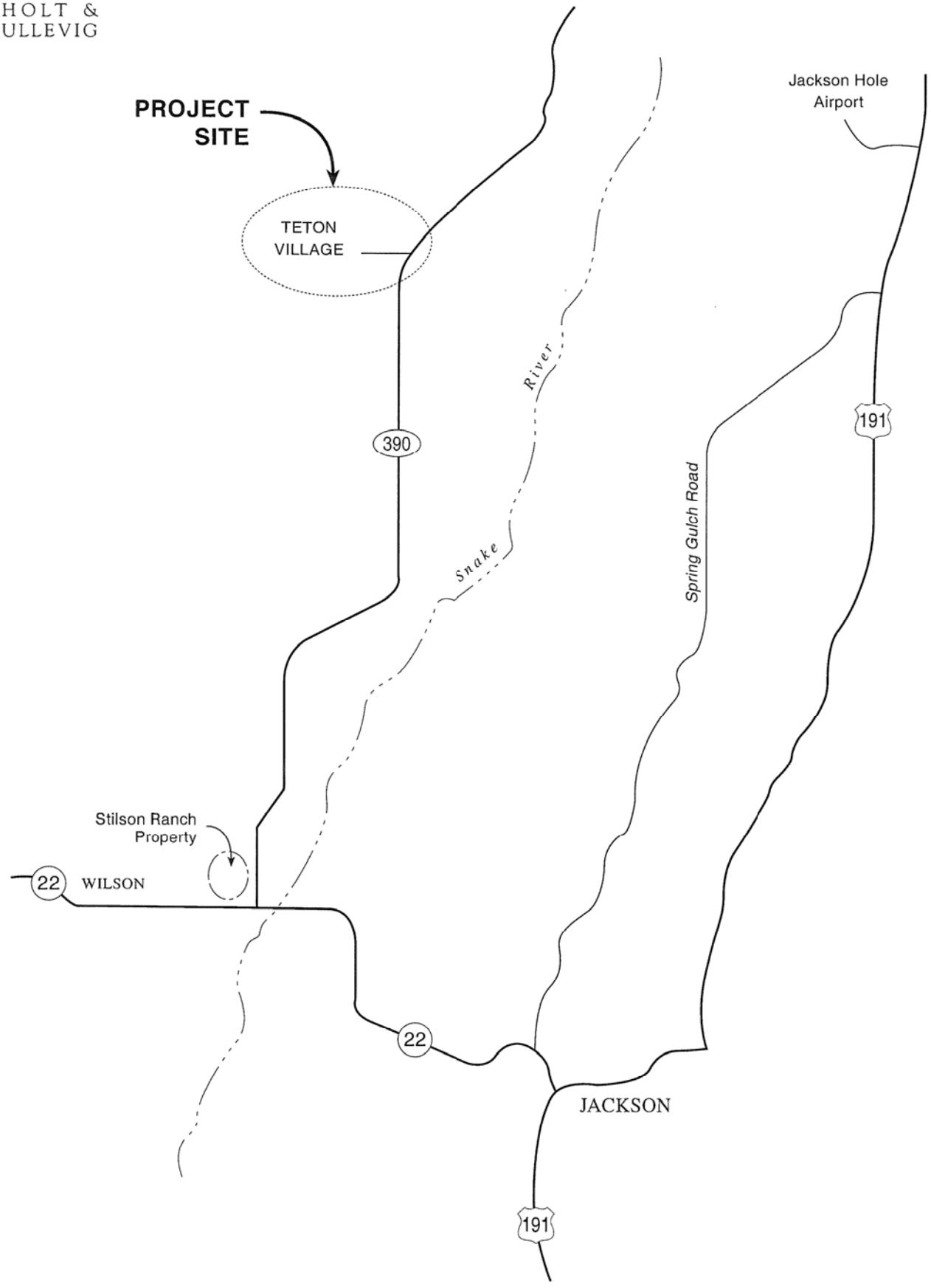

NOT TO SCALE

North

Figure 1
Vicinity Map

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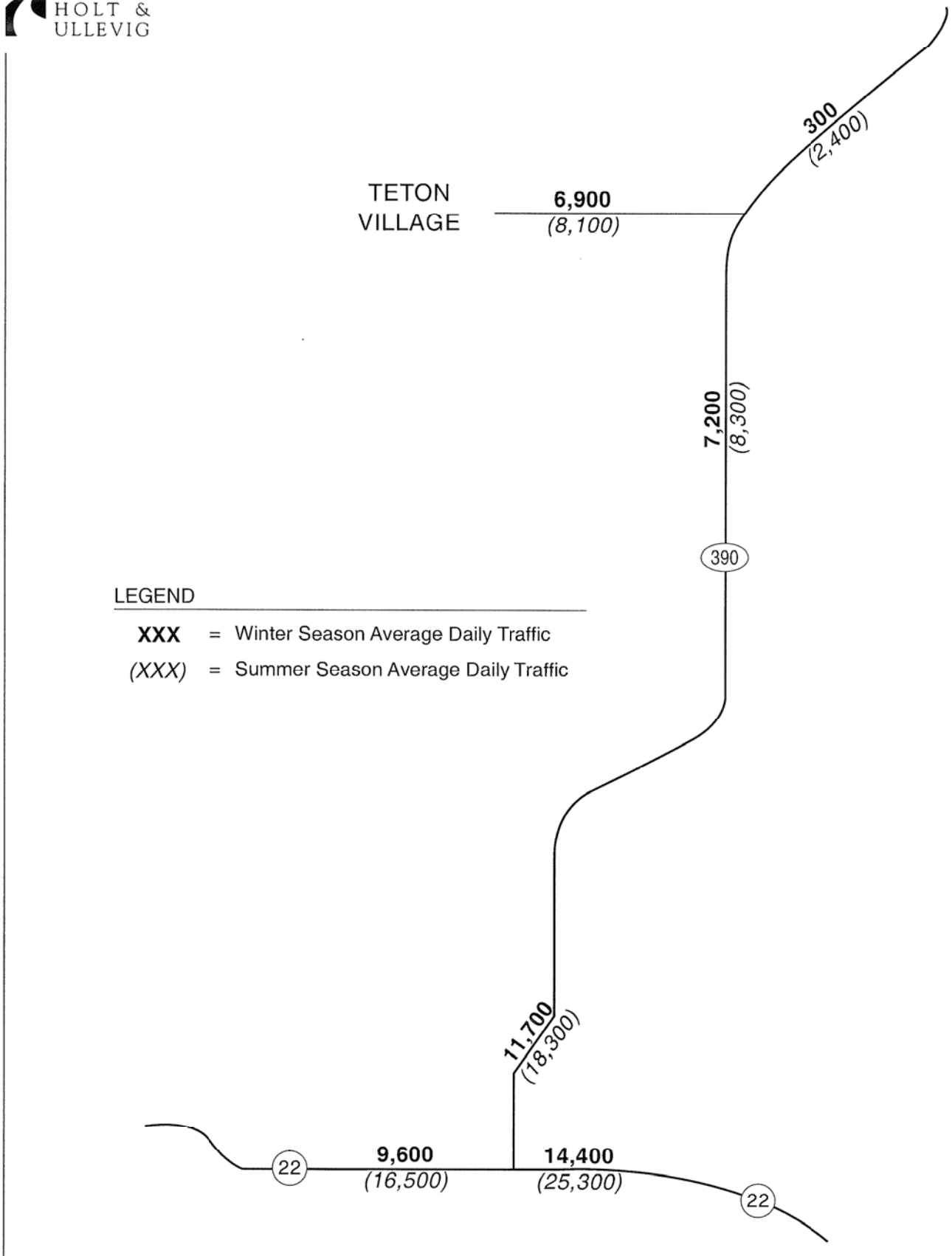

Figure 2

Existing Average Daily Traffic Volumes

North

Table 2. Existing Winter Season Bus Service (START)

Bus Route	Jackson - Teton Village			Teton Village - Jackson		
	Number of Runs	Headway (min)	Start Time	Number of Runs	Headway (min)	Start Time
Blue Line	13 morning	20 min	6:05 AM	13 morning	20 min	6:50 AM
	14 afternoon	20-30 min	1:15 PM	14 afternoon	20-30 min	2:10 PM
Red Line	13 morning	20 min	6:05 AM	13 morning	20 min	6:50 AM
	14 afternoon	20-30 min	1:20 PM	14 afternoon	20-30 min	2:10 PM
Green Line	1 morning	--	5:15 AM	1 morning	--	6:05 AM
	5 mid day	30 min	10:40 AM	5 mid day	30 min	11:40 AM
	6 night	30-60 min	6:52 PM	6 night	30-60 min	7:40 PM
Source: START Winter Season Service Schedule for 2004/05						

A comparison of winter season ridership to and from Teton Village for the past six seasons is shown in Table 3. Ridership has increased significantly beginning with the 2003-04 season, when all parking lots at Teton Village became pay lots. Ridership by employees of Teton Village has increased by 260 percent since that change was implemented. This past season, approximately 1,640 (one-way) trips per day were made to/from Teton Village.

Table 3. Bus Ridership Comparison (START)

Month	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
December	20,394	21,406	18,394	20,120	29,585	43,961
January	42,477	39,045	30,519	35,588	46,164	59,491
February	44,290	35,764	35,026	35,719	43,442	51,984
March	41,308	38,229	36,294	33,332	41,043	52,492
Total Winter Ridership	148,469	134,444	120,233	124,759	161,583	210,016
Teton Village Employee "Pass" Total Winter Ridership	31,510	25,587	29,622	35,566	61,801	92,560

Alltrans and other shuttle services represent other significant transportation providers to and from Teton Village and are anticipated to continue to provide transportation services in the future. Ridership data collected in 2003 as part of the TDM monitoring program indicated that Alltrans and other shuttle services accounted for approximately 25 percent of the total daily transit ridership at Teton Village (source: *Teton Village Area Travel Demand Management Report for the 2003 and 2004 Winter Seasons*, Felsburg Holt & Ullevig, 2004)

II. WINTER SEASON - TRAVEL DEMAND ANALYSIS

The primary steps in the travel demand process consist of trip generation, trip distribution, modal split, and peak hour traffic assignments. This section documents the processes used to develop traffic projections for Teton Village with the Master Plan Expansion.

A. Background

In 1998, Teton County approved the Teton Village Master Plan Planned Unit Development (PUD) District for Planned Resort (Approved Plan). The Approved Plan called for the development of 5,240 guest beds and 208,000 square feet (SF) of commercial space at full buildout of Teton Village. The traffic analysis for the Approved Plan was conducted based on a peak skier day that was 20 percent higher than the ski area's comfortable carrying capacity (CCC) (7,690 X 1.20 = 9,228 skiers). The results of that analysis were used as the starting point for the Teton Village Expansion Resort Master Plan PUD (Master Plan Expansion) analysis.

The Master Plan Expansion trip generation relies heavily on the trip assumptions used in the Approved Plan. Most importantly, the peak skier day analysis was again assumed to be 20 percent higher than the ski area's CCC; in other words, while additional guest beds, housing, and commercial space would be developed at the village, these new facilities would not increase the total number of skiers on the mountain. As a result, the additional guest beds and housing would shift skiers from off-site locations in and around the Town of Jackson to on-site locations within the village, effectively removing those ski area day trips from WY-390.

B. Resort Trip Generation

Trip generation estimates for buildout conditions at Teton Village were based on several key elements, including (1) the comfortable carrying capacity of the mountain; (2) overnight population projections derived from the proposed lodging/residential densities; (3) the projected employment base; (4) the number of parking spaces available at the village for affordable housing and seasonal housing residents; and (5) the proposed commercial densities. In general, trips in or out of the village would include day-skier trips, employee trips, and other non-ski-related activity.

Comfortable Carrying Capacity (CCC). As noted above, the Jackson Hole Ski Area is proposed to have a total CCC of 7,690 skiers per day. A peak day of operations is expected to exceed the comfortable carrying capacity of the mountain by about 20 percent. Therefore, a peak day of operations would generate a total of 9,228 skiers.

Overnight Guest/Resident Population Projections. Day-skier trips include all skiers that arrive during the day by auto or by transit, but do not include skiers that are lodged at Teton Village. The Approved Plan called for 5,240 beds at Teton Village; the Master Plan Expansion calls for an additional 1,120 beds. To this was added an additional 16 beds to account for auxiliary residential units (ARUs) that may be constructed on the single family lots (15 percent of the single family lot total). Based on information provided by the Jackson Hole Ski Corporation (JHSC), an occupancy rate of 80 percent is typical for lodging at destination resorts during an average (non-peak) day of operations. Therefore, with a proposed Teton Village bed base of 6,376 beds, the overnight population is estimated to be approximately 5,101 people (on an average day). However, on a peak day it is estimated that the occupancy rate of Teton Village would be nearly 100 percent, and therefore an overnight population of 6,376 guests/residents was used in the analysis. Based on survey data from JHSC and several other ski resorts, it is estimated that the propensity for lodged guests/residents to ski on any given day is around 70 percent. Based on these percentages, on a peak day it is estimated that a total of 4,463 lodged guests would ski. In addition, it is estimated that 50 percent of the employees living in Teton Village who are not working would ski. Since Teton Village would house 372 employees and 29 percent would not be working on a given day (see discussion below), employees skiing on the mountain would account for an additional 54 skiers. With an estimated 9,228 skiers on the mountain on a peak day, and with 4,463 of these skiers guests in Teton Village, and an additional 54 skiers who are employees lodged in Teton Village, the remaining 4,711 skiers would be day visitors arriving via auto or other travel modes, such as START, Alltrans, taxis, limousines, and courtesy vans/shuttles.

Projected Employment Base. The projected employment base includes all employees working at Teton Village, either for Jackson Hole Ski Corporation or for one of the commercial employers at Teton Village. The Approved Plan estimated that 990 employees would be working on a typical day. However, Teton Village Travel Demand Management report for the 2003 and 2004 seasons indicated that Teton Village currently has approximately 1,565 employees working on a typical day. This larger number was used for the purpose of this analysis, to which was added an additional 541 employees to account for future expansion of the ski area and buildout of the undeveloped portion of the approved plan. An adjustment was also made for the 40 employees that currently live and work at Teton Village, 71 percent of whom were assumed to be working on any given day (5 days out of 7 = 71%). Thus, it was assumed that a total of 2,077 employees would make daily work trips to and from the Approved Teton Village area.

The Housing Support Study for the SRA expansion was used to forecast the additional number of employees required due to proposed the Teton Village expansion. This study indicates that the expansion would generate 210 employees, 71 percent of whom would be working on any given day.

On-Site Affordable and Employee Housing: In addition to free-market lodging, the expanded area would include 100 affordable housing units and 125 seasonal employee housing units, housing a total of 372 people. The employee housing was assumed to house 151 working adults, all of which would work at Teton Village, while the affordable housing was assumed to house 164 working adults, 75 percent of whom would work at Teton Village and 25 percent would work off-mountain. Thus, the seasonal and affordable units would house a total of 315 working adults (and 57 non-working persons), 274 of whom would work at Teton Village. Of those, it was assumed that 71 percent (195 employees) would be working on a given day.

Currently, virtually all Teton Village and mountain employees live elsewhere and commute on WY-390 to work. Thus, the work trips associated with those 195 Teton Village employees/residents working on a given day would be removed from the highway. Non-work trips from all 340 Teton Village employee/residents (shopping, recreation, etc.) would still contribute to highway traffic volumes.

Seasonal Employee Parking: Parking spaces would be provided for seasonal employees and affordable/attainable housing residents based on Teton County guidelines. These parking ratios would result in 309 parking spaces for the 340 employee/residents. The purpose of limiting parking is manifold: to reduce traffic on WY-390; to encourage ridership of START buses; to support the pedestrian nature of the village; and to reduce core village parking impacts. All seasonal housing employees would be able to walk to work, as well as many non-work destinations (skiing, shopping, the post office, etc.), and those employees without vehicles would have transit and carpooling available for trips made outside of Teton Village. Thus, as a result of the parking limitation, traffic on WY-390 would be reduced by approximately 85 trips per day, with transit use (either START or Alltrans) and carpooling increasing accordingly.

Commercial Densities. The Approved Plan included 208,000 SF of commercial space in Teton Village. This space would provide many of the services required by on-mountain guests (shopping, restaurants, etc.); thus, the Approved Plan estimated that 95 percent of the trips associated with the commercial space would come from within the village (i.e. a 95 percent internal capture rate). This assumption was based on an economic study for the commercial properties in Snowmass Village conducted by Briscoe, Maphis, Murray and Lamont. A subsequent study conducted in winter, 2003, at 14 commercial establishments in Teton Village (a total of 110,000 SF of commercial space has been constructed at Teton Village at that time) appears to support this assumption (Appendix D). However, the County was concerned that as Teton Village grows, the commercial core would become more of a primary destination than it is currently, and this internal capture rate will drop. Therefore, at the County's request, a lower internal capture rate of 65 percent was applied to the remaining un-built commercial properties in the original expansion plan (98,000 SF), and the original 95 percent capture rate was applied to the already constructed properties.

It should be noted that this capture rate revision was done at the County's request ***for the purpose of this analysis only***. While the change affects the number of trips from the original master plan area, it does not supersede the values in approved document for that area; i.e., the total trips for the original master plan area as documented in the Approved Master Plan remain valid.

The Master Plan Expansion includes an additional 10,000 SF of local convenience space, 25,000 SF of general retail space, and 36,500 SF of office space; the 95 percent internal capture rate was applied to the local convenience retail and the 65 percent internal capture rate was applied to the general retail and office space.

Nordic Center (winter only): 50 skiers per day were assumed for the nordic center based on Jackson Hole Mountain Resort estimates, 50 percent of whom are staying at Teton Village.

Fitness Center: The Institute of Transportation Engineers (ITE) trip generation rate was used for the fitness center (land use code (LUC – 492, Fitness Center). It was estimated that approximately 2/3 of the fitness center guests would be staying in Teton Village.

Golf Course (summer only): Golf course trips were generated based on the following operational information:

- 240 rounds per day at buildout, 80 percent from Teton Village guests and residents;
- First tee time 7 AM, last tee time 5 PM (6 tee times per hour during the peak);
- 1 golfer arriving per vehicle;
- 37 employees;
- 1.2 employees per vehicle (from the Summer 2004 TDM Report); and
- 10 deliveries per day

Because the morning peak hour of the resort occurs in late morning sometime between 10 AM and noon it was assumed that most employees would have already arrived; only 20 percent were assumed to arrive at that later hour along with golfers. It was further assumed that two deliveries would be made during that late morning peak. In the afternoon peak it was assumed that, in addition to the golfers, half of the staff would leave (the rest either leaving slightly before or slightly after) and no deliveries would be made.

Trips were also generated for other resort-support activities that would be available at Teton Village; specifically, two visitor centers, a fire station, a sheriff substation and an elementary school. For the elementary school trips were generated based on trip rates in Trip Generation, Seventh Edition, Institute of Transportation Engineering (ITE). It was assumed that 60 percent of elementary school traffic would come from guests/students within Teton Village. Trips associated with the other resort support facilities were generated based on discussions with JHMR staff; approximately 60 external trips per day are anticipated for those uses.

Note that all of the above assumptions incorporate various transportation-related comments received in the conditions of approval for the project.

Based on the above assumptions, person-trips were generated for day skiers, the projected Teton Village population, the projected employment base, other non-skier-related activity, and other evening activity. Modal splits for automobile and transit were applied to the estimated person-trips based on the trip purpose. These mode splits were based on information provided by START, JHSC and data collected in February, 2003 and 2004 as part of the Teton Village TDM Monitoring Program. Table 4 summarizes the person-trip generation and modal splits associated with trips oriented to or from Teton Village.

As shown in Table 4, it is estimated that a total of 30,335 person-trips per day would be oriented to/from Teton Village, with approximately 23,030 daily person-trips (76 percent of the total) made by automobile. The remaining 7,305 trips, or 24 percent of the total daily person-trips, would be made by transit modes including START, Alltrans, taxis and shuttles.

Table 4. Winter Season - Person-Trip Generation and Modal Split Projections (1)

Trip Maker and Purpose	Number of Trip Makers	Average Trip Rate	Daily Person Trips	Automobile		Non-Automobile	
				Mode Split (10)	Daily Trips	Mode Split (10)	Daily Trips
Day Visitor							
Skiing	4,701	2.0	9,400	65%	6,110	35%	3,290
Other (2)	2,201	2.0	4,400	95%	4,180	5%	220
Teton Village Employees							
Work (3)	2,227	2.0	4,455	55%	2,450	45%	2,005
Trips Removed due to Housing (4)	-225	2.0	-450	55%	-250	45%	-200
Other Non-work Day Trips (5)	46	3.0	140	86%	120	14%	20
Night Trips (6)	111	2.0	220	77%	170	23%	50
Elementary School							
Daily Trips (7)	48	1.3	60	100%	60	0%	0
Non-Village Employees							
Daily Trips (8)	55	3.4	185	82%	150	18%	35
Overnight Guests							
Arrivals (9)	1,278	1.0	1,280	62%	795	38%	485
Departures (9)	1,278	1.0	1,280	62%	795	38%	485
Overnight Guests/Residents							
Other Day Activity (5)	1,629	3.0	4,890	95%	4,645	5%	245
Other Night Activity (6)	2,237	2.0	4,475	85%	3,805	15%	670
		Total	**30,335**		**23,030**		**7,305**

(1) Person-trips are internal-external trips only (i.e. trips oriented to and from Teton Village).

(2) Person-trips oriented to commercial areas are estimated to be equal to 40 one-way person-trips per 1,000 square feet of commercial area. Overall, about 95 percent of the person-trips to the existing retail properties and to the additional local convenience retail would be generated within the village, and the remaining five percent would be the external trips shown above. For the new general retail properties, about 65 percent of the person trips would be generated from within the village and 35 percent would be external to the village.

(3) Total projected number of on-duty village and ski area employees at buildout.

(4) Employee work trips that remain in the village due to on-mountain seasonal and affordable housing.

(5) Other Day Activity includes all non-skier activity that is oriented outside of the village during the day (85% of non-skiers).

(6) Other Night Activity includes trips for evening activities such as dining outside the village (assumption 35% of overnight population).

(7) Based on ITE Land Use Code 520-Elementary School trip rate, with 70 percent of the students living within Teton Village.

(8) Residents of affordable housing who work outside the village (based on ITE Land Use Code 220-Apartment trip rate)

(9) Accounts for an arrival and departure rate of 20 percent of the estimated 6,376 overnight guests, which equates to an average stay of 5 days.

(10) Modal splits based, in part, on START ridership data, JHSC operational data, and the Teton Village TDM Monitoring Program.

Table 5. Winter Season - Peak Hour and Directional Distribution Factors

Trip Purpose	Peak Hour Percentage		Directional Distribution	
	AM Peak	PM Peak	AM Inbound	PM Inbound
Day Skiing	30%	25%	100%	0%
Work	10%	15%	85%	15%
Site Access (guest arrivals/departures)	8%	9%	60%	55%
Other (non-ski) Commercial Attractions	2%	20%	65%	50%
Other Day Activity	8%	10%	15%	65%
Other Night Activity	0%	20%	0%	50%
Note: Peak hour and directional distribution factors based on ski operations at other resorts and/or on trip generation data documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.				

The person-trips shown in the Table 4 were converted to daily vehicle-trips by applying the vehicle occupancy factors in Table 6 to the daily (automobile) person-trips. The estimated peak hour and directional distribution factors shown in Table 5 were then applied to the daily vehicle-trips to obtain the peak hour travel demand generated by the Teton Village Resort area.

Table 6 summarizes the estimated vehicle-trips generated by the resort area. As shown, approximately 10,365 daily vehicle-trips are expected to be generated by the resort area, with a total of 1,045 vehicle-trips in the AM peak hour and 1,785 trips during the PM peak hour. It should be noted that a portion of these vehicle-trips would be captured by the proposed Stilson Park transit facility to be located at the intersection of WY-390 and WY-22. Travel demand estimates for Stilson Ranch are provided in the following section, and the resulting vehicle-trip adjustments are summarized in Table 6. Overall, it is estimated that the Stilson Ranch facility would capture approximately seven percent of the total daily vehicle-trips oriented to the resort area.

C. Stilson Park Transit Facility Trip Generation

The Stilson Park property would consist of two land uses: residential dwelling units and a park and ride lot for the ski area. The residential portion of the Stilson property is proposed to include approximately 28 dwelling units. The Scott property, located adjacent to the project site, would also be accessible through the Stilson residential area, and this property would potentially include a total of 8 dwelling units. Trip rates documented in the ITE *Trip Generation Manual* were used to estimate daily and peak hour vehicle-trips generated by the residential portion of the project site.

Table 6. Winter Season - Teton Village Vehicle-Trip Generation

Trip Maker	Trip Purpose	Daily Person Trips	Vehicle Occupancy Factor (1)	Daily Vehicle Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Day Visitors	Skiing	6,110	2.98	2,050	615	0	615	0	510	510
	Other-Commercial	4,180	2.0	2,095	25	15	40	215	205	420
On-mountain Employees	Work	2,450	2.2	1,115	100	15	115	25	140	165
Trips Removed due to Employee Housing		-250	2.2	-115	-10	0	-10	0	-15	-15
	Other Non-work Day Trips	120	2.0	60	0	5	5	5	0	5
	Night Trips	170	2.0	85	0	0	0	10	5	15
Elementary School	All Trips	60	1.0	60	15	15	30	0	0	0
Off-Mountain Employees	All Trips	150	1.0	150	0	15	15	15	5	20
Overnight Guests	Site Access	1,590	2.5	635	30	20	50	30	25	55
Overnight Guests/	Other - Day Activity	4,645	2.0	2,325	30	155	185	150	80	230
Residents	Other - Night Activity	3,805	2.0	1,905	0	0	0	190	190	380
	Subtotal	**23,030**		**10,365**	**805**	**240**	**1,045**	**640**	**1,145**	**1,785**
Stilson Park	Work	1,470	2.0	(730)	(60)	(10)	(70)	(15)	(95)	(110)
Reduction (2)	Skiing	2,145	2.98	(720)	(215)	0	(215)	0	(180)	(180)
	Adjusted Total			**8,915**	**530**	**230**	**760**	**625**	**870**	**1,495**
	Transit, Shuttle and Taxi Trips			1,000	40	40	80	30	30	60
	Total			**9,915**	**570**	**270**	**840**	**655**	**900**	**1,555**

(1) Day skier and employee vehicle occupancy rates based on Jackson Hole Ski Corporation data.
(2) Refer to Stilson Park evaluation.

The first phase of the Stilson Park transit facility--the park and ride lot--was opened for the 2003/2004 ski season. Ultimately, the facility will include 600 parking spaces, with a potential for up to 725 additional (overflow) spaces. Several factors were considered in the process to estimate traffic generated by the facility, such as resort parking supply versus peak day demands, vehicle occupancy factors, employee utilization levels, and bus capacities. While the proportion of skiers and employees that drive and utilize the Stilson Park transit facility would be dependent on factors such as lot capacities, lot visibility/familiarity, and parking incentives, for analysis purposes it was assumed that 75 percent of Jackson Hole Ski Corporation (JHSC) employees, 20 percent of other Teton Village employees, and about 35 percent of day-skiers that drive would park at the Stilson facility.

With these proportions and the travel demand estimates shown in Table 6, it was estimated that the Stilson Park transit facility would generate approximately 1,455 vehicle-trips per day (not including residential or transit vehicle trips). It was also estimated that about 275 vehicles would enter the site during the AM peak hour, and about 275 vehicles would exit the site during the PM peak hour.

Of the total 275 (inbound) vehicle-trips generated during the AM peak hour, approximately 215 trips would be day-skiers, with the remaining 70 trips being JHSC and village employees. Of the estimated 275 (outbound) PM peak hour trips, approximately 180 trips would be day-skiers and 95 would be employees. Accounting for estimated auto occupancy rates of about 2.0 persons per vehicle for employees, and 2.98 for day-skiers, it is estimated that there would be approximately 780 person-trips during the AM peak hour and 740 person-trips during the PM peak hour. With an estimated bus capacity of 47 passengers per bus, this equates to a maximum demand of about 17 bus-trips per hour.

The estimated travel time, including passenger loading and unloading, for a round-trip between the Stilson Park transit facility and the Jackson Hole Ski Area is about 25 minutes. Therefore, to meet the forecasted demand of 17 bus-trips per hour at the buildout of the ski area, a minimum of seven buses would be appropriate.

Daily and peak hour vehicle-trips generated by the Stilson Park property have been summarized in Table 7. As shown, it is estimated that the site would generate a total of approximately 1,955 vehicle-trips per day, of which less than 20 percent would be attributable to the residential area of the Stilson Park property. Overall, the trip estimates indicate that the Stilson Park transit facility has the potential of intercepting a minimum of 1,455 vehicles per day that would otherwise have to travel on WY-390 to/from Teton Village.

Resort Vehicle-Trip Distribution and Assignment

In terms of the off-site distribution of ski area traffic, it is estimated that 98 percent of all vehicle-trips would be oriented to or from the south via WY-390, with the remaining two percent oriented to/from the north. The vehicle-trip generation estimates shown in Table 6 were assigned to the area roadway system to produce the site generated traffic assignment shown on Figure 3. These volumes were adjusted to account for transit vehicle-trips.

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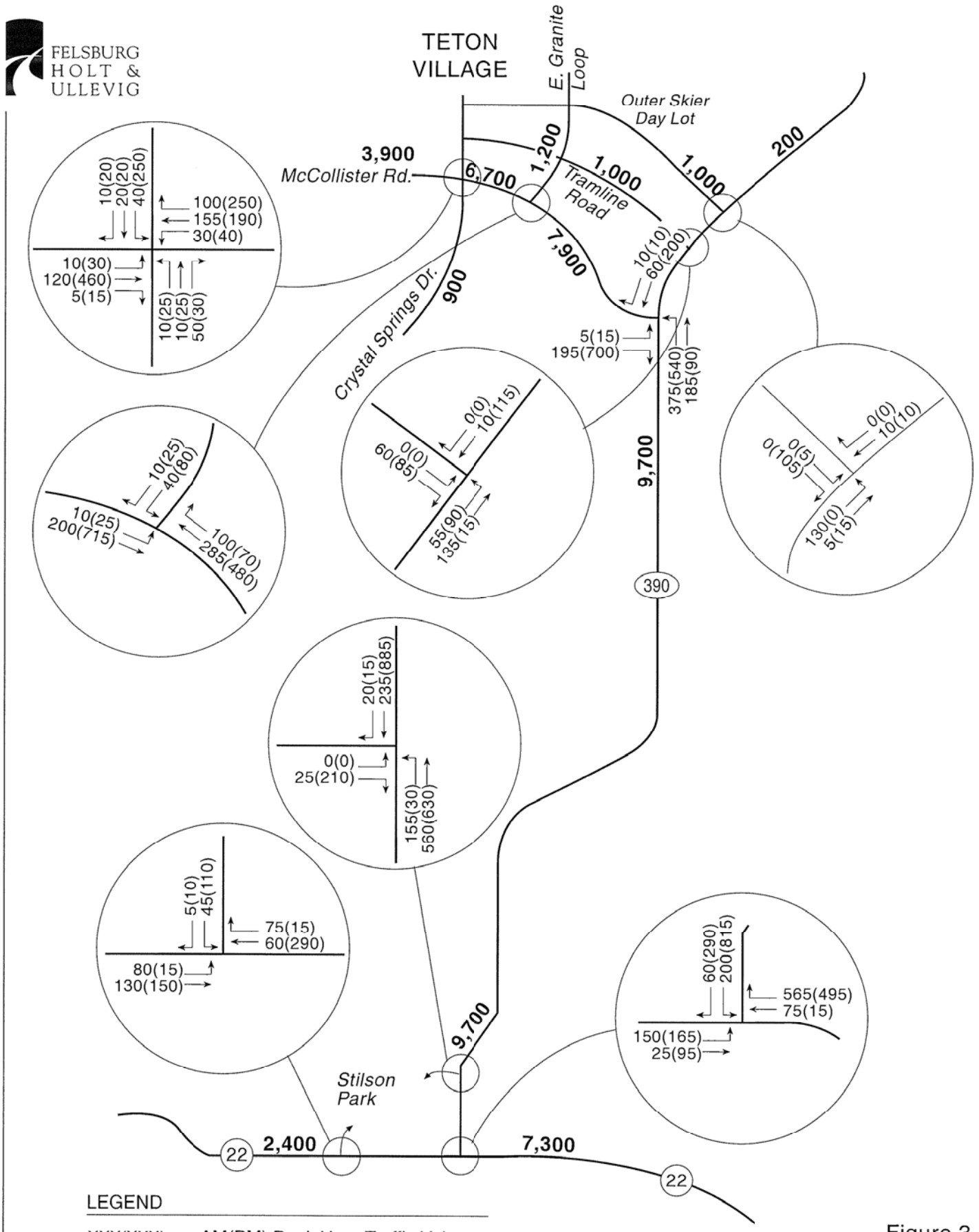


LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

XXXX = Average Daily Traffic Volumes

Figure 3

Site Generated Traffic Volumes

Winter Season - Buildout

North

Table 7. Stilson Ranch Estimated Vehicle-Trip Generation

Stilson Ranch Land Uses	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Residential Area								
Stilson Ranch Property	28 du	270	5	15	20	20	10	30
Scott Property	8 du	75	0	5	5	5	5	10
Subtotal		**345**	**5**	**20**	**25**	**25**	**15**	**40**
Transit Center								
Parking/Drop-Off Area (2)	1,325 sp	1,450	280	10	290	15	275	290
Bus Loading/Unloading (3)		160	20	20	40	15	15	30
Subtotal		**1,610**	**300**	**30**	**330**	**30**	**290**	**320**
Total		**1,955**	**305**	**50**	**355**	**55**	**305**	**360**

du = dwelling units
sp = parking spaces (600 spaces are proposed with a potential of 725 overflow spaces at buildout)
(1) Vehicle-trip estimates are based on ITE trip rates for Single-Family Detached Homes, ITE Land Use Code #210 (note: trips generated by the Scott property have been included in the trip estimates as a conservative measure).
(2) Vehicle-trip estimates for the Transit Center are based on the following assumptions:
-35% of day-skiers that drive utilize the Stilson lot.
-75% of JHSC employees that drive utilize the Stilson lot.
-20% of other village employees that drive utilize the Stilson lot.
(3) Bus-trips are based on the following estimates:
-AM Demand = 755 person-trips
-PM Demand = 700 person-trips
-Bus Capacity = 47 passengers

D. Stilson Park Vehicle-Trip Distribution and Assignment

Two entry points are proposed to serve the Stilson Park property. A northeastern access would be located along WY-390, approximately 1,000 feet north of WY-22. A southwestern access would be located along WY-22 approximately 1,500 feet west of WY-390. The residential area of the property would be served primarily by the WY-390 access due to the close proximity of its internal access road to this intersection, however, the WY-22 access could still be utilized by residential-oriented traffic. The transit facility would be located between the two access intersections, and slightly closer to the WY-390 access.

In general, it is anticipated that skier-trips originating along the WY-390 corridor (north of Stilson) would not travel out of their way to the ski area. Therefore, traffic generated by the transit center, excluding buses, is not anticipated to be oriented to/from the north via WY-390. Since the Town of Jackson is a major regional production and attraction zone that generates a large number of vehicular trips in the area, the distribution of site traffic (including the residential area) would be heavily oriented to/from the town via WY-22. However, production and attraction zones also exist west of the Stilson property and, therefore, a portion of the total vehicular site trips would also be oriented to/from this area. Overall, a 75/25 east-west split, respectively, was applied to trips oriented to/from the transit center, and a 90/10 east-west split was applied to the residential-oriented trips. The assignment of the total site-generated traffic is illustrated on Figure 3.

E. Background and Total Traffic Volume Projections

Background traffic volumes were derived from historical daily traffic volumes along WY-390 and WY-22. Existing ski area traffic was removed from this traffic count data, and the remaining traffic was then factored by an annual rate of 1.7 percent per year on WY-390 and 3.8 percent per year on WY-22 over a 20-year period. These growth factors are based on historical growth trends calculated from 1991 and 2005 average daily traffic volumes for both facilities (refer to Table 8).

Table 8. Historical Traffic Volume Growth

Road	Location	1991 ADT	2005 ADT	Annual Growth
WY-390	n/o Teton Village Road	1,700	2,400	2.5%
	s/o Teton Village Road	6,800	8,300	1.4%
	n/o WY 22	14,300	18,300	1.8%
			WY-390 Growth	**1.7%**
WY-22	e/o WY 390	16,100	25,300	3.3%
	w/o WY 390	8,700	16,500	4.7%
			WY-22 Growth	**3.8%**
			Overall Growth	**2.9%**
Note: All of the ADTs shown are for the peak month of July.				

Table 9 summarizes the breakdown of existing site traffic versus existing background (non-site) related traffic volumes. As shown, the existing daily background traffic component along WY-390 adjacent to Teton Village is approximately 500 vehicles per day (vpd), or seven percent of the total existing daily traffic (south of Teton Village Road). North of WY-22, the existing daily background traffic component along WY-390 is approximately 6,700 vpd, or 58 percent of the total existing daily traffic. Forecasted background traffic demands are provided on Figure 4.

The total projected traffic volumes at buildout of the resort area are provided on Figure 5. These volumes are the sum of site generated traffic and background (non-site related) traffic volume projections.

Table 9. Existing and Background Average Daily Traffic Volumes - Winter Season

Road	Location	Existing ADT		Background ADT	
		Total (1)	Village (2)	Existing	Future (3)
Teton Village Rd	West of WY-390	6,900	6,900	0	0
WY-390	North of Teton Village Rd.	400	200	200	300
	South of Teton Village Rd.	7,200	6,700	500	700
	North of WY-22	11,700	6,700	5,000	7,000
WY-22	East of WY-390	14,400	5,600	8,800	18,600
	West of WY-390	9,600	1,400	8,200	17,300

(1) Average Daily Traffic volumes (Refer to Table 1).
(2) Estimated ADTs are based on a distribution of 6,900 total village vehicle-trips per day.
(3) Future ADTs are based on a 1.7 percent annual growth rate for WY-390 and a 3.8 percent annual growth rate for WY-22, applied to existing background ADTs over a 20-year period.

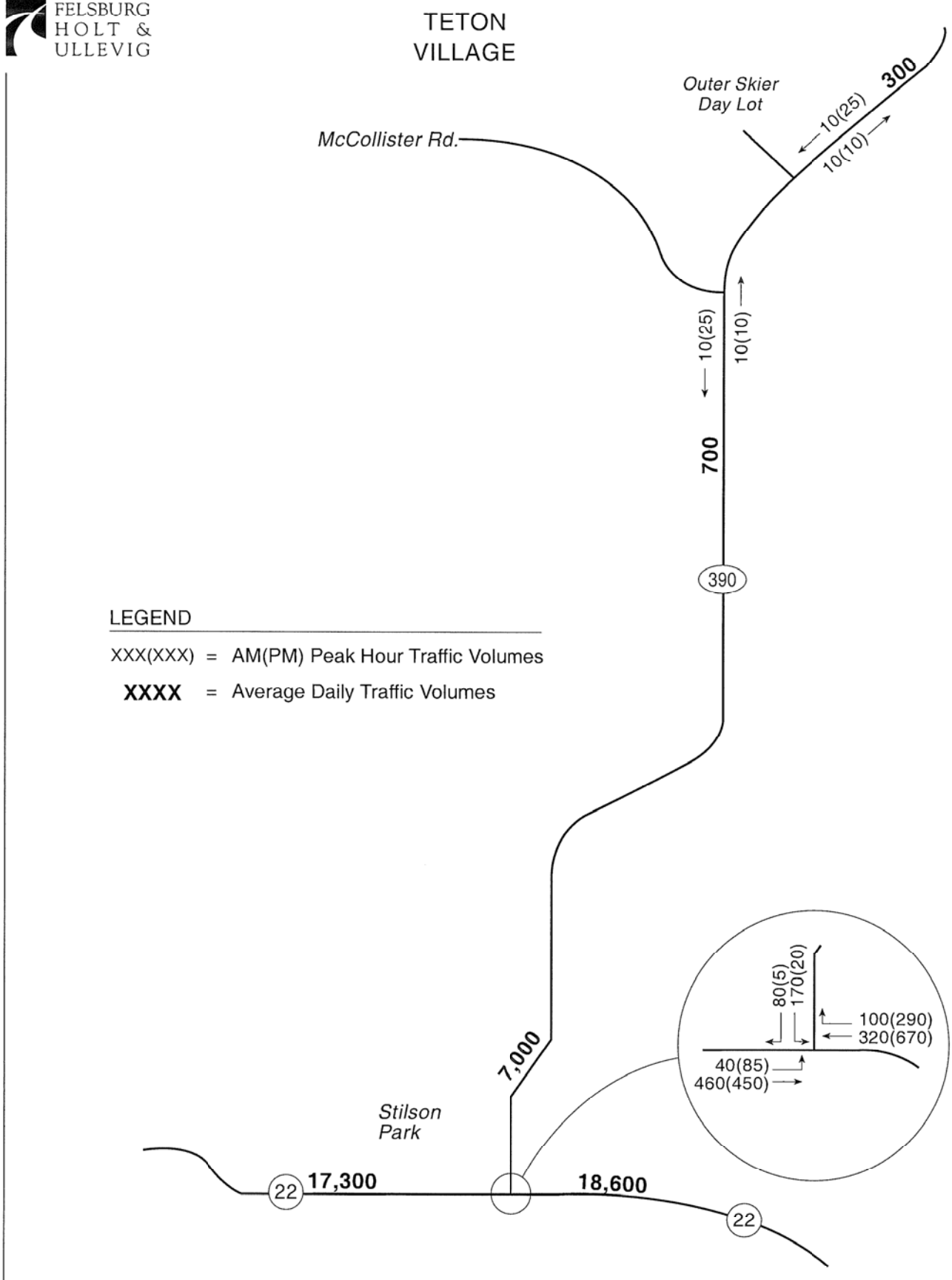
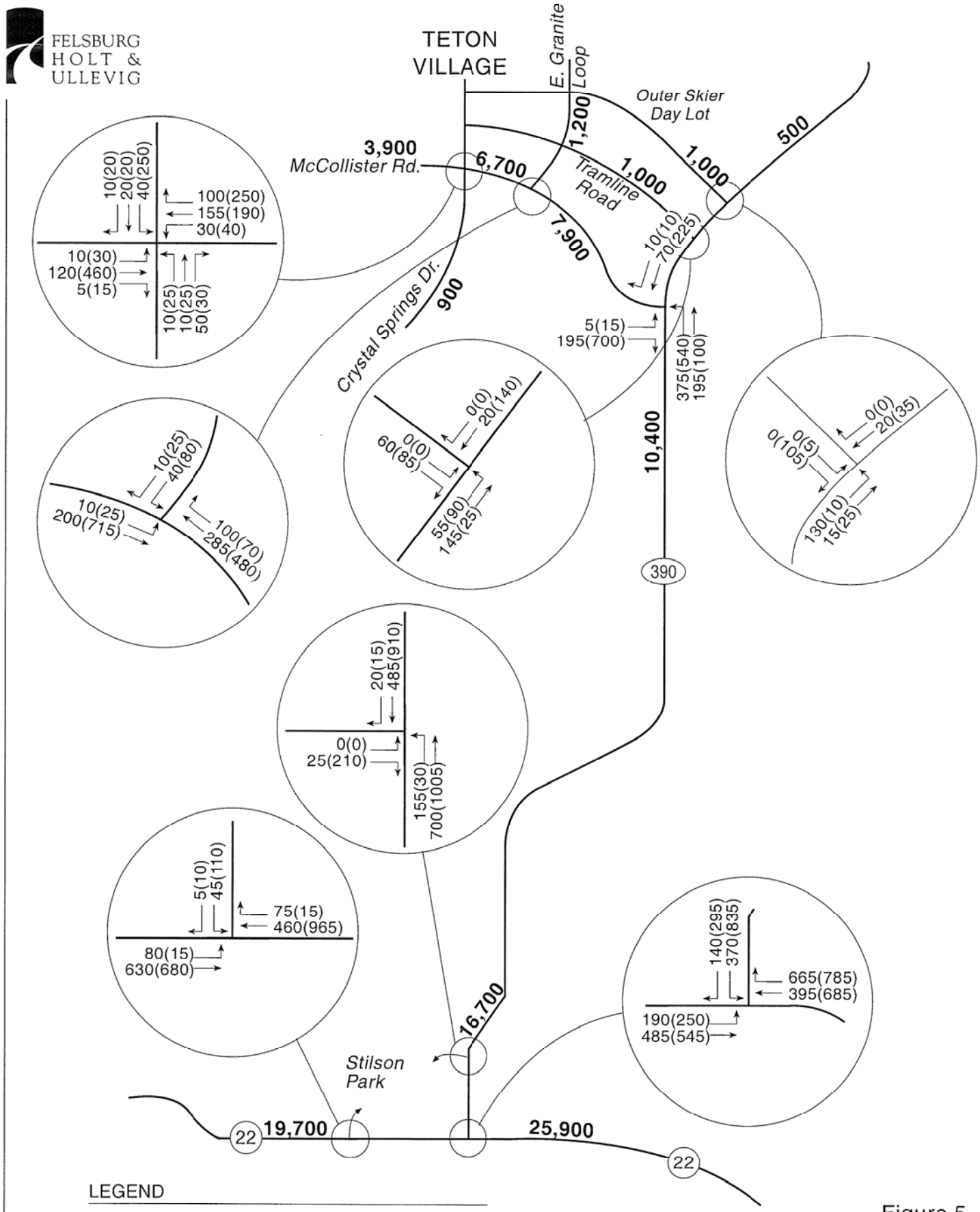


Figure 4

Background Traffic Volume Projections

Winter Season - Buildout



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

XXXX = Average Daily Traffic Volumes

Figure 5

Total Traffic Volume Projections

Winter Season - Buildout

North

III. WINTER SEASON - RIDERSHIP PROJECTIONS FOR OTHER TRAVEL MODES

As was estimated in Table 4, the resort area would generate a total of 30,335 daily person-trips. Of this total, approximately 76 percent would be automobile related, and the remaining 24 percent (7,305 person-trips) would be non-automobile related (i.e. bus, taxi, limousines, or courtesy vans/shuttles).

Table 10 provides a summary of the projected number of person-trips that would utilize other modes, with an adjustment to account for additional demand from the Stilson Park transit facility. As shown, the resort would generate a total of 11,060 daily trips using modes other than personal automobile, with approximately 20 percent of this demand occurring during the peak hour. Of the total non-automobile travel demand, approximately 49 percent is related to day skiers and 31 percent is related to work trips.

Table 10. Ridership Projections for Other (Non-Automobile) Travel Modes - Winter Season

Trip Maker	Trip Purpose	Total Person Trips		
		Daily Trips	AM Peak Hour	PM Peak Hour
Day Visitors	Skiing	3,290	985	825
	Other-Commercial	220	5	40
Employees	Work	2,005	200	300
	Trips Removed due to Employee Housing	-200	-20	-30
	Other Non-work Day Trips	20	0	0
	Night Trips	50	0	10
Elementary School	All Trips	0	0	0
Off-mountain Employees	All Trips	35	5	5
Overnight Guests	Site Access	970	80	85
Overnight Guests/	Other - Day Activity	245	20	25
Residents	Other - Night Activity	670	0	135
	Subtotal	**7,305**	**1,275**	**1,395**
Stilson Ranch	Skiing	2,140	640	535
Transit Facility	Work	1,615	135	205
	Total	**11,060**	**2,050**	**2,135**

The Stilson Park transit facility is expected to generate a minimum of 3,755 person-trips per day, which is about 34 percent of the total daily transit demand.

During the winter season, the average peak monthly ridership to/from Teton Village for the START bus service is approximately 59,500 passengers, or about 1,920 passengers per day. As noted previously, based on data in the *Teton Village Area Transportation Demand Management Report for the 2003 and 2004 Winter Seasons*, approximately 75 percent of all transit trips are made using START service, with the remaining 25 percent using Alltrans, taxis, limousines, or courtesy vans/shuttles. If START were to maintain a 75 percent share of all transit ridership in the future, this would translate into a demand of approximately 5,500 person-trips per day, or about three times the existing ridership. During the peak hour, it is estimated that the demand for START service would be 1,045 person-trips. Based on a round-trip time of 40 minutes between Teton Village and Jackson and a bus capacity of 47 passengers, a maximum of 17 buses would be needed to meet this projected demand.

As noted previously, the projected peak hour transit demand at the Stilson facility would be approximately 775 person-trips. For an estimated round-trip travel time (including loading and unloading) of 25 minutes and a bus capacity of 47 passengers, this translates into a need for eight buses.

IV. WINTER SEASON - OFF-SITE TRAFFIC IMPACTS

A. Intersection Operations

Utilizing the total projected daily and peak hour traffic volume assignments shown on Figure 5, intersection capacity analyses were performed for the following intersections:

1. WY-390 at Après Vous Road (Outer Skier Day Lot)
2. WY-390 at Tram Line Road (Transit Access Road)
3. WY-390 at McCollister Road (Teton Village Road)
4. WY-390 at WY-22
5. WY-390 at Stilson Park Access
6. WY-22 at Stilson Park Access

Intersection capacity analyses performed for these locations are based on methodologies documented in the *Highway Capacity Manual* (TRB Special Report No. 209), 2000 update (HCM-2000). The end result of such an analysis is a level of service (LOS), which is a qualitative assessment of the traffic flow characteristics described by a letter designation ranging from LOS A to LOS F. LOS A represents traffic conditions with essentially uninterrupted flow and minimal delay, while LOS F represents the breakdown of traffic flow with excessive congestion and delay. Level of service criteria are described in greater detail in Appendix A. Level of service worksheets are presented in Appendix B.

The resulting levels of service for the study intersections are summarized in Table 11 and described below.

WY-390 at Apres Vous Road

A two-way roadway would access WY-390 from the outer skier day lot. The lot would provide approximately 1/3 of the total parking spaces available for day skiers. Because the lot intersection would be located north of the main access to Teton Village (McCollister Road), very little background traffic would impact operations at this intersection, and a two-lane geometry on all three approaches would be adequate to accommodate traffic projections.

With this recommended lane geometry and with stop-sign control, this intersection is expected to operate at acceptable levels of service during peak hours. As shown in Table 11, critical movements would operate at LOS A or better (capacity analysis worksheets are provided in Appendix B).

WY-390 at Tram Line Road (Transit Access)

A two-way access road would access WY-390 between McCollister Road and the day skier lot. This access would provide direct access to the transit center at the base area and would be the primary route for transit vehicles entering and exiting Teton Village, but would also be open to other resort traffic. As with Après Vous Way, very little background traffic would impact operations at this intersection, and a two-lane geometry on all three approaches would be adequate to accommodate traffic projections.

Table 11. Intersection Levels of Service - Winter Season

Intersection	Critical Movements	AM Peak LOS	PM Peak LOS
WY 390 Après Vous (stop controlled)	NB Left EB Left EB Right	A A A	A A A
WY 390 Tram Line Road (Transit Access) (stop controlled)	NB Left EB Left EB Right	A A A	A A A
WY 390 McCollister Road (stop controlled) *(roundabout)*	NB Left EB Left EB Right *All Movements*	A D A *A*	A F E *A*
WY 390 Stilson Access (stop controlled)	NB Left EB Left EB Right	A D B	B E D
WY 22 Stilson Access (stop controlled)	EB Left SB Left SB Right	A C B	B E C
WY 390 at WY 22 (signalized w/ single SB left) *(signalized w/ dual SB left turn lanes)*	All Movements *All Movements*	B *A*	F *C*
LOS = Level of service. *Italic = conditions with identified intersection improvements*			

With this recommended lane geometry and with stop-sign control on the Tram Line Road approach, this intersection is expected to operate at acceptable levels of service during peak hours. Critical movements would operate at LOS A or better in both the summer and the winter.

WY-390 at McCollister Road (Teton Village Road)

Under the Expanded Master Plan, McCollister Road would provide the primary access to Teton Village. While a two-lane roadway would adequately handle the projected daily traffic demands along this road, a roundabout is recommended to accommodate traffic patterns at this intersection. Such traffic control would improve traffic operations and provide a gateway entry feature to the resort. With a roundabout, all movements at the intersection would operate at LOS B or better during both peak periods.

WY-390 at WY-22

Presently, this intersection is signalized. Due to the forecasted high level of southbound to eastbound left-turning traffic and increases in east-west through traffic on WY-22, a second southbound left-turn lane would be needed by the buildout of the study area. Two lanes would be required on WY-22 to accept dual left-turning traffic; this second lane would be provided via the widening WY-22 east of WY-390 (i.e. between WY-390 and the Town of Jackson).

The capacity analyses conducted for this intersection indicate that it would operate at LOS C during the PM peak hour with dual southbound left turn lanes on the WY-390 approach, and at LOS F with only a single left-turn lane on WY-390.

Stilson Park Accesses

Access to the Stilson Park park and ride facility will continue to be provided on both WY-390 and WY-22. However, to minimize the impact to non-site related traffic along the these roadways, as well as to minimize stopped delay for outbound site traffic, several auxiliary turning lanes are recommended at each access:

(1) A right-turn deceleration lane is recommended to accommodate inbound Stilson traffic along westbound WY-22.

(2) Left-turn deceleration lanes are recommended to accommodate inbound Stilson traffic on eastbound WY-22 and on northbound WY-390.

(3) Two outbound turning lanes are recommended at each of the Stilson access intersections to separate left and right turning traffic.

With these recommended lane geometries and with stop-sign control, both of the Stilson access intersections are expected to operate at reasonable levels during peak hours in the winter. At the WY-390 right turns out of the site would operate at LOS D during the or better during both peak periods, while left turns out of the site would operate at LOS E during the PM peak period. At the WY-22 access right turns out of the site would operate at LOS C and left turns out of the site would operate at LOS E during the afternoon peak period only.

It is not uncommon for left turns from driveways and side streets along higher volume roadways to experience poor levels of service. As noted in Chapter 17 (Unsignalized Intersections) of the Highway Capacity Manual (2000):

> *In evaluating the overall performance of two-way stop control intersections, it is important to consider measures of effectiveness in addition to delay, such as v/c ratios for individual movements, average queue lengths, and 95th percentile queue lengths. By focusing on a single measure of effectiveness for the worst movement only, such as delay for the minor street left turn, users may make less effective traffic control decisions.*

A more detailed analysis of both Stilson access intersections using the SimTraffic traffic simulation software indicated no excessive delays or significant queuing for the outbound left turn movement (the 95th percentile queue length was approximately six vehicles at WY 22 and two vehicles at WY 390). Therefore, no additional improvements are recommended at that driveway.

B. Highway Operations

Highway capacity analyses were also performed for several sections of WY-390 and WY-22, including:

1. WY-390 North of McCollister Road
2. WY-390 South of McCollister Road
3. WY-390 North of WY-22
4. WY-22 East of WY-390
5. WY-22 West of Stilson Park

Highway segments, such as WY-390, are assigned levels of service based on the directional split of traffic during a peak hour of the day. Highway capacity analyses were performed using methodologies documented in the *Highway Capacity Manual*. The results of the analyses are summarized in Table 12.

Table 12. Highway Levels of Service - Winter Season

Highway	Section	Travel Lanes (1)	AM Peak Hour		PM Peak Hour	
			Flow Rate	LOS	Flow Rate	LOS
WY 390	North of Teton Village	2	35	B	70	A
	South of Teton Village	2	845	D	1,570	E
	North of WY-22	2	1,250	D	1,965	E
WY 22	East of WY-390	2	2,015	E	2,950	F
		4	*650*	*B*	*894*	*B*
	West of Stilson Park	2	1,255	D	1,765	E

LOS = Level of service.
Flow rates are in vehicles per hour.
Italics = conditions with identified roadway widening improvements
(1) Plus auxiliary speed change lanes.

South of Teton Village, WY-390 is projected to carry 10,400 vpd. From the analyses, it was determined that WY-390 would operate at LOS D during the morning peak and LOS E during the afternoon peak under buildout conditions. The volume-to-capacity ratio during the afternoon peak period is 0.53; i.e., the projected volume would be approximately ½ of the available capacity of the roadway; therefore, no additional through lanes would be needed along this segment of highway.

North of WY-22, WY-390 is projected to carry a total of 16,700 vehicles per day. Teton Village traffic is estimated to account for approximately 58 percent of this total projected daily traffic. The remaining 42 percent of the total daily traffic would be oriented to/from other developments along WY-390. The two-lane highway capacity analyses indicate that this segment would operate at LOS D during the morning peak and LOS E during the afternoon peak by buildout of the area. This is the same level of service projected for the roadway under the Approved Plan, and indicates that section would be approaching its capacity during the winter and may need widening.

Highway 22 east of WY-390 is projected to carry a total of 25,900 vpd. Teton Village traffic is estimated to account for approximately 28 percent of this total. The results of the analyses indicate that it would operate at LOS F as a two-lane facility during the PM peak period, meaning the highway would be over capacity. The highway would operate at LOS C as a four-lane facility.

Highway 22 west of Stilson Park is projected to carry a total of 19,700 vpd, with Teton Village traffic comprising 12 percent of this total. It is expected to operate at LOS D during the morning peak and LOS E during the afternoon peak by the buildout of the area. However, the analysis indicates that the volume-to-capacity ratio for the road is 0.58 in the afternoon, i.e., the projected volume would be approximately 60 percent of the capacity of the roadway during the peak hour; therefore, no additional through lanes are recommended at this time.

V. SUMMER SEASON - TRAVEL DEMAND ANALYSIS

A technical analysis of summer season traffic operations for the Teton Village Expansion Master Plan was also conducted. As with the winter season, the travel demand analysis included trip generation, distribution, and assignment of project-related traffic. Future traffic operational analyses were conducted at key intersections and along key roadway links based on buildout travel demand assignments.

A. Resort Trip Generation

The travel demand analysis performed for the summer season was derived in a similar manner as the winter analysis. However, assumptions regarding employment, village population, and mountain activity were adjusted to reflect the difference between summer and winter season operations. Table 13 summarizes the person-trip generation estimates for the summer season and is based on the buildout of the village, with a bed base of 6,376 beds, an occupancy rate of 80 percent, and a reduction in the total winter (JHSC) employment base by about 65 percent. As shown, the total person-trips into and out of the village area are projected to be approximately 28,910 person-trips per day, which is only slightly less than the projections for the winter season.

Table 13 also summarizes modal split estimates for internal-external person-trips. As shown, an estimated 785 person-trips, or three percent of the total daily person-trips, would be transit related. The remaining 28,125 daily person-trips (97 percent of the total) would be automobile trips.

Vehicle occupancy factors were applied to the automobile-related person-trips shown in Table 13 to derive the daily vehicular trip generation shown in Table 14. As shown, about 12,905 vehicle-trips per day are projected to be oriented to or from the village area during the summer season. This is approximately 30 percent more than the projected winter daily vehicle-trips. Two factors may be contributing to the higher vehicle trips. The first is the absence of a strong internally-based attraction (i.e. skiing) during the summer season. The second is a reduction in transit ridership due to the lack of a single central attraction in the area (in the summer, visitor attractions include the two national parks, hiking, biking, horseback riding, and other area activities, whereas in the winter visitors are primarily drawn to the ski area). Limited summer transit service may also contribute to lower ridership percentages, although that may be somewhat less of a causal relationship and more of a reaction to the lower transit demand during that season.

Peak hour percentages and directional distribution factors for various trip purposes shown in Table 15 were applied to the daily vehicle-trip generation estimates to determine peak hour trip generation. Upon buildout of the village area, a total of approximately 805 vehicle-trips would be generated during the AM peak hour and a total of 1,555 vehicle-trips would be generated during the PM peak hour. These volumes are similar to the winter peak trip generation, indicating that the 33 percent increase in trips in the summer would occur in the middle of the day, outside of the peak periods.

Table 13. Summer Season - Person-Trip Generation and Modal Split Projections (1)

Trip Maker and Purpose	Number of Trip Makers	Average Trip Rate	Daily Person Trips	Automobile		Transit	
				Mode Split (9)	Daily Trips	Mode Split (10)	Daily Trips
Day Visitor							
Shopping/Recreation (2)	2,207	2.0	4,415	95%	4,195	5%	220
Village Employees							
Work (3)	1,248	2.0	2,495	76%	1,895	24%	600
Trips Removed due to Housing (4)	-225	2.0	-450	76%	-340	24%	-110
Other Non-work Day Trips (5)	83	3.0	250	91%	225	9%	25
Night Trips (6)	159	2.0	315	91%	285	9%	30
Off-mountain Employees							
Daily Trips (ITE Trip Rate) (7)	55	3.4	185	89%	165	11%	20
Golf/Fitness Center Trips							
Local Trips/Deliveries (8)	115	2.0	230	100%	230	0%	0
Overnight Guests							
Arrivals (9)	1,278	1.0	1,280	100%	1,280	0%	0
Departures (9)	1,278	1.0	1,280	100%	1,280	0%	0
Overnight Guests/Residents							
Other Day Activity (5)	4,601	3.0	13,800	100%	13,800	0%	0
Other Night Activity (6)	2,556	2.0	5,110	100%	5,110	0%	0
		Total	**28,910**		**28,125**		**785**

(1) Person-trips are internal-external trips only (i.e. trips oriented to and from Teton Village).

(2) Person-trips oriented to commercial areas are estimated to be equal to 40 one-way person-trips per 1,000 square feet of commercial area. Overall, about 95 percent of the person-trips to the existing retail properties and to the additional local convenience retail would be generated within the village, and the remaining five percent would be the external trips shown above. For the new general retail properties, about 65 percent of the person trips would be generated from within the village and 35 percent would be external to the village. Also includes trips associated with the equestrian center, which was based on information from the current center. It was assumed that the center would generate 150 riders per day and that 60 percent would come from within Teton Village.

(3) Total projected number of on-duty village and ski area employees at buildout.

(4) Employee work trips that remain in the village due to affordable housing.

(5) Other Day Activity includes all non-skier activity that is oriented outside of the village during the day (90% of overnight population).

(6) Other Night Activity includes trips for evening activities such as dining outside the village (assumption 50% of overnight population).

(7) Residents of affordable housing who work off the mountain (based on ITE Land Use Code 220-Apartment trip rate)

(8) Based on 50 rounds/day made by golfers not staying in the Village, 10 deliveries/day, and ITE Land Use Code 492-Health/Fitness Club trip rate. It was further assumed that 70 percent of the fitness center trips would be from within Teton Village and 30 percent would be from outside Teton Village.

(9) Accounts for an arrival and departure rate of 25 percent of the estimated 5,101 overnight guests, which equates to an average stay of 4 days.

(10) Modal splits based, in part, on START ridership data, JHSC operational data, the Teton Village TDM Monitoring Program, and summer operations at other resort areas.

Table 14. Summer Season - Teton Village Vehicle-Trip Generation

Trip Maker	Trip Purpose	Daily Auto Person Trips	Vehicle Occupancy	Daily Vehicle Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
Day Visitors	Shopping/Recreation	4,220	2.5	1,680	20	15	35	170	165	335
Village Employees	Work	1,900	1.2	1,585	200	35	235	35	200	235
Trips Removed due to Employee Housing		-295	1.2	-285	-40	-5	-45	-5	-40	-45
Other Non-Work Day Trips		195	2	115	0	10	10	5	5	10
Night Trips		250	2	145	0	0	0	10	10	20
Off-Mountain Employees	All Trips	120	1	165	0	15	15	15	5	20
Golf/Fitness Center Trips	Off-Site Trips	160	1	230	15	5	20	0	30	30
Overnight Guests	Site Access	2,550	2.13	1,200	60	35	95	60	50	110
Overnight Guests/	Other - Day Activity	13,775	2.5	5,525	65	375	440	360	195	555
Residents	Other - Night Activity	5,100	2.5	2,045	0	0	0	160	125	285
	Total	**27,975**		**12,405**	**320**	**485**	**805**	**810**	**745**	**1,555**
	Transit, Shuttle and Taxi Trips			500	10	10	20	10	10	20
	Total			**12,905**	**330**	**495**	**825**	**820**	**755**	**1,575**

Table 15. Summer Season - Peak Hour and Directional Distribution Factors

Trip Purpose		Peak Hour Percentage		Directional Distribution	
		AM Peak	PM Peak	AM Inbound	PM Inbound
Work		15%	15%	85%	15%
Site Access	(guest arrivals/departures)	8%	9%	60%	55%
Other (non-ski)	Commercial Attractions	2%	20%	65%	50%
	Other Day Activity	8%	10%	15%	65%
	Other Night Activity	0%	14%	0%	55%

B. Resort Vehicle-Trip Distribution and Assignment

The off-site distribution of Teton Village traffic is estimated as follows:

- Approximately 20 percent of the trips from Teton Village are expected to be oriented to or from the north via WY-390, with the remaining 80 percent oriented to/from the south.

- Of the resort traffic that is oriented to/from WY-22, approximately 25 percent is expected to be oriented to the west and 75 percent to the east.

Daily and peak hour vehicle-trips generated by Teton Village were assigned to the area roadway system based on these summer season distribution estimates. This assignment of site generated traffic is provided on Figure 6.

C. Background and Total Traffic Volume Projections

As with the winter season analysis, background traffic volumes for the summer season were derived from existing daily traffic volume counts conducted along WY-390 and WY-22. Existing Teton Village traffic was removed from this traffic count data, and the remaining traffic was then factored by an annual rate of 1.7 percent per year for WY-390 traffic and 3.8 percent per year for WY-22 traffic over a 20-year period (refer to Table 8).

Table 16 summarizes the breakdown of existing site traffic versus existing background (non-site) related traffic volumes. As shown, the existing daily background traffic component along WY-390 adjacent to Teton Village is estimated to be about 1,700 vehicles per day (vpd), which is about 22 percent of the total existing daily traffic (south of Teton Village Road). North of WY-22, the existing daily background traffic component along WY-390 is estimated to be about 11,100 vpd, which is about 65 percent of the total existing daily traffic. Forecasted background traffic demands are provided on Figure 7.

Total summer season traffic volumes for the buildout of the village area are provided on Figure 8. These volumes are the result of combining site-generated traffic with background (non-site related) traffic volume forecasts.

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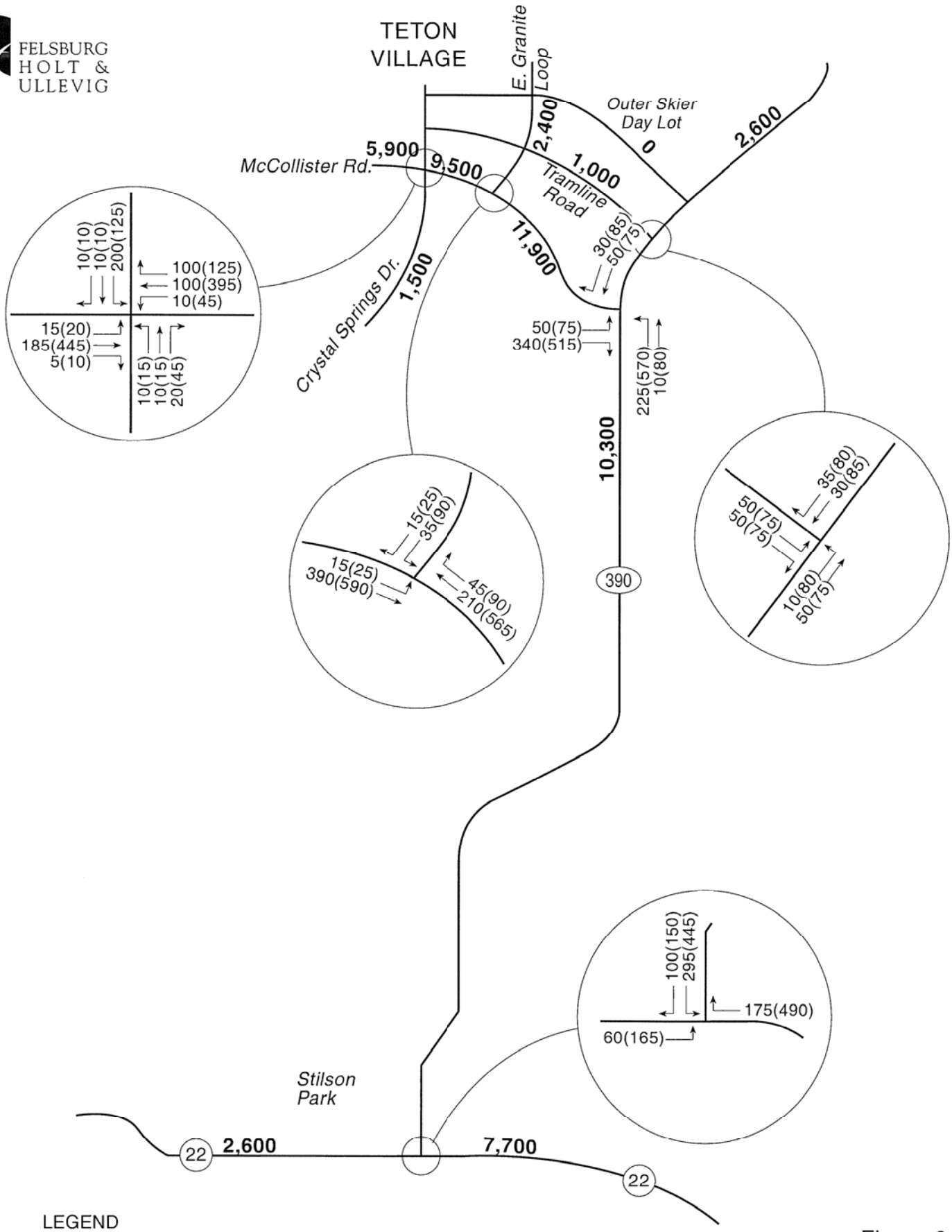


LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

XXXX = Average Daily Traffic Volumes

North

Figure 6

Site Generated Traffic Volumes

Summer Season - Buildout

FELSBURG HOLT & ULLEVIG

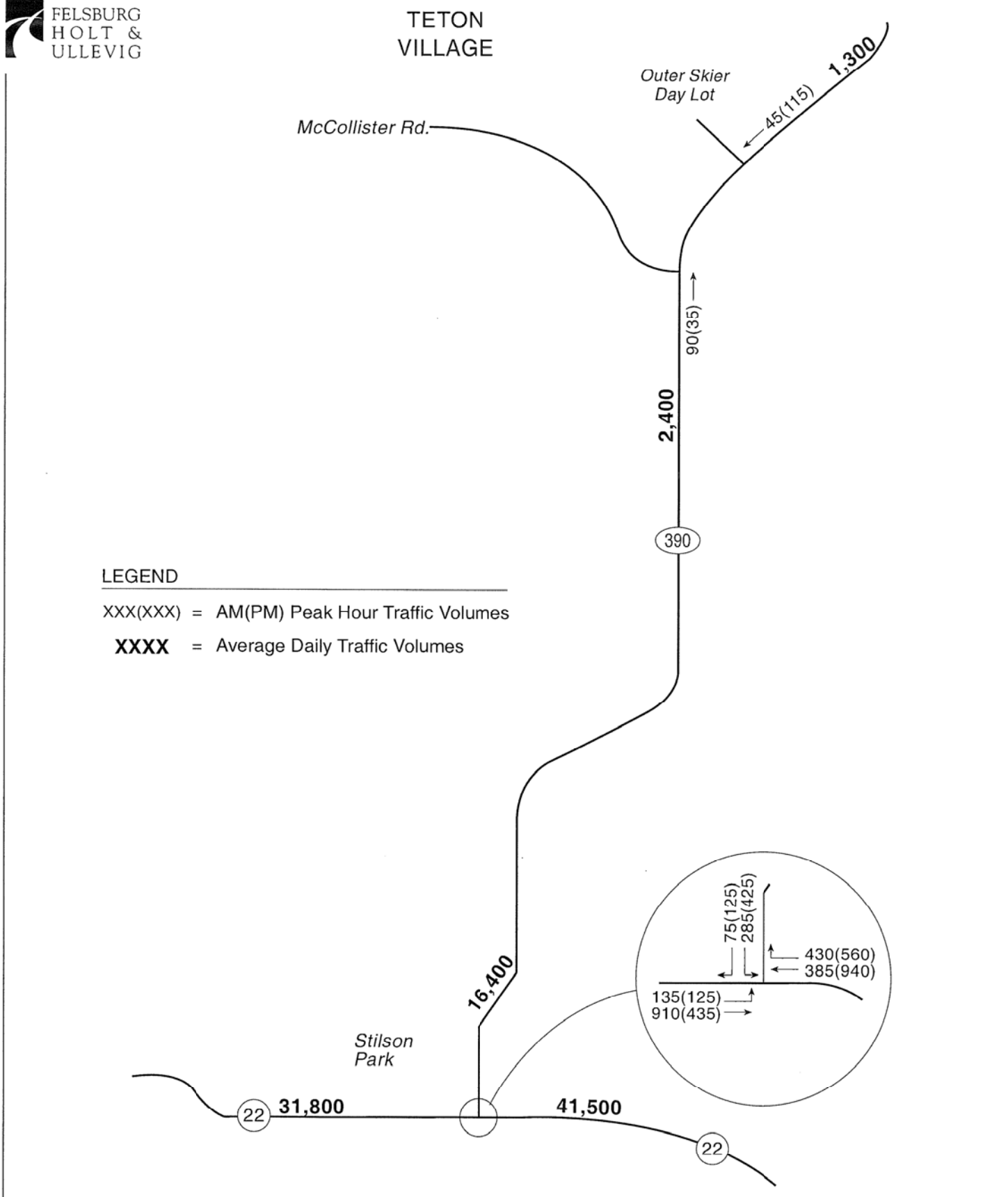


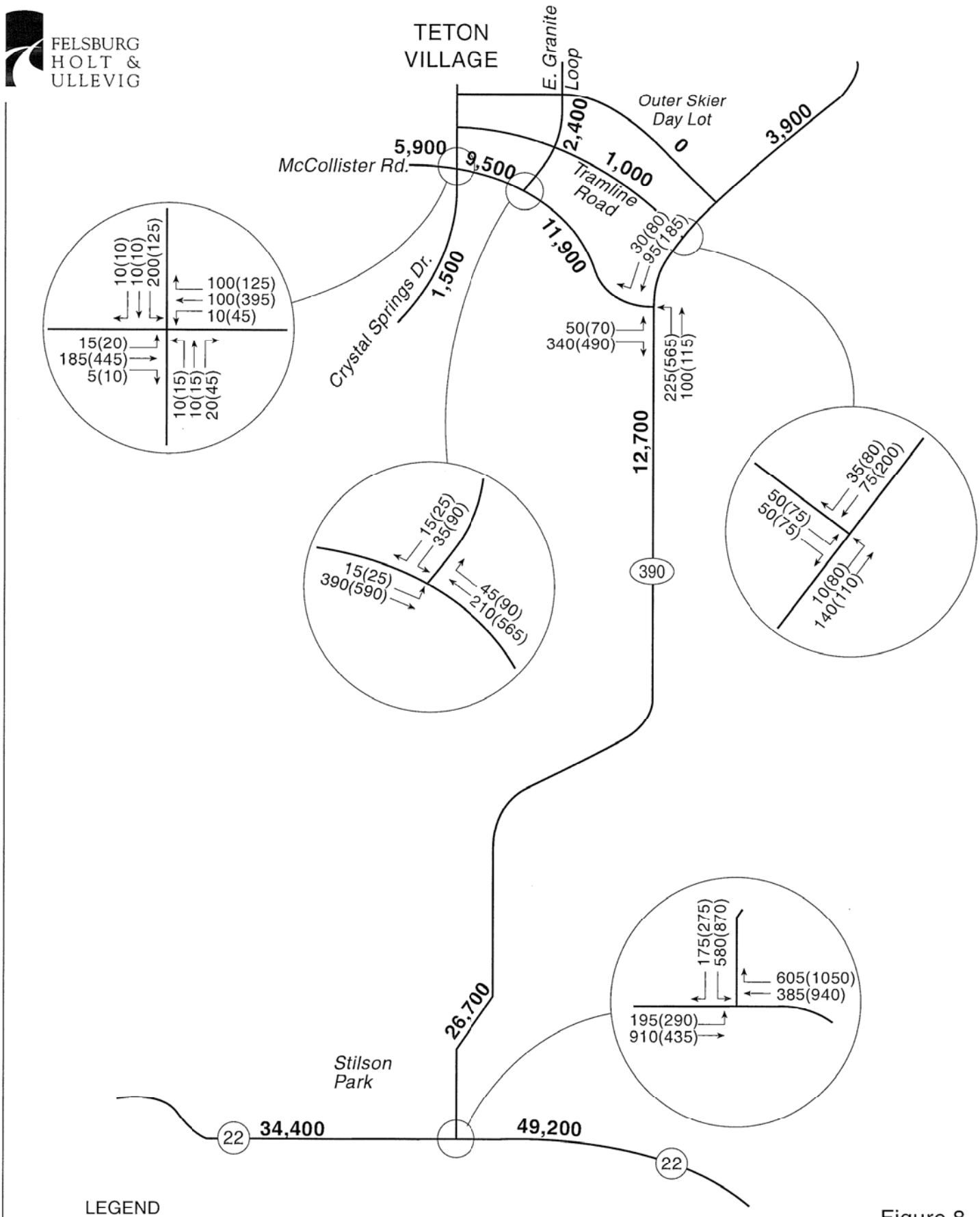
Figure 7

Background Traffic Volume Projections

Summer Season - Buildout

North

FELSBURG HOLT & ULLEVIG



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

XXXX = Average Daily Traffic Volumes

North

Figure 8

Total Traffic Volume Projections

Summer Season - Buildout

Table 16. Existing and Background Average Daily Traffic Volumes - Summer Season

Road	Location	Existing ADT		Background ADT	
		Total (1)	Village (2)	Existing	Future (3)
Teton Village Rd	West of WY-390	8,100	8,100	0	0
WY-390	North of Teton Village Rd.	2,400	1,500	900	1,300
	South of Teton Village Rd.	8,300	6,600	1,700	2,400
	North of WY-22	18,300	6,600	11,700	16,400
WY-22	East of WY-390	25,300	5,600	19,700	41,500
	West of WY-390	16,500	1,400	15,100	31,800

(1) Average Daily Traffic volumes (Source: Jackson Hole Mountain Resort, July 2005 traffic count data).
(2) Estimated ADTs based on a distribution of 8,100 total village vehicle-trips per day.
(3) Future ADTs based on a 1.7 percent annual growth rate for WY-390 and a 3.8 percent annual growth rate for WY-22 applied to existing background ADTs over a 20-year period.

While daily traffic volumes along WY-390 and WY-22 for the summer season are higher than daily traffic volumes for the winter season, traffic demands during the summer season are spread more evenly throughout the day. In winter, traffic demands along WY-390 and WY-22 experience heavy morning and evening peak hour demands due to skiing activity, but traffic demands decrease during off-peak hours, resulting in lower overall daily traffic volumes.

D. Transit Ridership

Presently, transit ridership during the summer season is approximately 90 percent less than winter demand. While demand would increase to approximately 785 person-trips per day with the buildout of the Teton Village area (refer to Table 13), this ridership would only be approximately seven percent of the total projected daily winter demand, and would be primarily associated with Teton Village employees traveling to and from work. Overall, transit demand is expected to fluctuate during the summer season, with increased demand whenever special events are held at Teton Village.

VI. SUMMER SEASON - OFF-SITE TRAFFIC IMPACTS

A. Intersection Operations

Utilizing the total projected daily and peak hour traffic volume assignments shown on Figure 8, intersection capacity analyses were performed for the following intersections:

1. WY-390 at Tram Line Road (Transit Access Road)
2. WY-390 at McCollister Road (Teton Village Road)
3. WY-390 at WY-22

As with the winter analyses, the intersection capacity analyses conducted for the summer season are based on methodologies documented in the *Highway Capacity Manual* (TRB Special Report No. 209). The resulting levels of service for the study intersections are summarized in Table 17 and discussed below.

Table 17. Intersection Levels of Service - Summer Season

Intersection	Critical Movements	AM Peak LOS	PM Peak LOS
WY 390 Tram Line Road	NB Left	A	A
(stop controlled)	EB Left	B	B
	EB Right	A	A
WY 390 McCollister Road	NB Left	A	B
(stop controlled)	EB Left	C	F
	EB Right	B	C
(roundabout)	*All Movements*	*A*	*B*
WY 390 at WY 22			
(signalized w/ single SB left)	All Movements	C	F
(signalized w/ dual SB lefts)	*All Movements*	*B*	*D*

LOS = Level of service.
Italic = conditions with identified intersection improvements

WY-390 at Tram Line Road

The single-lane approach geometry with stop-sign traffic control on the Tram Line Road approach recommendations that were identified for winter operations would also accommodate traffic demands during the summer season. The intersection critical movements would operate at LOS B or better.

WY-390 at McCollister Road (Teton Village Road)

The roundabout recommendation that was identified for winter operations would also accommodate traffic demands during the summer season. With that type of traffic control, all movements would operate at LOS B or better in the summer.

WY-390 at WY-22

As in the winter season, the high volume of southbound to eastbound left-turning traffic would require an additional southbound left-turn lane by buildout of the study area. With the existing single left turn lane, the intersection would operate at LOS F during the PM peak period, while with dual left turn lanes the intersection would operate at LOS C. As noted in the Winter Traffic Operations section, it is recommended that WY-22 be widened to four lanes from the Town of Jackson to the WY-390 intersection to accommodate traffic demand in the area and provide the second receiving lane needed for the dual southbound left turn lanes.

B. Highway Operations

Highway capacity analyses were performed for the following sections of WY-390 and WY-22:

1. WY-390 North of Teton Village
2. WY-390 South of Teton Village
3. WY-390 North of WY-22
4. WY-22 East of WY-390
5. WY-22 West of Stilson Park

Highway segments are assigned levels of service based on the directional split of traffic during a peak hour of the day. Highway capacity analyses were performed for the segments of WY-390 and WY-22 identified above using methodologies documented in the *Highway Capacity Manual*. The results of the analyses are summarized in Table 18.

Table 18. Highway Levels of Service - Summer Season

Highway	Section	Travel Lanes (1)	AM Peak Hour		PM Peak Hour	
			Flow Rate	LOS	Flow Rate	LOS
WY 390	North of Teton Village	2	315	B	480	C
	South of Teton Village	2	785	C	1,425	D
	North of WY-22	2	1,640	E	2,600	E
WY 22	East of WY-390	2	2,655	F	3,500	F
		4	*906*	*B*	*1,201*	*C*
	West of WY-390	2	1,795	E	2,075	E

LOS = Level of service.
Flow rates are in vehicles per hour.
Italic = conditions with identified roadway widening improvements
(1) Plus auxiliary speed change lanes.

From the highway operational analyses, it was determined that WY-390 north of Teton Village Road would operate at LOS C or better during peak hours under future (buildout) conditions and LOS D or better during peak hours south of Teton Village. This indicates that no additional through lanes would be needed along this section of the highway.

North of Highway 22, WY-390 is projected to carry a total of 26,700 vehicles per day. Resort area traffic is estimated to account for approximately 40 percent of this total projected daily traffic. The remaining 60 percent would be oriented to/from other developments along WY-390. The two-lane highway capacity analyses indicate that this segment would operate at LOS E during both the morning and afternoon peak periods by buildout of the area. This is the same level of service projected for the roadway under the Approved Plan, and indicates that section would be approaching its capacity during the summer and may need widening in the future. However, at buildout the volume-to-capacity ratio of that segment would be 0.86 during the afternoon peak, i.e., projected volumes would be approximately 86 percent of the available capacity; therefore, no additional through lanes are recommended at this time.

Highway 22 east of WY-390 was analyzed as both a two-lane and a four-lane facility. The results of the analyses indicate that it would operate at LOS F as a two-lane facility, meaning the highway would be beyond its capacity. As a four-lane facility, that section would operate at LOS C or better during peak periods. As noted in the Winter Season – Off Site Traffic Impacts section, it is recommended that the four-lane section extend to the WY-390 intersection to accommodate traffic demand in the area.

Highway 22 west of Stilson Park, is expected to operate at LOS E by the buildout of the area. However, the analysis indicates that the volume-to-capacity ratio is 0.68, i.e., projected volumes would be approximately 68 percent of the available capacity; therefore, no additional through lanes are recommended at this time.

APPENDIX A
COMPARISON OF CURRENT PLAN TO THE EXISTING MASTER PLAN

The impacts from the SRA project and the Approved Master Plan were not separated in this Transportation Element because once complete, the entire Teton Village area will function as one unit; guests and residents staying in SRA property would ski at JHMR, and guests and residents staying at JHMR would shop or use facilities on SRA property. Likewise, skiers at JHMR that without SRA would drive or use transit to go skiing, may now stay in an SRA property and walk to the slopes; making it difficult to answer the question: should SRA get credit for removing trips from the highway, or should JHMR? Similarly, this Transportation Element report has changed some of the assumptions used to derive the traffic forecasts for the Approved Master Plan; raising the question of whether the impacts of the SRA project should be measured against the original Master Plan forecasts on record, or against the revised forecasts for the Master Plan.

It is not FHU's decision to make on these matters. Therefore, the following tables show three sets of person-trip, traffic volume, transit ridership forecasts and levels of service that attempt to separate SRA impacts from JHMR impacts. The three scenarios include:

- The Approved Master Plan;
- The Approved Master Plan with Revised Trip Assumptions; and
- The SRA Project.

Table A-1. Winter Vehicle Trip Generation (Including Transit Vehicle-Trips)

Scenario	Daily Trips	AM Peak Trips	PM Peak Trips
Approved Plan	7,050	820	1,220
Revised Master Plan	8,350	800	1,345
SRA Proposed Plan	9,910	840	1,555

Revised Master Plan = Approved plan with changes to internal capture rate (65 percent for remaining 98K of commercial development in village core that has yet to be built, as opposed to 95 percent), and lower transit ridership percentages.
SRA Proposed Plan = 95 percent internal capture rate for local convenience development, 65 percent internal capture rate for general retail, and lower transit ridership percentages.

Table A-2. Summer Vehicle Trip Generation (Including Transit Vehicle-Trips)

Scenario	Daily Trips	AM Peak Trips	PM Peak Trips
Approved Plan	10,400	630	1,125
Revised Master Plan	10,370	705	1,260
SRA Proposed Plan	12,905	825	1,575

Revised Master Plan = Approved plan with changes to internal capture rate (65 percent for remaining 98K of commercial development in village core that has yet to be built, as opposed to 95 percent) and increased vehicle occupancy for guests (2.5 occupants per vehicle as opposed to 2), and lower transit ridership percentages.
SRA Proposed Plan = 95 percent internal capture rate for local convenience development, 65 percent internal capture rate for general retail, increased vehicle occupancy, and lower transit ridership percentages.

Table A-3. Winter Transit Person-Trip Generation

Scenario	Daily Trips	AM Peak Trips	PM Peak Trips
Approved Plan	10,960	2,555	2,360
Revised Master Plan	11,740	2,345	2,335
SRA Proposed Plan	11,060	2,050	2,135

Revised Master Plan = Approved plan with changes to internal capture rate (65 percent for remaining 98K of commercial development in village core that has yet to be built, as opposed to 95 percent), and lower transit ridership percentages.
SRA Proposed Plan = 95 percent internal capture rate for local convenience development, 65 percent internal capture rate for general retail, and lower transit ridership percentages.

Table A-4. Summer Transit Person-Trip Generation

Scenario	Daily Trips
Approved Plan	1,050
Revised Master Plan	715
SRA Proposed Plan	785

Revised Master Plan = Approved plan with changes to internal capture rate (65 percent for remaining 98K of commercial development in village core that has yet to be built, as opposed to 95 percent), increased vehicle occupancy for guests, and lower transit ridership percentages.
SRA Proposed Plan = 95 percent internal capture rate for local convenience development, 65 percent internal capture rate for general retail, increased vehicle occupancy, and lower transit ridership percentages.

Table A-5. Winter Intersection Levels of Service (Buildout)

Intersection	Critical Movements	AM Peak			PM Peak		
		Approved	Revised	SRA	Approved	Revised	SRA
WY 390 Apres Vous	NB Left	N/A	N/A	A	N/A	N/A	A
(stop controlled)	EB Left	N/A	N/A	A	N/A	N/A	A
	EB Right	N/A	N/A	A	N/A	N/A	A
WY 390 Tram Line Road	NB Left	N/A	N/A	A	N/A	N/A	A
(stop controlled)	EB Left	N/A	N/A	A	N/A	N/A	A
	EB Right	N/A	N/A	A	N/A	N/A	A
WY 390 McCollister Road	NB Left	A	A	A	A	A	A
(stop controlled)	EB Left	C	D	D	C	D	F
	EB Right	A	A	A	B	C	E
(roundabout)	*All Movements*	*N/A*	*N/A*	*A*	*N/A*	*N/A*	*B*
WY 390 Stilson Access	NB Left	B	A	A	B	B	B
(stop controlled)	EB Left	F	D	D	F	D	E
	EB Right	B	B	B	D	C	D
WY 22 Stilson Access	EB Left	A	A	A	B	B	B
(stop controlled)	SB Left	C	C	C	E	E	E
	SB Right	A	B	B	B	C	C
WY 390 at WY 22 (signalized w/ single SB left)	All Movements	B	B	C	D	F	F
(signalized w/ dual SB lefts)	*All Movements*	*B*	*B*	*B*	*B*	*C*	*C*

Italic = conditions with identified intersection improvements

Table A-6. Summer Intersection Levels of Service (Buildout)

Intersection	Critical Movements	AM Peak			PM Peak		
		Approved	Revised	SRA	Approved	Revised	SRA
WY 390 Tram Line Road	NB Left	N/A	N/A	A	N/A	N/A	A
(stop controlled)	EB Left	N/A	N/A	B	N/A	N/A	B
	EB Right	N/A	N/A	A	N/A	N/A	A
WY 390 McCollister Road	NB Left	A	A	A	A	A	B
(stop controlled)	EB Left	B	B	C	E	F	F
	EB Right	A	A	B	A	B	C
(roundabout)	*All Movements*	*N/A*	*N/A*	*A*	*N/A*	*N/A*	*B*
WY 390 at WY 22 (signalized w/ single SB left)	All Movements	B	C	C	C	F	F
(signalized w/ dual SB lefts)	*All Movements*	*B*	*B*	*B*	*B*	*D*	*D*

Italic = conditions with identified intersection improvements

APPENDIX B
LEVEL OF SERVICE DEFINITIONS

The quality of roadway operations is measured as a level of service (LOS), rated on a scale from LOS A to LOS F. LOS A represents a stable and unhindered flow of traffic, while LOS F represents congested traffic, slow speeds, and many starts and stops.

Unsignalized Intersection Level of Service

Unsignalized intersections base the level of service on the amount of delay experienced by vehicles turning out of or onto the minor, stop-sign controlled roadway. Qualitative measures are described below:

LOS A Little or no delays are experience by drivers. A very high level of service usually found only in rural areas or during off-peak hours.

LOS B Short delays are experienced by drivers. Overall, LOS B represents a good operating condition.

LOS C Drivers experience average delays. Waiting time begins to be noticeable. Freedom to enter major street traffic is somewhat restricted.

LOS D Drivers experience long delays at this level. Due to large volumes of traffic on the major street, vehicles on the minor street are restricted in their ability to enter the traffic stream.

LOS E Drivers experience very long delays at this level, but are generally tolerable for short periods of time. If LOS E conditions are present for long periods, queue buildup on the minor street becomes noticeable due to the difficulty of entering the major street traffic stream.

LOS F Extremely long delays are experienced by drivers on the minor street, and long vehicle queues result. This level exists when there are insufficient gaps of suitable size to allow vehicles to safely enter the traffic stream.

Signalized Intersection Level of Service

Level of service for signalized intersections is described in terms of average stopped delay per vehicle for a 15-minute (peak) analysis period. In general, delay is a measure of driver discomfort/frustration, fuel consumption, and lost travel time. Delay is a complex measure, and is dependent upon a number of variables such as cycle length, the distribution of green time, and the volume-to-capacity ratio for the lane group in question. The *Highway Capacity Manual* (TRB Special Report No. 209) 2000 update defines the various levels of service as follows:

LOS A describes operations with very low delay, less than 10 seconds per vehicle. This level of service occurs when a relatively low volume of vehicles are present and/or when most vehicles arrive during the green phase. Short cycle lengths may also contribute to low delay.

LOS B describes operations with average delays greater than 10 and up to 20 seconds per vehicle. Less vehicles arrive during a green phase than with LOS A, thus causing a higher level of average delay. Again, a short cycle length may contribute to low delay.

LOS C describes operations with average delays greater than 20 and up to 35 seconds per vehicle. These higher delays may result from longer cycle lengths and a greater number of vehicles arriving during the red phase. However, many vehicles would still pass through the intersection without stopping.

LOS D describes operations with delays greater than 35 and up to 55 seconds per vehicle. At this level, the influence of congestion becomes more noticeable with longer delays resulting from a combination of vehicle arrivals during red phases, longer cycle lengths, or high volume-to-capacity ratios. Many vehicles stop at this level, and the proportion of vehicles that pass through the intersection without stopping declines.

LOS E describes operations with delays greater than 55 and up to 80 seconds per vehicle. This level of service is considered by many agencies to be the limit of acceptable delay. Again these delays are a result of higher volumes of traffic arriving during red phases, longer cycle lengths, and/or high volume-to-capacity ratios.

LOS F describes operations with delays in excess of 80 seconds. This level represents oversaturated conditions, that is, when the traffic carrying capacity of the intersection is exceeded. This level is considered to be unacceptable to most drivers.

Two-lane Highway Level of Service

The concept of level of service is defined as a measure quantifying the traffic operational conditions within a traffic stream. A LOS definition describes these conditions in terms of speed and freedom to maneuver for two-lane highways. There are six defined levels of service that are given letter designations ranging from LOS A to LOS F, with LOS A representing the best operating conditions and LOS F the worst. The *Highway Capacity Manual* defines the various levels of service as follows:

LOS A represents free flow conditions where individual drivers are virtually unaffected by the presence of other vehicles in the traffic stream. Drivers have an extremely high level of freedom to select desired speeds. The general level of comfort and convenience provided to the driver is excellent.

LOS B is in the range of stable flow where the presence of other vehicles in the traffic stream becomes somewhat noticeable, but speeds of 55 mph or higher are still expected on level terrain. The level of comfort and convenience provided to the driver is somewhat less than that for LOS A conditions.

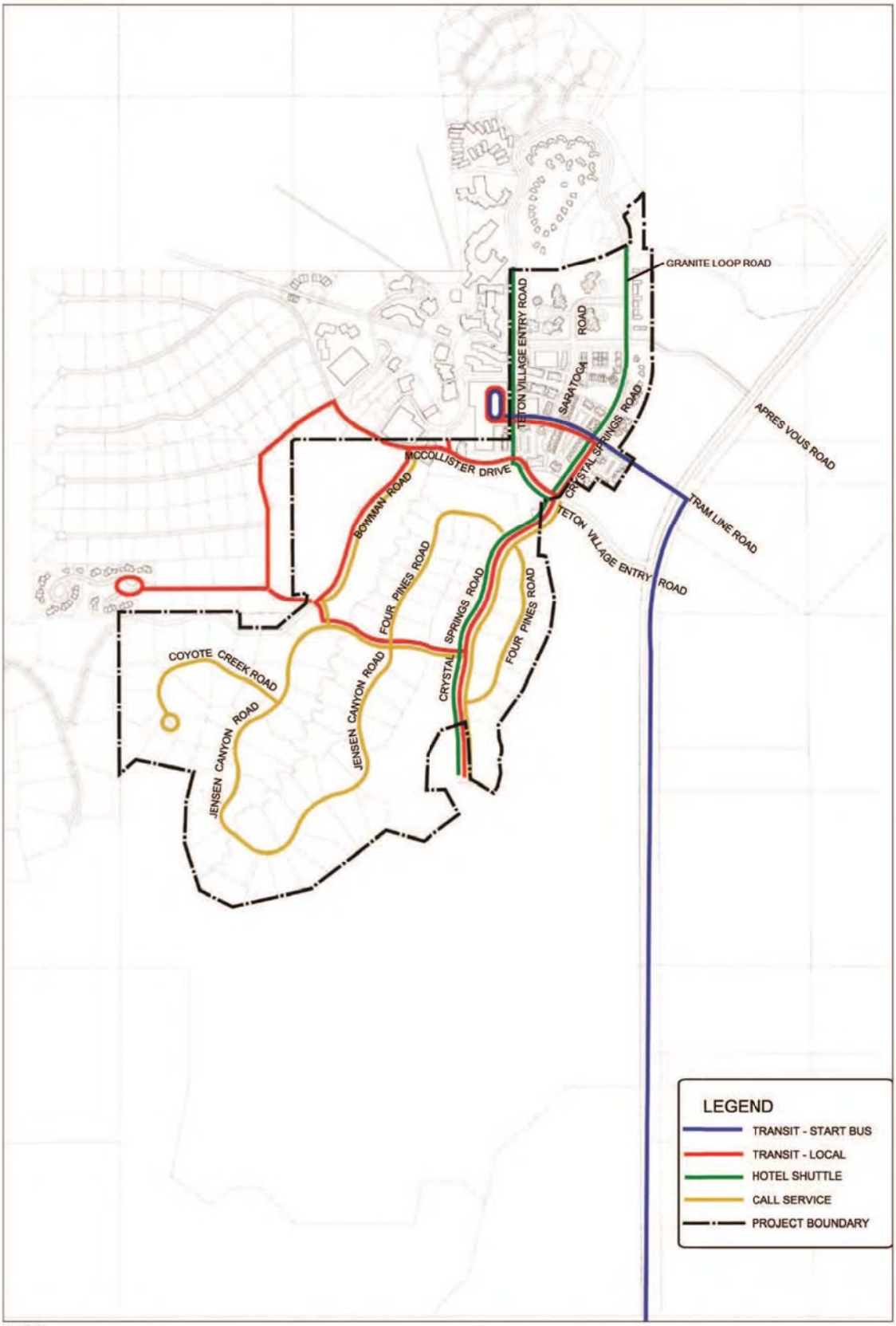
LOS C is also in the range of stable flow, but the operation of individual vehicles can be significantly affected by interactions with other vehicles in the traffic stream. Average speeds can still exceed 50 mph on level terrain, but passing maneuvers become more difficult. Platooning of vehicles becomes more noticeable at this level, and the general comfort and convenience to drivers begins to decline.

LOS D represents conditions with stable flow, but where opposing traffic streams essentially begin to operate separately. Mean platoon sizes of 5 to 10 vehicles are common, although speeds of 50 mph can still be achieved. Passing demands can be high at this level, but the ability for drivers to pass is severely restricted. Since turning vehicles and/or other roadside distractions can cause major shock waves in the traffic stream, it is critical that auxiliary speed change lanes be provided at this level of service.

LOS E represents operating conditions at or near the capacity level which results in unpredictable traffic flows. Speeds would drop below 50 mph under ideal conditions, and as low as 25 mph on sustained upgrades. Passing is virtually impossible and platooning becomes significant when slower vehicles or other interruptions are encountered.

LOS F represents heavily congested, unstable flow with traffic demands that exceed capacity. This condition characterizes the condition when traffic flows operating at a LOS E breaks down due to interruptions in the traffic stream.

Appendix L
Transit Plan



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

Conceptual Plan

Transit Plan

Revised August 1, 2016

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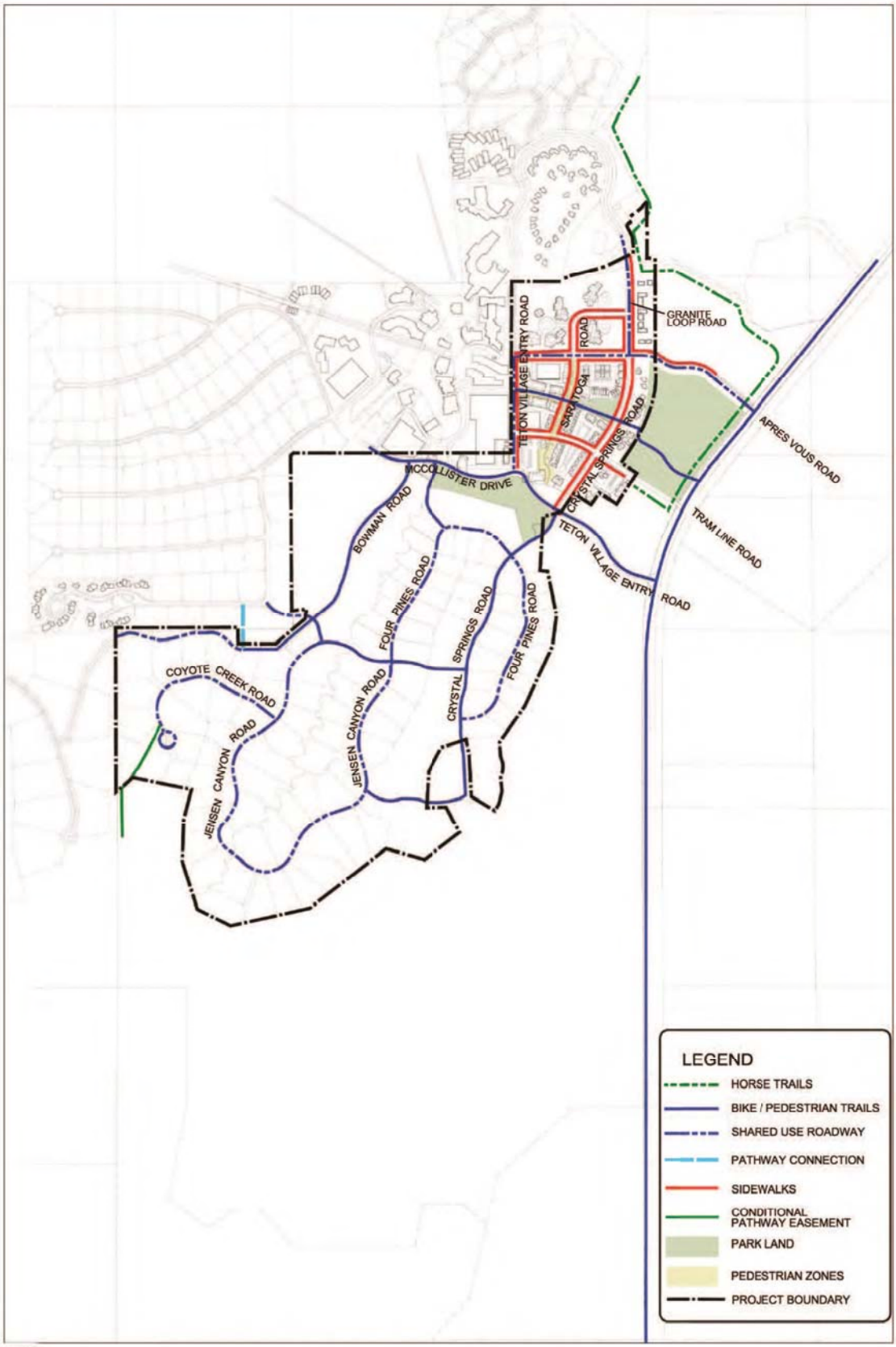
Appendix M
Trail Plan



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Conceptual Plan

Trail Plan

Revised August 1, 2016

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Appendix N

Fare Revenue Program Memo

JAN 5 2007

MEMORANDUM

TO: PAULA STEVENS, INTERIM PLANNING DIRECTOR

FROM: MICHAEL WACKERLY (START TRANSIT ADMINISTRATOR, START) AND BILL RESOR (MANAGING PARTNER, SRA)

SUBJECT: START FARE REVENUE PROGRAM: AREA TWO – TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT – PLANNED RESORT

DATE: NOVEMBER 15, 2006

This memo outlines the structure of a fare revenue program for START related to the commercial properties within Area Two – Teton Village Expansion Planned Unit Development ("Teton Village Expansion PUD") as required by the Teton Village Expansion PUD – Planned Resort ("Resort Master Plan").

All commercial properties[1] within the Teton Village Expansion PUD are required to participate in a fare revenue program as detailed below (Fare Revenue Program). Currently the Teton Village Expansion PUD permits a total of 10,000 square feet of space for commercial properties. Up to 60,000 square feet of commercial space may be added to the Teton Village Expansion PUD if it is transferred from the existing Teton Village PUD. If additional commercial square footage is added to the Teton Village Expansion PUD, either by transfer from the existing Teton Village PUD or by amendment to the Teton Village Expansion PUD, then these additional commercial properties would also be required to participate the Fare Revenue Program.

The Fare Revenue Program requires commercial property owners within the Teton Village Expansion PUD to purchase START season passes for all of their employees. Twice a year START and representatives of the commercial properties will meet to review and adjust the fee paid to START for season START passes that are required for the employees of the commercial properties. The meetings will take place during the first week of September and the first week of March. The meeting in September will set the fee and number of employees requiring START passes for the upcoming winter

[1] Commercial properties means properties that contain commercial space; commercial space includes retail, restaurant and office space and does not include non-profit space, resort support space or institutional space as defined in the Standards and Conditions of the Area Two – Teton Village Expansion Planned Unit Development – Planned Resort Resort Master Plan.

season. The meeting in March will set the fee and number of employees requiring START passes for the upcoming summer season.

The fee paid for each season pass will be based on a model that sets season pass rates equal to the estimated per-rider-operating-expense incurred by START for service to and from the Teton Village. As such, the cost of a season pass should approximate the estimated operational cost to START for transporting an average employee to and from Teton Village for the season. A similar calculation to that shown in Exhibit A, attached to this memo, will be used. However, the calculation will need to translate a price-per-ride into a season pass cost by estimating the average seasonal usage of START by employees. START has vast amounts of data on which it can base such estimates.

At each of the semi-annual meetings each commercial property owner must present to START a list of all employees currently employed at his or her business as well as any additional employees expected to be added during that season. Each commercial property owner must purchase a season pass for all employees at his or her business. The exemptions to this requirement are outlined below.

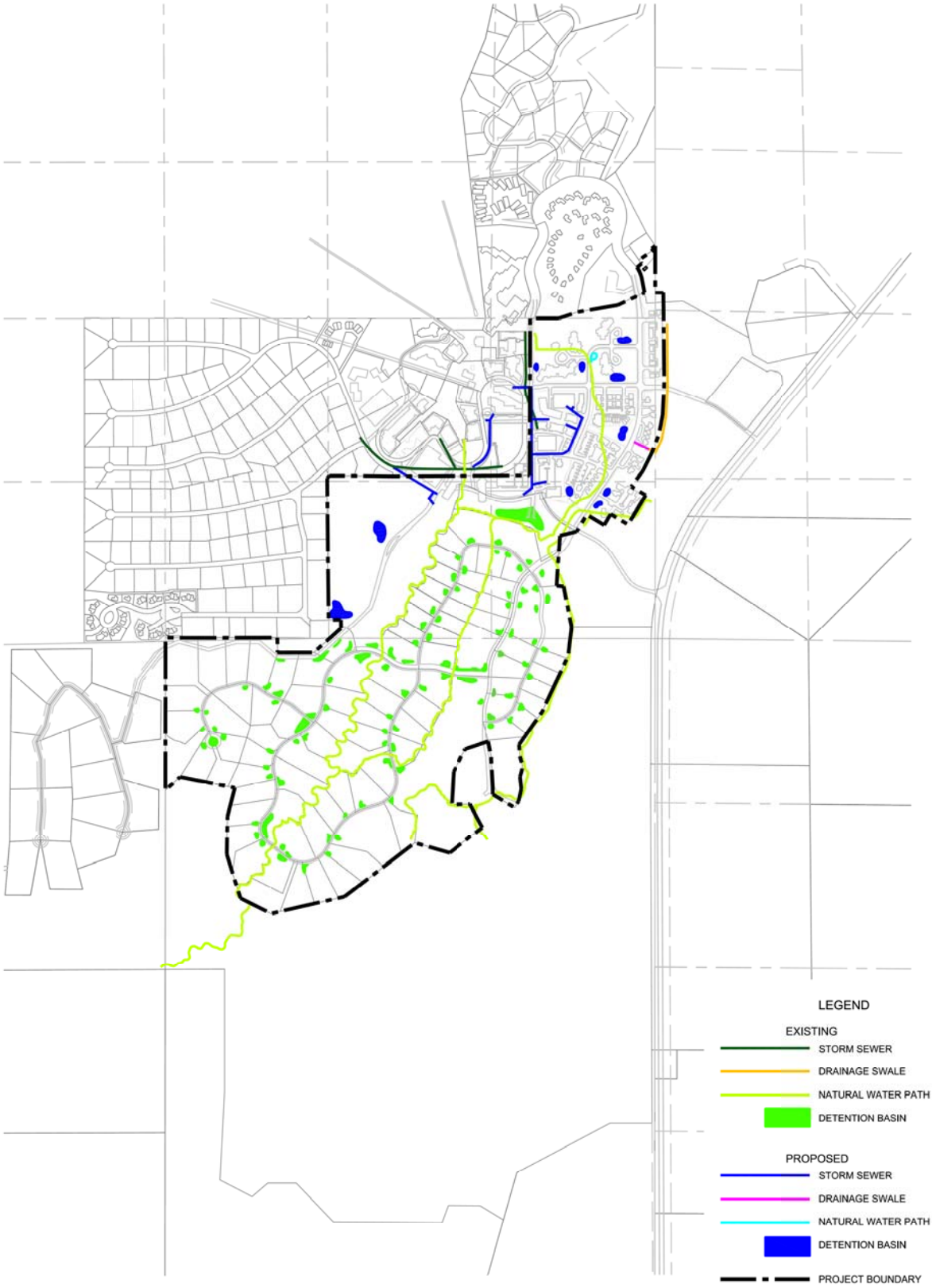
1. No employee is required to have more than one season pass. Employees working at multiple Teton Village businesses are not required to have multiple passes.
2. Season passes are transferable from an employee leaving a business to an employee joining a business. If an employee at a commercial property is released from or leaves his or her employment, and the owner hires a replacement, the owner would not be required to purchase an additional season pass, but could simply transfer the ex-employee's pass to the new employee.

EXHIBIT A - CALCUALTION OF START BUS COST PER TETON VILLAGE RIDER FY 2006

	START Service FY 2006		Village Expansion at Buildout		Combined Total	
	Winter	Total	Winter	Total	Winter	Total
Teton Village Ridership	249,000	291,000	400,000	420,000	649,000	711,000
Riders per Run	27	26			39	38
Variable Operating Cost	$745,000	$893,000	$590,000	$640,000	$1,335,000	$1,533,000
Variable Cost per Ride	$2.99	$3.07	$1.48	$1.52	$2.06	$2.16
Vehicle Replacement Cost	$90,000	$180,000	$173,000	$187,000	$263,000	$367,000
Facility Depreciation & Other Fixed Cost	$90,000	$180,000	$0	$0	$90,000	$180,000
TOTAL COST	$925,000	$1,253,000	$763,000	$827,000	$1,688,000	$2,080,000
Estimated Impact fee Annual Revenue				$9,500		
Price per ride				**$1.95**		

note: all cost figures are in year 2006 dollars

Appendix O
Storm Water Plan



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Conceptual Plan
STORMWATER PLAN

Revised: August 1, 2016

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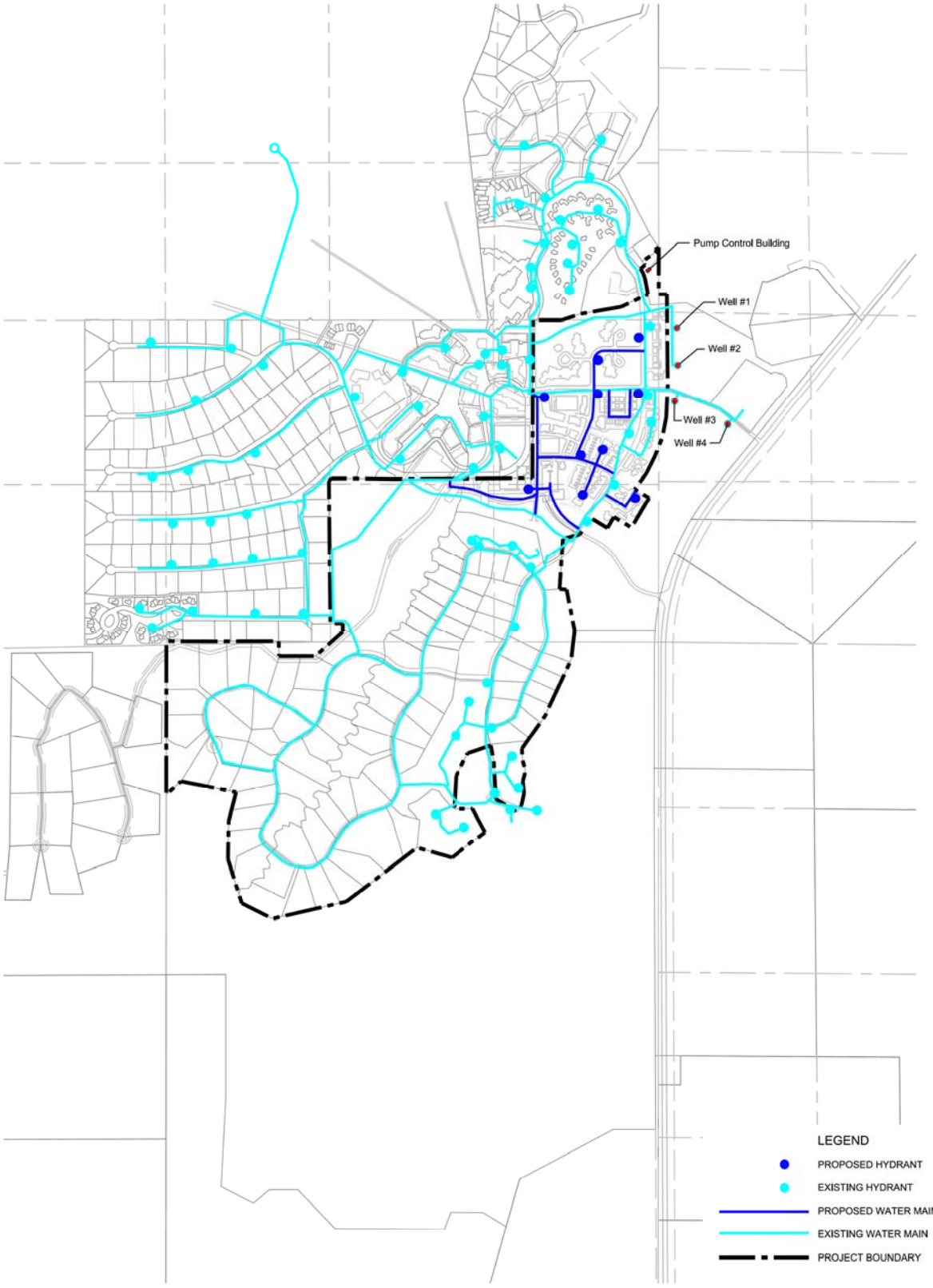
Appendix P
Water Plan



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Conceptual Plan
WATER PLAN

Revised: August 1, 2016

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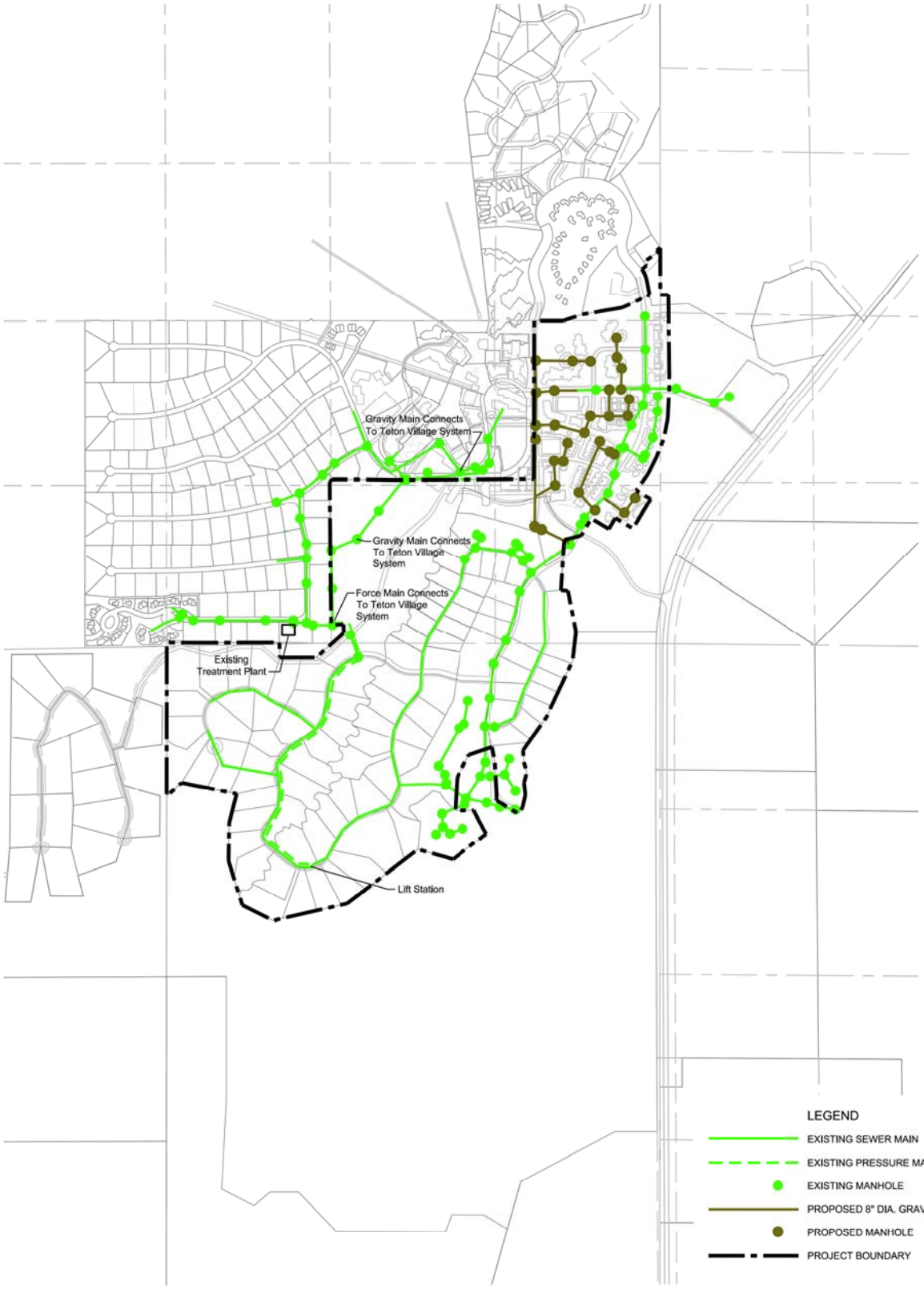
Appendix Q
Sanitary Sewer Plan



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

Conceptual Plan
SANITARY SEWER PLAN

Revised: August 1, 2016

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Appendix R

Affordable Housing Special Restrictions

All Category IV and V affordable housing units originally referenced within the Draft Special Restrictions for Teton Village Expansion Resort Master Plan PUD have been modified to Employment Based units. Guidelines for Employment Based units will be further defined at sketch plan level.

Draft Special Restrictions for Teton Village Expansion Resort Master Plan PUD

KNOW ALL MEN BY THESE PRESENTS that the undersigned Declarant, as owner of the Affordable Units _____ through _____ of Teton Village Expansion, according to that plat recorded in the Office of the Clerk of Teton County, Wyoming, adopts these special restrictions (the "Special Restrictions") and hereby declares that all of the properties described above shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions affecting all dwellings described (hereinafter referred to individually as a "Unit") and shall be in addition to all other covenants, conditions or restrictions of record effecting such Unit, and shall be enforceable by the TETON COUNTY HOUSING AUTHORITY, a duly constituted Housing Authority established by Teton County, Wyoming pursuant to W. S. §15-10-116, as amended, (hereinafter referred to as "TCHA"), and by TETON COUNTY, WYOMING.

RECITALS:

WHEREAS, Declarant as a condition of its Planned Unit Development Approval for the Planned Unit Development for Planned Resort by Teton County agreed to provide for or make available, Affordable housing units in furtherance of Teton County's goal of making the purchase of a Residential Housing unit realistically attainable by full time working middle income residents in the County who will occupy the dwelling as their primary residence and not for unauthorized rental or speculation; and

WHEREAS, Declarant in furtherance of the goals, objectives and requirements of the Planned Unit Development Approval agreed to restrict the initial and subsequent purchase and transfer of each Affordable Unit to "Qualified Buyers" as that term is defined in these special restrictions, who fall within employment, asset and income guidelines as maintained by the TCHA from time to time; and

WHEREAS, "Qualified Buyers" are natural persons meeting the income, asset and all other qualifications as set forth herein at the time of the closing of the sale from Declarant to the Qualified Buyer, and who agree pursuant to these Special Restrictions to occupy the Unit as their primary place of residence, not to purchase the Unit for speculation or engage in any unpermitted business activity on the Unit, or to rent the dwellings in violation hereof, and to otherwise comply with the terms and conditions of these Special Restrictions;

NOW, THEREFORE, Declarant, in consideration of the approval of such Planned Unit Development and Subdivision, covenants and agrees for itself and each and every person acquiring ownership of each such Unit, that each Unit shall be held, used, occupied, transferred and conveyed subject to the following special covenants, conditions and deed restrictions;

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1. Purchase By Qualified Buyers Only. The purchase of each Unit shall be limited exclusively to natural persons who meet the following definition of "Qualified Buyers" at the time of the sale:

a. County Employment Requirement. One of the purchasing occupants is a person who is currently employed in Teton County on substantially a full-time basis (at least 10 months each year). In the event there is more than one prospective Qualified Buyer, preference shall be given by the length of time employed in Teton County as described in the Teton County Housing Authority's Guidelines.

b. Sole Residence Requirement. The buyer may not own any other full time residence. At the time of purchase, the Unit Owner must demonstrate to the satisfaction of the TCHA that any other owned residence is listed for sale and being actively marketed. The Owner shall further provide notice to TCHA for the sale of the former owned residence immediately following the closing of the sale, which notice shall include the name, address and telephone number of the Buyers and the date of the sale.

c. Income Eligibility Requirement for Category One Affordable Units:

The individual person, and their spouse or such other persons comprising the household buying or occupying the Unit, shall have combined gross incomes no greater than 80% of the "Area Median Income" for Teton County, for a family of their size to be adjusted each year in the amount determined by TCHA, based upon published changes in the published HUD Area Median Income.

d. Income Eligibility Requirement for Category Two Affordable Units:

The individual person, and their spouse or such other persons comprising the household buying or occupying the Unit, shall have combined gross incomes no greater than 100% of the "Area Median Income" for Teton County, for a family of their size to be adjusted each year in the amount determined by TCHA, based upon published changes in the published HUD Area Median Income.

e. Income Eligibility Requirement for Category Three Affordable Units:

The individual person, and their spouse or such other persons comprising the household buying or occupying the Unit, shall have combined gross incomes no greater than 120% of the "Area Median Income" for Teton County, for a family of their size to be adjusted each year in the amount determined by TCHA, based upon published changes in the published HUD Area Median Income.

f. Income Eligibility Requirement for Category Four Affordable Units:

The individual person, and their spouse or such other persons comprising the household buying or occupying the Unit, shall have combined gross incomes no greater than 140% of the "Area Median Income" for Teton County, for a family of their size to be adjusted each year in the amount determined by TCHA, based upon published changes in the published HUD Area Median Income.

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g. Income Eligibility Requirement for Category Five Affordable Units:

The individual person, and their spouse or such other persons comprising the household buying or occupying the Unit, shall have combined gross incomes no greater than 175% of the "Area Median Income" for Teton County, for a family of their size to be adjusted each year in the amount determined by TCHA, based upon published changes in the published HUD Area Median Income.

h. Household Asset Limitation for Category One Affordable, Two Affordable, Three Affordable, Four Affordable and Five Affordable Units:

The individual person, and their spouse or such other persons comprising the household buying or occupying the Unit, shall have combined net assets having a fair market value no greater than the maximum value set forth herein. "Net assets" are defined as total assets minus liabilities, but shall not include funds in a qualified retirement fund. The initial maximum amount of net assets is outlined in the Teton County Housing Authority Guidelines and will be updated each year.

The Director of the Teton County Housing Authority shall be the party that determines whether a buyer is eligible to be a qualified buyer, as defined above. Such determination shall be based upon such written applications, representations, information and verification as are deemed by its Director to be reasonably necessary under the circumstances to establish and substantiate legitimate eligibility. In the absence of fraud or misrepresentation, the written statement signed by such Director shall be conclusive evidence of a purchaser being a Qualified Buyer for purposes of these Restrictions. No prospective buyer or other party shall have the right to sue or bring other legal process against Declarant, Teton County, TCHA or any person affiliated with any of them arising out of this instrument, and none of said parties shall have any liability whatsoever to any person aggrieved by the decision of the Director regarding qualification of a prospective purchaser or any other matter relating to this agreement.

The foregoing restrictions on the qualification of a purchaser have relevance only at the time of acquisition of a Unit and, once determined to have been a Qualified Buyer, any changes in the employment, income or net assets of the Owner of a Unit after the purchase of a Unit shall have no force or effect upon the Owner's continued ownership of such Unit.

Anything hereinabove or herein below to the contrary notwithstanding the Units subject to this restriction may be sold by the Declarant to governmental entities such as, The Teton County Housing Authority, or any non-profit charitable organization such as, but not limited to Habitat For Humanity, which has as one of its primary purposes the provision of or development of properties for assistance to low-income or other disadvantaged families or individuals, provided that any Units that are purchased by such entities for further development and/or resale shall thereafter be subject to these Special Restrictions and all subsequent purchasers shall be required to meet the qualified buyers restrictions as contained in this agreement.

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2. Owner Restriction On Use Of Property. An owner of any affected Unit ("Owner"), in connection with the use of any Unit, shall:

a) occupy the Unit as his or her sole and exclusive primary residence (at least 10 months out of each year) during the time that such unit is owned, except in cases of illness, leaves of absence for education or training, or other exigent circumstances with the advance approval of, and according to conditions as specified by TCHA;

b) not engage in any business activity in such dwelling, other than any home occupation use permitted in that zoning district and subject to the issuance of the necessary permits;

c) not rent or permit any use or occupancy of such dwelling except in compliance with these Special Restrictions.

3. Prohibition On Rental Of Dwelling. No Owner of any Unit may rent the dwelling for any period of time; provided, however, that the Owner may rent a room of the dwelling, so long as the Owner also resides in the dwelling on a full-time basis. Such rental shall only be with the advance approval of, and according to conditions by TCHA.

4. Resale Limitations. So long as the restrictions, contained herein remain in effect, no Unit may be sold or otherwise transferred to anyone who is not a Qualified Buyer at the time of sale or transfer; provided that, in the case of the death of an Owner, Such Owner's interest may be passed, by right of survivorship, descent or distribution, under a will, to the co-Owner, heirs, successors, devisees or beneficiaries of such deceased Owner, subject to the ongoing effectiveness of the provisions of these Restrictions.

a. the maximum allowed resale price for any Category I, II or III Unit shall not exceed the initial sales price plus a percentage increase equal to the percentage increase in the CPI-U Denver-Boulder, Colorado as published by the U.S. Department of Labor to reflect inflation, or its most nearly comparable successor index as determined by the TCHA.

b. the maximum allowed resale price for any Category IV or V Unit shall not exceed the initial sales price plus a percentage increase equal to 2.5% per annum over the percentage increase in the CPI-U Denver-Boulder, Colorado as published by the U.S. Department of Labor to reflect inflation, or its most nearly comparable successor index as determined by the TCHA.

Any other purported sale, transfer, or other disposition to any other person or entity effected without following the procedures set forth herein, except in the case of a sale, transfer, or other disposition to a Qualified Buyer, and for not more than the maximum allowed sales price or Qualified Mortgagee in lieu of foreclosure, in accordance with the terms hereof, shall be null and void and shall confer no title whatsoever upon the transferee and shall be grounds for the TCHA to exercise its purchase rights as contained herein.

In each event that Owner contemplates a sale, transfer or other disposition of its interest in the Unit, then not less than thirty (30) days prior to the contemplated closing thereof, the Owner shall give TCHA notice thereof together with such information as may be

requested by TCHA in order for it to determine if the prospective transferee is a Qualified Buyer.

5. Breach. In the event that the TCHA has reasonable cause to believe the Owner is violating the provisions of these Special Restrictions, the TCHA, by its authorized representative, may inspect the Unit, at any time, after providing the Owner with adequate notice. If any person other than the record title holding Owner to the property (and their spouse and/or children or parents of either spouse) occupies the Unit for more than 30 days without concurrent occupancy by the record title holding owner, such person shall be conclusively presumed not to be a permitted transferee who met the requirements of a Qualified Buyer, and not to be a permitted renter, as are required by these Restrictions, and such occupancy shall be considered a violation of the terms of these Restrictions unless and until the Owner cooperates with TCHA in providing necessary authoritative information required by TCHA and affirmatively establishes to the satisfaction of the TCHA that there is no violation of these Special Restrictions.

6. Violation and Hearing. The TCHA, in the event a violation of these Special Restrictions is discovered, shall send a notice of violation to the Owner detailing the nature of the violation and allowing the Owner fifteen (15) days to cure such violation as well as provide any information required to be provided to TCHA. Said notice shall state that the Owner may request a hearing before the TCHA within fifteen (15) days to determine the merits of the allegations. If no hearing is requested and the violation is not cured within the fifteen (15) day period, the Owner shall be considered in violation of these Special Restrictions. If a hearing is held before the TCHA, the decision of the TCHA based on the record of such hearing shall be final for the purpose of determining if a violation has occurred.

7. Remedies. In the event that the Owner fails to cure any breach, the TCHA may resort to any and all available legal actions or remedies, including but not limited to specific performance of these Special Restrictions or mandatory injunction requiring the sale of the Unit by Owner as specified below, as well as by eviction of unpermitted occupants of the Unit.

In the event TCHA or Teton County must resort to litigation with respect to any or all provisions of these Special Restrictions, they shall be entitled to recover damages and costs from the Owner, including reasonable attorney's fees.

8. Option To Purchase In The Event Of Fraud Or Uncured Violation Of Restrictions. In addition to any other remedies they may have under law or the terms of this instrument, in the event of fraud or misrepresentation whereby the purchaser of a Unit is not a Qualified Buyer, or in the event of any other uncured breach of the terms of these Special Restrictions, TCHA or its assignee shall have the option to purchase the Unit for the original purchase price. Such price shall be payable to Owner in cash, to the extent the purchase price exceeds the amount of Owner's mortgage if it is assumed or fully paid and satisfied, less any costs or attorneys fees to which TCHA is entitled as the result of such breach.

a) If TCHA shall elect to exercise the purchase option set forth herein it shall: (a) notify Owner of its election to purchase, and (b) exercise (or assign this option and have its assignee exercise such rights) the foregoing option to purchase within sixty (60) days of TCHA's notice of election to purchase.

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b) In the event TCHA exercises its option to purchase as set forth above, Owner hereby irrevocably appoints TCHA its attorney-in-fact to effect such sale on Owner's behalf and to execute any and all deeds of conveyance or other instruments necessary to fully effect such sale and conveyance.

c) The costs of such sale shall be taxed against the proceeds of the sale with the balance being paid to the Owner.

9. Restriction As Covenant. These Special Restrictions shall constitute covenants running with the real property, described above, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the described properties or any part thereof (except the Declarant during its holding period prior to sales to individual Owners), their heirs, Successors and assigns, and shall inure to the benefit of and shall be enforceable by the TCHA, the Board Of County Commissioners for the County (the "County), and their respective successors.

10. Removal Of Restrictions Upon Unredeemed Foreclosure By Qualified Mortgagee. Notwithstanding anything herein contained to the contrary, the Special Restrictions contained herein shall lapse and become void and of no force or effect upon issuance of a Sheriff's Deed to any purchaser other than the Owner or a person affiliated with the Owner, after the running of the statutory redemption period, resulting from the foreclosure of a Qualified Mortgage encumbering the Unit by a Qualified Mortgagee; provided that the said mortgagee has given TCHA written copies of all notices of intent to foreclose and all other notices related to the foreclosure contemporaneously with its service of such notices upon the Owner. Each qualified mortgage or loan agreement shall provide that in the event of default TCHA or its assigns shall have the right to acquire the loan from the lender by paying the balance due together with accrued interest and costs and TCHA shall thereafter have the right to foreclose upon the property in accordance with the mortgage and other loan documents.

Nothing herein shall limit or restrict Owner's right of statutory redemption, in which event these restrictions shall remain in effect. In addition, in the event of foreclosure of a Qualified Mortgage by a Qualified Mortgagee, TCHA or the County or their designee may purchase the Unit at the foreclosure sale. In such event, the Unit shall remain subject to these Special Restrictions.

If Owner receives any notice of default, as the result of any event of default under the Qualified Mortgage, whereby the Qualified Mortgagee has commenced any proceedings to foreclose said Mortgage, then Owner shall, immediately, notify TCHA and provide it with a copy of any such notice and, by the terms of this instrument, Owner hereby authorizes the Qualified Mortgagee to provide TCHA full and complete information relating to such default.

11. Definition Of And Requirements For A Qualifying Mortgage. A "Qualifying Mortgage" shall be a mortgage which:

a) Is an encumbrance on the Unit given solely for the purpose of purchasing the Unit, or for the purpose of financing improvements or repairs to the Unit, or refinancing a mortgage previously given for such purpose;

b) The principal amount of the obligation(s) secured does not exceed the fair market value of the Unit;

c) Runs in favor of either (1) a so-called "institutional lender" such as, but not limited to, a federal, state, or local housing finance agency, a bank (including savings and loan association or insured credit union), an insurance company, or any combination of the foregoing, the policies and procedures of which institutional lender are subject to direct governmental supervision, or (2) a "community loan fund", or similar non-profit lender to housing projects for Income-Eligible persons (e.g. is not given to or acquired by any individual person), or (3) a non-affiliated, legitimate, "finance company". In no event may it be an individual or any company that is affiliated with or has any affiliation with the Owner or any family member of the Owner. No second mortgages shall encumber the property without advance approval by TCHA or its successors.

12. Attorney's Fees. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the Court for attorney's fees and costs of litigation.

13. Severability. Whenever possible, each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision of any of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions of such document.

14. Section Head. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

15. Waiver. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

16. Modifications. The parties to these Special Restrictions agree that any modifications of these Special Restrictions shall be effective only when made by writings signed by Declarant, or the applicable successor Owners and TCHA and recorded with the Clerk of Teton County, Wyoming.

17. Owner and Successors. The term "Owner" shall mean the person or persons who shall acquire an ownership interest in the Unit in compliance with the terms and provisions of these Special Restrictions; it being understood that such person or persons shall be deemed an "Owner" hereunder only during the period of his, her or their ownership interest in the Unit and shall be obligated hereunder for the full and complete performance and observance of all covenants, conditions and restrictions contained herein during such period.

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IN WITNESS WHEREOF, the Declarant has executed this instrument on the day and year above first written.

DECLARANT:

Crystal Springs Ranch, Inc., a Wyoming corporation

BY:_____
President

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as President, of Teton Village Inc., a Wyoming corporation and that he executed the foregoing as such an officer in the name of and on behalf of said corporation this _____ day of _____ _____, 2002.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:

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Appendix S

Summary of Amendments and Conditions

Summary of Amendments and Conditions

A & B *Remove Golf Course from resort district and retain the conservation easement within the master plan restricting development. Remove the skier parking lot, Village Maintenance Lot, the Village Park, and Horse Pastures A & B, totaling 57 acres, and retain the restrictive uses for same in easement within the master plan.*

The golf course, skier parking lot, maintenance lot and horse pastures were removed from the Resort Master Plan. Although the village park was removed from the Resort zone, it will be deeded to Teton County and its acreage used for off-site exaction land areas. The village park may be turned over to TVA for operation subject to the requirement that three acres may be deeded to the Teton County School District for school purposes. The Resort zone amendment was not based on 57 acres, but rather the removal of these parcels.

1. *A Memorandum of Understanding shall be entered into between the applicant and Teton County that shall be filed immediately upon approval by the Teton County Board of County Commissioners of the Resort Master Plan (PUC-PR) that states that conservation easements shall be filed upon the filing of the first final plat. "Draft" easements of any and all types required or proposed for the project, on-site or related to off-site mitigation lands, shall be placed in final form prior to Development Plan review and approval for any project within the Master Plan even if that project does not require filing of a plat, and that all easement documents require the review and approval of the Board of County Commission with the input of the County Attorney and Planning Director prior to acceptance and filing.*

This was completed.

2. *Open space and/or those density restricted Rural zoned lands south of the proposed 510 acre resort boundary shall be increased from 1,116 acres to 1302 acres by the addition of the 140 acre East Mangum parcel to the density restricting easement, reduction of the dwelling units allowed on Giltner, Cheney and East Mangum from 75 to 59, decreasing the building envelopes on those parcels from 175 acres to 129 acres, and reducing the number of market rate dwelling units in the Village Core by 11, equating to 4.57 acres of comparable open space per unit or 123.39 acres for the total reduction of 27 dwelling units, to meet the expressed goal of increasing open space.*

The acreage numbers related to open space and those density restrict lands in the Rural zone outside of the free-market building envelopes stated in this condition are no longer relevant with the removal of park, horse pastures and golf course. Open space and density restrict lands outside of the free-market building envelopes is now listed in the Resort Master Plan at 1,182, which is 1,180 acres on the Non-PUD lands and two acres for Fish Creek Park and the Village Green.

3. *No expansion of parcels within the master plan or access of any kind except public utilities or non-motorized traffic shall be allowed to the north of the project boundary. This restriction shall be memorialized by:*
a. Inclusion of this prohibition in the Conditions, Covenants and Restrictions governing the Master Plan or any further subdivision thereof within the Master Plan boundary.
b. Prohibition language shall be placed in any future Development Permits and/or Final Plats approved within the Master Plan.
c. Deed Restrictions shall be recorded that includes the prohibition for each planned parcel and any subdivision thereof within the Master Plan adjacent to the north boundary."

This restriction does not pertain to lands that composed the Village Maintenance Area and Skier Parking Area since they are no longer part of the Resort Master Plan. Granite Ridge Road already provides legal access from the lands in the Teton Village Expansion, PUD to those adjacent lands to the north.

4. *The applicant shall develop a plan prior to the first Board of County Commissioners meeting, to be approved by the Director of the TCHA and the Planning Director, that ensures employee housing remains affordable and that no employee housing is used for short-term rentals.*

This was completed.

5. *No single-family residential lots within The Teton Village South Residential Area shall be used for short-term rental. The 400 short-term rental APO's requested in the Teton Village South Residential Area single family lots shall be deleted from the requested total of APO's. (see also C.5).*

No single-family residential lots within The Teton Village South Residential Area are available for short-term rental in the Resort Master Plan. There are no APO's associated with the single-family residential lots.

~~**6.** *Twenty (20) units of the market residential in the Village Core shall be removed from availability for short term rental.*~~

This condition has been eliminated and is no longer part of the Resort Master Plan.

7. *Development Parcels in the Core (all lettered parcels in the Master Plan) shall have a Floor Area Ratio assigned including each residential, mixed use, institutional, resort support, open space (FAR of 0), pasture or other designated use.*

The Dimensional Limitations table for the Village Core includes FAR for each parcel that has residential, institutional and resort support uses in addition to the office, retail and restaurant

uses. However, incidental structures (e.g. toilets, shelters) and parking structures/levels are still not included in the FAR limitations.

8. *The Commercial Deed Restriction proposed in PUD Master Plan Appendix A shall be modified in Section 1, Enforcement, to also require approval of two thirds (2/3) majority of property owners within the boundaries of the PUD District for Planned Resort.*

This was completed.

9. *All commercial shall be removed from the Village Core except the 10,000 sq.ft. of local convenience. Areas that were designated for general commercial or office may still be used for that purpose, but the square footage must come from existing allowance in the Teton Village Master Plan.*

This was incorporated into the Resort Master Plan.

10. *Amend the Master Plan to add: "No Single-Family Lot shall be subject to division or subdivision, except that this sentence shall not prohibit the combination of two lots into one lot or boundary adjustments among lots. No commercial, industrial or other non-single family residential use whatsoever shall be permitted on any Single-Family Lot, including, by way of example, but not limited to, the rental of a guest house separate from a principal residence. Single-family residential uses may however include long-term rental, sales and management office and home uses as set forth in the Teton County Land Development Regulations." And required this restriction will be included in the CC&Rs and final plat for the Single-Family Lots."*

This was incorporated into the Resort Master Plan.

11. *Roads and fences on the Cheney Tract, East Mangum parcel and Giltner Ranch serving any residential development shall be included and contained within the allowed development area consistent with the open space language in the LDRs. Agricultural fencing and agricultural structures shall not be included in the restriction.*

See the Conservation Easement Restricting Density that was entered into between Snake River Associates and The Jackson Hole Land Trust on July 26, 2007 and recorded August 8, 2007.

12. *The location of, and total number of units in, a cluster to be developed on the Cheney Tract, added 140 acre East Mangum parcel and Giltner Ranch shall be defined and recorded with the County no later than the submittal of the first building permit application for that cluster. The sum total of dwelling units permitted on the aggregated three parcels shall not exceed 59. The*

sum total development area shall not exceed 129 acres. Prior to the first building permit application on any of the three tracts, an inventory of the natural, scenic and agricultural resources and analysis of Highway 390 access shall be completed. The first two dwelling units proposed by applicant family members shall not be required to define a cluster or be reviewed through the Rural Planned Unit Development process other than to ascertain conformance with the inventory analysis findings to be reviewed by and subject to the approval of the Board of County Commissioners.

See the the Conservation Easement Restricting Density that was entered into between Snake River Associates and The Jackson Hole Land Trust on July 26, 2007 and recorded August 8, 2007.

13. *Amend Appendix J. Conservation Easement Restricting Density which applies to the 1,309 acres of the Giltner Ranch, Cheney Tract, East Mangum parcel and Borgman Meadows parcel, as follows:*

a. *Add subarticle 1.4.1.a.,: The One Hundred Twenty Nine (129) acres total of all building envelopes shall be distributed in not more than six (6) clusters of dwelling units, not more than one (1) on the Cheney Tract, not more than four (4) on the Giltner Ranch, not more than one (1) on the East Mangum parcel and zero (0) on the Borgman Meadows parcel. Roads and fences on the Cheney Tract, Giltner Ranch and Borgman Meadows parcel serving any residential development shall be included and contained within the allowed development area consistent with the open space language in the LDR's. The size, location, configuration and number of dwelling units allowed for each cluster shall be determined through review of applications demonstrating compliance with all other requirements of this Easement and of the LDR's in effect at the time of application for review.*
b. *The location of, and total number of units in, a cluster to be developed on the East Mangum Parcel, Cheney Tract and Giltner Ranch shall be defined and recorded with the County no later than the submittal of the first building permit application for that cluster.*
c. *An inventory and analysis of natural resources, the natural, scenic and agricultural resources overlay and access to Highway 390 shall be performed by the Grantor on the whole tract on which the unit is proposed. The inventory shall meet the standards prescribed by the Trust and County LDR standards, and be provided for review prior to the first cluster/dwelling development permit. application on any of these parcels to assure no negative impacts upon the entire parcel.*
d. *Add subarticle 1.4.3.j., "Building envelopes shall not be located within the Natural Resources Overlay Zone, wildlife habitat and migration corridors, or within LDR required setbacks including those for creeks, ditches, waterways or wetlands. A maximum of two new units shall be exempted from the requirement to plan a whole building cluster area, if the units meet the following requirements: The units must be located on the Giltner tract, and the unit must be owned or leased by a descendent*

of Stanley B. Resor. This exception does not remove the obligation to prepare a resource inventory of the Giltner tract before the construction of the unit.

e. *The limit of fifty-nine(59) Residential Units as defined and established by this paragraph shall not be increased or circumvented by use of the "Wyoming Family Subdivision Statute" or any similar statute that may exist now or in the future.*

See the the Conservation Easement Restricting Density that was entered into between Snake River Associates and The Jackson Hole Land Trust on July 26, 2007 and recorded August 8, 2007.

14. *The applicant shall provide a map of the productive agricultural lands referenced in the Conservation Easement Restricting Density on the East Mangum Parcel, Giltner Ranch and Cheney Tract.*

This was completed.

15. *Prior to the disturbance of soil for any land development activity related to this Master Plan, a plan shall be developed by the applicant, Teton County Weed & Pest and a representative of the University of Wyoming and implemented to control noxious weeds on the site.*

This was incorporated into the Resort Master Plan.

16. *The maximum height of structures in the Village Core Expansion shall be reduced from 62.5' to 50' on Parcels L and M.*

This was incorporated into the Resort Master Plan.

17. *Amend Housing Mitigation Plan Table XVIII-10 and VIII Development Program and Land Use Plan text to reflect that no more that 2 residential units, with no more than 6 bedrooms, shall be allowed at the Golf Course Maintenance site. However, no relocation of affordable housing units to this site shall be allowed.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

18. *Amend Transportation Plan to include in the calculations and conclusions "any accessory residential units (ARUs) not previously accounted for in analyses."*

This was completed.

~~19.~~ ~~*The 400 short-term rental APO's originally requested in the Teton Village South Residential Area single family lots and the 80 APO's identified in Condition #6 shall be deleted from the requested total of APO's.*~~

This condition has been eliminated and is no longer part of the Resort Master Plan.

20. *The developer is encouraged to follow Leadership in Energy and Environmental Design (LEED) Certification guidelines for the construction of commercial development.*

This was incorporated into the Resort Master Plan.

21. *The Standards and Conditions document shall make very clear the requirement that an adequate roadway system be in place prior to development elements anticipated over the duration of build-out. The requirement shall be expressly called out, including the responsibility of the applicant to demonstrate that there exists adequate capacity on the Moose-Wilson Road and Highway 22 at the time of application for any and all development permits, to guard against the possibility of overburdening the roadway system. The development shall be subject to a Transportation Demand Management Plan to be approved at sketch plan as outlined in the July 5, 2005 memorandum from Snake River Associates.*

See the Standards and Conditions.

22. *A. Transportation systems analysis shall include summer traffic in the TDM. B. Analysis of traffic north of Teton Village on the Moose-Wilson road be included in the TDM.*

This was completed.

23. *Incorporate a locker facility into the Transit Center.*

This was incorporated into the Resort Master Plan.

24. *Initially, fifty percent (50%) of the affordable housing units above the LDR baseline requirement may be developed as Category IV or V affordable housing at the option of the developer. The percentage is subject to periodic review and consideration of a request for an increase in percentage by the Board of County Commissioners based upon updates to the County Housing Needs Assessment, with consultation to the Board by the Teton County Housing Authority.*

This was incorporated into the Resort Master Plan.

25. *The golf course shall be open to the (local) public, at affordable rates, throughout the primary golfing season (June 1 through September 30, inclusive). The cost of these local rounds shall not exceed the cost of a half-day lift ticket at the ski area. There will be no less than 2000 rounds offered between these dates. The tee times for these rounds shall be no later than 4 pm and no earlier than 7 am. There shall be no less than 12 rounds (3 tee times) available every Saturday and 12 rounds (3 tee times) available every Sunday throughout the season (408 rounds). The remaining tee times (592 minimum) will be made available to the local public at the discretion of the course manager, so long as they are made available during the season and during these hours. Any of these rounds that have not been reserved by the local public at least 48 hours in advance of the tee time may be sold to the general public by the course manager.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

26. *The applicant shall be required to amend the Transportation Demand Management Plan for this project to include the following implementation requirements (Items 27 through 42, with dates to be established and included, to the satisfaction of the Director of Planning and Development, and START Administrator, prior to review of his application by the Board of County Commissioners. These modifications shall be integrated into the Master Plan document and the Standards and Conditions for the project.*

This was completed.

27. *Prior to the issuance of any Development Permit for this project, the applicant shall provide to the County the necessary documents to formalize the process for collecting and distributing the proposed Transit Impact Fee (2004 amounts estimated at $360/single-family detached dwelling unit and $325 for all other residential units, including accessory residential units).*

This condition was incorporated into the Resort Master Plan.

28. *The proposed Transit Impact Fee program, to be levied at the time of Building Permits, shall be modified to include nonresidential land uses.*

This condition was incorporated into the Resort Master Plan.

29. *The proposed Transit Impact Fee program, to be levied at the time Building Permits are issued, shall be modified to include an escalation factor to cover likely increases in START costs over time. The Denver CPI will be used as the escalation factor.*

This was incorporated into the Resort Master Plan.

30. *Prior to the time approval is received from the Board of County Commissioners for the first final plat on any single-family lot or townhouse unit in the Teton Village South Residential Community tracts, the applicant shall create a Fare Revenue Program, in cooperation with the START Administrator. The applicant shall implement the program prior to the issuance of any Building Permit on those Plats.*

This was completed.

31. *In addition to the proposed Fare Revenue Program, require further SRA coordination with START and the Planning Department to develop a detailed plan that ensures greater capture of employee ridership potential and costs. This plan must cover the costs of ridership anticipated in the applicant's proposal and include periodic review and adjustment of ridership cost to be reimbursed to START based upon START analysis of actual costs to cover likely increases in START costs over time.*

This was completed.

32. *Prior to the time approval is received from the Board of County Commissioners for the first final plat on any Single Family Lot or townhouse unit in the Teton Village South Residential Community tracts, the applicant shall make a one-time contribution of $50,000 to START – $40,000 shall be used for construction of one bus shelter in Jackson and one in Teton Village and $10,000 shall be used for a public education campaign focused on increasing ridership.*

This was completed.

33. *To help meet the cost of Town of Jackson transportation needs arising from short-term rental units, upon first application to participate in short term rental, the owner shall pay a fee to the Town of Jackson of $5,000 for START. If said unit is re-sold, a buyer desiring to participate in the short term rental program shall pay a fee of $5,000 to the Town of Jackson for START. An inflation factor shall be included in calculation of this requirement above the base amount. The Denver CPI shall be used as the inflation factor.*

This was incorporated into the Resort Master Plan.

34. *All development plan applications shall be required to submit a Construction Management Plan for review and subject to County approval prior to development plan approval, specifying operational requirements necessary to mitigate traffic impacts on community roads. Mitigation of construction traffic shall be controlled by existing TDM practices, and new TDM practices developed by staff.*

This was incorporated into the Resort Master Plan.

35. *The proposed roadway cross-section plans shall be considered conceptual only and shall be modified, if necessary, to conform to the County roadway standards that exist at the time of receipt of applications for appropriate permits from the County to construct each roadway. The cross-section diagrams and any referenced text shall be modified to include specific notation of this requirement.*

This was incorporated into the Resort Master Plan.

36. *The Transportation Element of the application shall be updated to correctly incorporate the following modifications on the transportation system impact and mitigation measures results:*

- *a. 37-person increase in the number of employees to be housed at Teton Village (Staff Note: Previous Staff Report used 72-person; a further audit of SRA changes that occurred during the Planning Commission hearing process has identified that 37 is the correct quantity, and has been utilized in updated analyses).*
- *b. Resort Support and Institutional land uses not previously accounted for in analyses*
- *c. Addition of an elementary school*
- *d. The Transportation element shall be modified to reflect more conservative (higher) traffic volumes associated with the proposed elementary school. At this time there exists no data to substantiate the applicant's assertion that 70% of the students attending the school will live in the Teton Village Resort District.*
- *e. A minimum of 151 employees to be housed in the proposed employee/rental units, not including the affordable housing units, at Teton Village shall be employed by businesses located in Teton Village. The applicant shall provide a mechanism for monitoring and enforcing this restriction, which shall be approved by the Planning Department prior to issuance of any Certificate of Occupancy for the employee housing element of the project.*
- *f. A maximum of 15% (15 total) of the single-family lots shall be permitted to have an accessory residential unit. The applicant shall submit to the Planning Department a plan for monitoring this restriction, and the restriction shall be recorded on the plat(s) for the single-family element of the development.*
- *g. Less optimistic day skier transit ridership trends documented in the Teton Village Area Transportation Demand Management Report (2003 & 2004 winter & summer seasons)*
- *h. Any accessory residential units (ARUs) not previously accounted for in the analyses.*

This was incorporated into the Resort Master Plan.

37. *Only one of the two new road easements from Highway 390 through the proposed Village Core expansion area that directly accesses the new Teton Village Transit Center shall be*

accepted as a Development Exaction. The second new access road serves the resort development, not significant public infrastructure, and therefore does not meet the required criteria for an exaction.

This was incorporated into the Resort Master Plan.

38. *The golf course/Nordic center parking lot shall be allowed a maximum of 130 spaces excluding those required by Teton County for handicapped parking and delivery and requested by applicant for golf carts. The remainder of the land area proposed by the applicant for parking shall be developed in landscaping that would allow overflow parking use. No overflow parking use shall be allowed unless previously approved by the Board of County Commissioners in response to applicant request for a special event permit that includes specific parking management, on and off-site traffic management and other impact mitigation measures to be implemented at the sole expense of the applicant.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

39. *Establish a mechanism for generation of a fee-in-lieu for Transit Center construction to mitigate the SRA expansion's impact on the transit center.*

The exactions provided exceed those required.

40. *Require the transfer of the Transit Center site no later than two years after approval from the BOCC for the first final plat for any office, retail or free-market housing in the Village Core Expansion.*

This was incorporated into the Resort Master Plan.

41. *The Transit Center shall include a 1,000 square foot community Visitor Center assigned to Resort Support space, with 80% of its space devoted to overall promotion of Teton County commercial other than Teton Village. The Center shall be directly accessible from pedestrian circulation within the existing Village core or expansion area, subject to site location approval for the Transit Center.*

This was incorporated into the Resort Master Plan.

42. *Require that the Certificate of Occupancy for the Transit Center be issued at or prior to any Certificate of Occupancy for any development located on parcels B, C, E, or O.*

This was incorporated into the Resort Master Plan.

43. *The Development Exaction land areas, facilities construction and in-lieu fee payments for specific "public service" facilities necessary to serve the demands generated by the proposed development as described in the revised PUD Master Plan is equivalent to 14.31 acres of land. Areas acceptable to the County in fulfillment of LDR Division 49500 as dedications of land to Teton County shall be:*

o New Road Easement Accessing the NewTransit Center (Relocated "Teton Village Road" easement, area approximated as equivalent to the existing road easement) 0.00 acres

o Sheriff's Substation Site 0.50 acres (With shared parking easement on proposed Visitor Center parking lot).

o Village Park (net of adjoining road easement; 12.00 acres incl 3.0-acre future school site)

o Transit Center 0.81 acres

o Total 13.31 acres

a. *A fee-in-lieu payment shall be accepted for the remaining acreage equivalent to be applied to construction of the Transit Center in accordance with adopted Phasing Plan (amount to be determined by appraisal).*
b. *The location, access road alignment to, configuration and design of the Transit Center site shall be subject to acceptance by the County and START, through the Director of Planning.*
c. *PUD Master Plan documents including but not limited to sections XV. Capital Improvements, XXI. Offsite Impacts, and Appendix N. Standards and Conditions shall be modified as necessary to consistently reflect the above exaction components.*

The correct exaction calculations are included in the Resort Master Plan.

44. *The one-half (1/2) acre Sheriff substation site provided to the County as a Development Exaction shall be allowed to accommodate other County needs as deemed appropriate by the Board of County Commissioners.*

This was incorporated into the Resort Master Plan.

45. *To achieve required "integration" and "seamless transition" compatibility of the Teton South Residential Area with existing Teton Village residential areas, the applicant shall modify the appropriate table entries for Dimensional Limitations for the Residential Areas in the application documents to reduce the maximum building height from 45 feet to 30 feet in the proposed Townhouse B Sub-Tract, adjacent to the east of the existing Rachael Way condominiums and townhouses, as stipulated to by SRA during the Public Hearings.*

This was incorporated into the Resort Master Plan.

46. *The applicant shall amend its Master Plan documents and Standards and Conditions document as described in the following conditions and modifications, including Standards and Conditions that includes providing a complete, coordinated phasing monitoring and development tracking process for all proposed uses, property, parcels, and locations and all proposed or required facilities of any type, subject to the approval of the Director of Planning and Development and the County Attorney.*

This was completed.

47. *Section 5. Dimensional Limitations, (b) Teton Village South Residential Community, (i) Single-family Sub-tract, 1.: Add the following sentence: "However, no development of any type shall be allowed within the designated stream setbacks for Fish Creek on any single family residential lot.".*

This was incorporated into the Resort Master Plan.

48. *Revise the proposed 230 acre Golf Course Conservation Easement to 254 acres to include proposed Golf Course facilities including the Club House, driving range, fitness facility, tennis, swimming pool, maintenance area and parking lots, and to clearly state the Easement area will not be available for additional future commercial, resort support or institutional development, as well as residential development, beyond that allowed in the approved PUD Master Plan documents including Standards and Conditions.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

49. *Street Yard Setback from Highway 390 to the Golf Maintenance area of 120-foot indicated on page 67 in Exhibit XI-3, Dimensional Limitations shall be revised to "250 feet subject to approval of landscape screening". Definition of acceptable landscape screening to allow reduction below 500 feet shall be included in the text and Standards and Conditions. Amend all affected text and exhibits. Planning Commission adopted Staff recommendation D5 is not required.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

50. *The Golf Course shall be considered a CUP within the Resort Zone.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

51. *Prior to Final Development plan approval for any parcel, the applicant shall modify Housing Mitigation Plan standards to require finalization of agreements on housing compliance and monitoring plan acceptable to the County Attorney, the Teton County Housing Authority and the Director of Planning and Development.*

This was completed.

52. *Amend Section XXIV and Standards and Conditions section 7 Design Element to require conformance to all aspects of the LDR golf course standards.*

This condition was made moot by the removal of the golf course from the Resort zone, Resort Master Plan and Teton Village Expansion PUD by the BOCC on July 12, 2005.

53. *Incorporate all other recommended Conditions of Approval for the PUD Master Plan and Housing Mitigation Plan into the Master Plan and Standards and Conditions documents.*

This was completed.

54. *Since the Horse Pasture Parcels and the Park are critical image setting open space and within the scenic corridor, owner shall place a conservation easement on these three parcels, so that no buildings can be constructed within three hundred (300) feet of Highway 390, and Appendix AAA of the Resort Master Plan shall be modified to include these restrictions.*

See the Conservation Easement Covering Village Core Foreground was entered into between Snake River Associates and The Jackson Hole Land Trust on July 25, 2007 and recorded August 8, 2007.

55. *The Applicant shall consult with Teton County Weed and Pest and, at Applicant's expense, conduct appropriate studies as identified by Weed and Pest to determine whether the project will increase mosquito problems in the area. If the study determines that there will be an increase in mosquito impact, the Applicant will pay for appropriate mitigation strategies. The initial study shall be required to be completed within 2 years of issuance of the initial Development Permit for any project in the Master Plan or as determined by the Teton County Weed and Pest Department.*

This condition was incorporated into the Resort Master Plan.

56. *Commitment of a one acre set aside for the Teton Village Fire District before final development plan approval.*

This was incorporated into the Resort Master Plan.

57. *All conditions approved as to the Master Plan are integral separately and individually to the overall approval of the Master Plan. In the event any individual condition of this application is held invalid by a court of competent jurisdiction then the approval of the project shall be remanded to the Board of County Commissioners.*

This condition stands on its own as a condition of approval and therefore is not incorporated in the Resort Master Plan.

58. *A maximum of 15% (15 total) of the single-family lots shall be permitted to have an accessory residential unit. The applicant shall submit to the Planning Department a plan for monitoring this restriction, and the restriction shall be recorded on the plat(s) for the single-family element of the development.*

This was incorporated into the Resort Master Plan.

59. *SRA will commit to reducing its retained density if the state land is conserved. Specifically, if a future owner of the state land restricts it to no more than five residential units through a qualified conservation easement, SRA will cut an additional 20 units from those it has reserved on its conserved lands. Furthermore, SRA will not use these 20 units as long as the state keeps the school section in agricultural use.*

See the Conservation Easement Restricting Density was entered into between Snake River Associates and The Jackson Hole Land Trust on July 26, 2007 and recorded August 8, 2007.

60. *A 1% transfer fee shall be imposed on all platted residential lots to provide funding for transportation to connect Town to the Village, including pathways. The real estate fee is to be mandated in the covenants and cannot be changed unless 100% approval of the landowners. The final definitive documentation will be subject to County Commission approval at sketch plan.*

This condition establishes a program to be administered by Teton County and/or the START Board and is a condition of approval that stands on its own and is not incorporated in the Resort Master Plan. The program will be initiated by, administered and enforced by Teton County and/or the START Board subject to all applicable laws, rules and regulations adopted by and/or to which those entities are subject. The applicant will draft a covenant to be submitted to the Board of County Commissioners at sketch plan for their approval that shall

impose the 1% transfer fee on all platted residential lots to be collected by the Board of County Commissioners to provide funding for transportation to connect Town to the Village, including pathways which covenant will provide that it cannot be amended, except upon approval of 100% of the landowners.

61. *The plat should designate the commercial as commercial resort zone, and the residential south of McCollister Drive should be designated as residential zoning with no short-term rental allowed except the 18 golf cabins.*

This was incorporated into the Resort Master Plan.

62. *All residential lands south of McCollister Drive shall be strictly limited to Residential use, except as allowed for under Section 12 (XII), Area Use Schedule of the Resort Master Plan (residential subzone). To ensure that no other uses are permitted in the future on these lands, the final plat for each of the foregoing residential south of Teton Village Entry Road shall declare on the signature page in the CERTIFICATE OF APPROVAL in bold and capitalized letters "ONLY RESIDENTIAL USES PERMITTED IN THIS SUBDIVISION, EXCEPT AS ALLOWED UNDER SECTION XII, AREA USE SCHEDULE OF THE TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT FOR PLANNED RESORT, RESORT MASTER PLAN (RESIDENTIAL SUBZONE). ANY ADDITIONAL USES SHALL REQUIRE APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AND CONSENT BY 75% OF RESPONDENTS AND REQUIRING 75% OF OWNERS TO RESPOND IN THE RESIDENTIAL SOUTH OF MCCOLLISTER DRIVE".*

This was incorporated into the Resort Master Plan.

~~**63.** The Teton County Scenic Preserve Trust will be deeded by the developer an open space lot in the residential area south of McCollister Drive, as the first lot transferred, that will allow it to have veto power over change in the residential area.~~

This condition has been eliminated and is no longer part of the Resort Master Plan.

64. *A total of 371.75 people are required to be housed in affordable and employee housing.*

This was incorporated into the Resort Master Plan.

65. *2 acres within in the core commercial will be conveyed in fee after plat approval to Teton County, in no more than 2 parcels with no restrictions on the use.*

This condition stands on its own as a condition of approval, and therefore is not incorporated into the Resort Master Plan nor the Standards and Conditions.

66. *The cluster number shall be restricted to 3, one on each of the Cheney, East Mangum and Giltner tracts. If the clusters interfere with the NRO and SRO, additional clusters may be added after approval of the County Commission.*

See the Conservation Easement Restricting Density was entered into between Snake River Associates and The Jackson Hole Land Trust on July 26, 2007 and recorded August 8, 2007.

Appendix T
Historical Content

Historical Content

The content below is included for historical and context purposes. There was a significant amount of information in the original Resort Master Plan during the approval process to provide background and framework to the application. However, much of this information is now outdated, irrelevant, and confusing given what has occurred since the July 12, 2005 approval. The sections below were pulled from the actual Resort Master Plan and put into this "Historical Content" appendix to make the Resort Master Plan a more functional, efficient and user friendly document. The information below comes from the Resort Master Plan as amended on December 16, 2014 and is not updated with ongoing amendments or changes. It is provided for historical context only.

I. EXECUTIVE SUMMARY

Executive Summary

Since the adoption of the Teton County Comprehensive Plan ("Comprehensive Plan") and Land Development Regulations ("LDRs") in 1994, Teton Village has been planned for additional growth. The Futures 2020 Map, which is part of the working documents of the Comprehensive Plan, shows the area as a Future Development Node. The Teton Village Expansion Planned Unit Development for Planned Resort Resort Master Plan ("Resort Master Plan") is consistent with the both the Comprehensive Plan and the LDRs. The Resort Master Plan caps the amount of additional growth at Teton Village, and enhances the scenic approach to the resort and Grand Teton National Park by preserving 1,182 acres of land as permanently protected open lands.

The additional growth allows the existing Teton Village Planned Unit Development for Planned Resort, ("Teton Village PUD") and the Teton Village Expansion Planned Unit Development for Planned Resort ("Teton Village Expansion PUD") to become a sustainable resort community and provides affordable and employee housing that exceeds the LDRs' requirement by 131%. Furthermore, the affordable and employee housing provided in the Teton Village Expansion PUD exceeds the number of employees generated by the development by 109%[1]. In fact, the Teton Village Expansion PUD is the first for-profit development in Teton County ("County") to house more people in affordable and employee housing than the need created by the development, thereby helping to alleviate the County's affordable housing problems.

The State of Wyoming School Section ("School Section") is not included in the Teton Village Expansion PUD. Nonetheless, the applicant recognizes that the protection of this land parcel is critical to the integrity of the scenic corridor. Toward that end, the Covenants, Conditions and Restrictions ("CCRs") for the Teton Village South Residential Community (defined below) will establish a real estate transfer fee, similar to one in place for the Granite Ridge subdivision that will create an ongoing and growing funding source for open space that ensures the preservation and conservation of the scenic, natural, and open-space values of Jackson Hole, including in particular

[1] The number of employees generated by the development was calculated using the formula outlined in the *Affordable Housing Support Study, 2002*. Based on the *Affordable Housing Support Study, 2002* 214 employees are generated by the development.

those values on land adjoining or visible from State of Wyoming Highway 390, including the School Section.

Development Comparison

The Resort Master Plan vs. a PUD for Affordable Housing and a Planned Residential Development

The 1,182 acres of open lands consists of approximately 2 acres of recreational space within the Teton Village Expansion PUD and an additional 1,180 acres of density restricted lands in the Rural zone outside of the free-market building envelopes ("Open Lands"). The density restricted lands in the Rural zone lie to the south and east of the resort and are protected by a Conservation Easement Restricting Density. Taken together, the Resort Master Plan and the Conservation Easement Restricting Density reduces free-market residential density from what could be approved under the existing LDRs. Outlined below in Exhibit I-1 is a side-by-side comparison of the development potential of the Resort Master Plan versus an alternative plan consisting of a Planned Unit Development District for Affordable Housing and a Planned Residential Development. This comparison analyzes the development potential for these two separate developments, which could be developed separately under the LDRs, and demonstrates that utilizing this alternative achieves the same outcome as the Resort Master Plan but without any density reduction benefits. Specifically, the Resort Master Plan contains 132 fewer units than what could be achieved under the LDRs on the same acreage. Detailed information on this side-by-side comparison is outlined in Appendix A.

EXHIBIT I-1: DEVELOPMENT COMPARISON

		Alternative		
	Resort Master Plan	PUD District for Affordable Housing	Residential PRD	**Total**
Total Land in Application (acres)	**1,517**	44	1,473	**1,517**
Market Units	**280**	150	321	**471**
Potential Market Units Reserved on Giltner, Cheney and Mangum	**59**	0	0	**0**
Total Market Units	**339**	150	321	**471**
Market Units in Excess of SRA Plan				**132**
Local Commercial	**10,000**	10,000	0	**10,000**
Total Affordable/Employee Units	**235** (1)	151	57	**208**

Footnotes:

(1) Assumes a potential of 225 affordable and employee housing units (actual number may vary depending on the employee housing unit types constructed); Includes 10 affordable units associated with the potential units on Giltner, Cheney and Mangum.

The Resort Master Plan vs. a PRD

Under a PRD, the applicant could develop 331 market units. This would require 1,289 acres of open space and approximately 59 affordable housing units. The Resort Master Plan allows the applicant to develop approximately the same number of market units. As shown in Exhibit I-2, the major difference between the two development scenarios is that the Resort Master Plan protects 107 acres less of open land, but provides 165 more affordable and employee housing units and numerous amenities.

EXHIBIT I-2: RESORT MASTER PLAN VS. PRD

	SRA Resort Master Plan	9-per-35 PRD Alternative
Total Land in Application (Acres)	**1,517**	**1,517**
Free market dwelling units	280	331
Potential units reserved on Giltner & Cheney Parcels (1)	59	0
Total free market units	339	331
Base affordable and employee units (2)	60	59
Bonus affordable and employee units (2)	**165**	**0**
Open space (acres)	**1,182**	**1,289**
Potential additional commercial space (square feet)	60,000	0
Deed restriction held by Town	Yes	NA
Local commercial (square feet)	10,000	0
Land contributed for non-profit office space	Yes	No
Transit center	Yes	No
Transit shelters	Yes	No
Horse riding center	Yes	No
Parks and greens	Yes	No
Transfer fee for open space	Yes	No
School Section conservation plan	Yes	No
If School Section acquired by SRA:		
Dwellings on School Section (excluding ARU's)	5 Sites	Multiple
Overall project size including School Section (acres)	2,157	2,157
Overall project total units (affordable and market) per acre	0.26	NA

Footnotes:

(1) Development of these units is not guaranteed. They shall remain subject to applicable Teton County LDRs.

(2) Assumes a potential total of 225 affordable and employee housing units (actual number may vary depending on the employee housing unit types constructed).

Even without considering the benefits of all of the community amenities, the Resort Master Plan appears to better address the needs of the community – primarily because the community has found it much more difficult to create affordable housing than preserve open space. The Jackson Hole Land Trust ("Land Trust") has protected over 15,000 acres of open space. The 107 additional acres of open space protected by the PRD alternative represents 0.07% of the total acres currently protected by the Land Trust. In contrast, the 165 additional affordable and employee housing units provided by the Resort Master Plan represent 40% of the current inventory of affordable, attainable and employee housing units and lots developed or regulated by the Teton County Housing Authority, Jackson Hole Community Housing Trust and Habitat for Humanity[2].

The difficulty in creating affordable homes was recognized by the Teton County Housing Authority in its Housing Needs Assessment as shown in the quote below.

> In general, Teton County residents prefer large residential lots. People move to the area because they like its wide-open spaces and mountain views. The dominant development pattern in Teton County is one house per three acres. Increasingly, the market is trending toward one house per 35 acres. Due to the preference for large residential lots and "ranchette" developments, and the ability of some homebuyers to act upon that preference, it is more profitable for landowners to sell their land in 35-acre tracts rather than partial-acre lot subdivisions. The low-density development

[2] The current inventory of affordable, attainable and employee housing includes 361 affordable/attainable units or lots and 56 employee units. Source: Jackson Hole Community Housing Trust, Teton County Housing Authority, Habit for Humanity and the *Affordable Housing Support Study, 2002.*

pattern limits the land available to produce homes that are affordable to the resident work force. (Prior and Associates, 2001, VII-1)

Teton County's PRD process also makes affordable housing more difficult to produce than open space. A PRD of 126 acres will generate 107 acres of open space[3]. To generate the 165 excess affordable housing units produced by the Resort Master Plan, a PRD of 4,280 acres would be required[4]. Thus, the numerous amenities (e.g. transfer fee for open space, transit center, parks and donated land for non-profit office space) and significant excess affordable housing in the Resort Master Plan provide substantial benefits to the community – more than the additional 107 acres of open land in the PRD alternative. With the confirmed and increasing trend toward 35-acre ranchette developments in Teton County, the Resort Master Plan may offer the last opportunity to develop affordable housing on a significant scale without public funding.

Historical Context

A primary goal for the existing Teton Village PUD is to provide a quality experience for winter and summer visitors while respecting the limitations of the surrounding environment. In 1992, anticipating this objective, the Jackson Hole Mountain Resort ("JHMR") initiated actions to downsize its mountain capacity from 11,500 Comfortable Carrying Capacity (the "CCC") to 7,690 CCC to ensure that its guests would have a quality experience.

In 1993, a wide group of Teton Village business interests, including Snake River Associates ("SRA"), began to plan for the appropriate bed base at Teton Village, so that it would be in balance with the mountain capacity. Industry standards indicated that there should be two beds for every unit of mountain CCC. The Teton Village planning group also recognized that the Town of Jackson was an important complement to Teton Village and that one bed should be located at Teton Village and one outside Teton Village.

This initially led to a Teton Village bed base of 7,500 at build-out. Further study revealed that the limited amount of developable land at Teton Village could not support more than 5,240 beds and SRA did not want to see more than 1,260 beds planned for its adjacent land. Thus, the cap was reduced from 7,500 to 6,500 beds[5].

In 1998, 5,240 beds were approved within the Teton Village PUD. The remaining 1,260 beds that had been planned on SRA lands were not included at that time[6]. Recently, the industry has demanded more beds because guests are generating less skier visits per nights stayed at a resort. In spite of this trend, the Teton Village Expansion PUD proposes fewer beds than had been originally planned.

While the resort has made great strides in improving the quality of the guest experience, it still suffers from a below average repeat customer rate in the winter and relatively low summer crossover visitation[7]. A more inviting base area will help the winter experience. In summer a pedestrian village and other amenities will not only help the crossover visitation, but will improve the demographic of the summer visitor so that length of stay and per capita expenditure are increased. These economic benefits will accrue not only to Teton Village, but also to the Town of Jackson, since many summer visitors will use Teton Village as their "home base," and make frequent trips throughout the Jackson

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[3] 126 *acres* X 85% *required open space* = 107 *acres of open space*

[4] 4,280 *acres* X 0.257 *units permitted per acre* under a PRD = 1,100 *total units permitted under a PRD*. 1,100 *total units* X 15% *required affordable housing units* = 165 *affordable housing units*.

[5] Teton Village Master Plan PUD for Planned Resort, March 17, 1998 pp. 34-35

[6] Ibid., pg. 35

[7] Winter 2002/03 Jackson Hole Airport Survey, RRC Associates, pp. 3, 12, 25

Hole valley of Teton County ("Valley") patronizing a variety of businesses. It has been repeatedly demonstrated that what benefits Teton Village economically, also benefits the rest of the community. This was most recently documented by the results of the Winter 2002/03 Jackson Hole Airport Study that estimated that aggregate spending from winter air service was $75 million, of which only $20 million was spent at the three local ski resorts[8].

Although build-out of the Teton Village Expansion PUD is expected to take about twenty-five years, its approval will create significant affordable housing opportunities, protect 1,182 acres of open lands, and initiate a proven funding source for public transportation and additional open space preservation.

II. PROJECT DESCRIPTION

A number of areas originally proposed as part of the Teton Village Expansion PUD were removed from the Resort zone by the Board of County Commissioners in their final approval on July 12, 2005. These areas included land used for horse pastures, village maintenance, day-skier parking, a village park and golf course. As such these areas will be dealt with in a different manner. For example, the village park will be deeded to Teton County and its acreage used for off-site exaction land areas. The village park may be turned over to TVA for operation subject to the requirement that three acres may be deeded to the Teton County School District for school purposes. It is the applicant's intent to transfer the land previously composing the day-skier parking area and village maintenance area by fee or easement to TVA.

Conservation Easements and Conservation Lands Outside of the Resort Zone

Draft easements of any and all types required or proposed for the project, on-site or related to off-site mitigation lands, shall be placed in final form prior to Development Plan review and approval for any project within the Resort Master Plan even if that project does not require filing of a plat, and that all easement documents require the review and approval of the Board of County Commissioners with the input of the County Attorney and Planning Director prior to acceptance and filing.

Conservation Easement Restricting Density

A draft of the Conservation Easement Restricting Density is included in Appendix I. The applicant shall grant the Conservation Easement Restricting Density, burdening the Non-PUD Restricted Lands, to the Teton County Scenic Preserve Trust, or to another qualifying land trust, in perpetuity. The Conservation Easement Restricting Density shall be recorded in the office of the County Clerk for Teton County as a condition of approval of the first final plat creating any Single-Family Lot or other market residential unit in the Teton Village Expansion PUD.

The Conservation Easement Restricting Density limits the total number of free-market units on the Giltner Ranch, Cheney Tract and East Mangum Tract, taken together, to no more than fifty-nine residential units. No units are permitted on the Borgman Meadow Tract. This number is simply a maximum; it does not vest the right to fifty-nine units on the property. The property would continue to be in the Rural zone and subject to the Teton County Land Use Regulations as they might be amended from time to time, including the Planned Residential Development Regulations, the Natural Resource Overlay ("NRO") and the Scenic Resource Overlay ("SRO") Zone Regulations. The Non-PUD Restricted Lands will still be required to go through the Planned Residential Development process, including sketch plan approval, for residential development, if more than one dwelling unit

[8] Ibid., pg. 23

per 35 acres is sought by the applicant. If the Non-PUD Restricted Lands are developed as a 35-acre per parcel development, there will be no more than thirty-nine ownerships.

The Conservation Easement Restricting Density requires 1,180 acres of density restricted lands in the Rural zone outside of the free-market building envelopes that provide the following public benefits and mitigations:

- This land shall be configured so as to provide for the continued migration of mule deer through the property.
- This land shall protect the scenic vista as viewed from Highway 390 by not allowing residential structures to be built within 300 feet from the west right-of-way line of Highway 390.
- This land shall allow for the continuation of ranching by encouraging the preservation of ranch land in large contiguous tracts in areas where the most productive ranch lands exist, as documented by historical records.
- This land shall mitigate potential traffic impacts by limiting the number of residential curb cuts to these lands on Highway 390 to a maximum of three from the west side and one from the east side and by balancing density.
- This land shall be configured so that it is contiguous within the Giltner Ranch, so that it is contiguous within the East Mangum Tract and so that it is contiguous on the Cheney Tract and Borgman Meadow Tract.

An important goal of the Teton County Comprehensive Plan is to minimize the increase in traffic on Highway 390. This Conservation Easement Restricting Density, taken together with the Resort Master Plan, ensures that the potential build out on the applicant's lands accessed by Highway 390 is actually decreased when compared to reasonable approvals under the existing LDRs. This comparison is shown in Exhibit I-1 and described in Appendix A.

III. Resort Master Plan Consistency With Smart Growth Concepts

Recognizing that imbalanced and sprawling development patterns are unsustainable and inconsistent with the goals of the Comprehensive Plan, the Resort Master Plan uses an integrated development approach that:

1. Conserves open land along a nationally significant scenic corridor;
2. Brings housing, resort and other uses closer together and into better balance;
3. Strengthens mixed uses and places density at an existing development node;
4. Provides multiple transportation options in concert with proven transportation mitigation measures;
5. Creates a pedestrian friendly environment; and
6. Provides a solution to cap growth so that the public is assured of a predictable future.

The lists below summarize the primary elements of smart growth as described by two prominent environmental protection organizations. What follows is a description of how the applicant will incorporate these elements as important features of the Resort Master Plan.

U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency ("EPA") identifies the following as the 10 key principles of smart growth.

1. Community and Stakeholder Collaboration in Development Decisions

Community and stakeholder collaboration began in July of 2000 when a diverse mix of community groups agreed upon the Teton County Community Solution Proposal, which resulted in an agreement to protect the School Section and prevent sprawl by encouraging development at Teton Village. The agreement was signed by the Jackson Hole Land Trust, the Jackson Hole Chamber of Commerce, the Jackson Hole Conservation Alliance, the Teton Village Association, JHMR, the applicant and Teton County.

The design of the Teton Village Expansion PUD has evolved from numerous planning charrettes, which were open to all of the aforementioned groups and benefited from the professional advice of the County's, JHMR's and the applicant's planners. In addition to the normal public approval process, the applicant and the County have hosted well-attended public open houses.

The applicant and its neighboring Teton Village businesses have come together in mutual support to a degree that, in past decades, was a desire for which numerous County elected officials, community leaders and residents only hoped. With a strong focus on a more predictable future, the applicant, JHMR and the Teton Village Association jointly support this smart growth and collaborative community plan.

The applicant is also collaborating with St. John's Hospital to provide additional affordable housing opportunities. In addition, the applicant continues to work with the Land Trust to preserve more open space with a conservation transfer fee that the applicant's family introduced to Teton County and is still the only entity practicing this innovation in Wyoming. Furthermore, the applicant is donating land within the proposed development for local non-profit use. Finally, the applicant continues to work closely with the Conservation Alliance and the Chamber of Commerce to find mutually beneficial planning outcomes.

2. Compact Building Design

According to the EPA, compact building design while striving to be vertical, rather than horizontal, should also be "consistent with neighborhood character and scale." The design standards for the Teton Village Expansion PUD are consistent with the existing Teton Village PUD, as well as the traditional regional architecture. The standards unify the new development with the existing area and concentrate the expansion to minimize visual impacts from Highway 390. The design of the Teton Village Expansion PUD places the highest buildings at the interface with the existing Teton Village PUD, merging with the existing buildings to form a concentrated and unified center. From this center, the Teton Village Resort District form gradually becomes lower in height and looser in building placement as it transitions outward.

3. Direct Development Towards Existing Communities

This proposal clusters development at the existing developed node of Teton Village PUD within an area already slated for future development. Cooperative planning and design discussions among the applicant, JHMR, all the Teton Village service districts and the County have created a comprehensive and integrated plan that seamlessly ties the applicant's land to the existing Teton Village PUD and fits well within the regional community.

4. Distinctive and Attractive Places

Although the current Teton Village PUD is contained within a relatively small area, it is not a walking village and it lacks a sense of community, connectivity, safety, focus and place. There are few pedestrian paths, no clear center, no protection from the snow and cold and a lack of critical density and mix of uses that create a village feel. The rationale for expansion involves the creation of a complete, coherent resort. The addition of commercial services, extensive pathways, landscaping, affordable and employee housing, civic services and improved amenities will allow for the completion of Teton Village Resort District as a vibrant mixed-use village community.

The proposed preservation along Highway 390 will protect an extensive view corridor leading up to the Teton Village Resort District and Grand Teton National Park making the arrival experience unparalleled in North America.

5. Mix Land Uses

The success to date of Teton Village PUD and JHMR has been essential to a viable year-round economy for the greater Jackson Hole community. In particular, their success has brought improved air service to the Valley, which has benefited residents, the entire business community and local government.

The creation of a true mixed-use village with diverse housing opportunities, local services such as a grocery store, a village green, village parks and pathways is essential to creating a coherent neighborhood. The process of creating a complete village supports the continued health of JHMR, an organization critical to the economic vitality of Jackson Hole. In addition, the preservation of the surrounding open lands makes the Teton Village Resort District more attractive and contributes to its uniqueness and overall well being.

6. Predictable and Cost Effective Development Decisions

The sketch plan approval process detailed in the LDRs is intended to provide developers with a straightforward and predictable set of guidelines during the application process. In utilizing master planning for this area, the applicant is greatly facilitating the County's future planning and decision-making process.

7. Preserve Open Space and Farmland

As part of this proposal and through the Conservation Easement Restricting Density, the applicant will permanently protect over 1,182 acres of open land and preserve one and one half miles of the scenic corridor along Highway 390. Furthermore, the applicant will create a dependable funding source for future open space preservation. Because this corridor leads to Grand Teton National Park and a world-class resort, the opportunity to preserve the approach to the Teton Village Resort District cannot be underestimated. With a plan that values community character and conservation, Teton County will be the only community in North America that was proactive and forward thinking enough to establish a process that encourages ranching and protects a critically important scenic corridor. As a result, this plan can be the leading example of how a ranch and a resort and an entire community can work synergistically for innovative planning and smart, contained growth.

8. Range of Housing Choices

There is considerable variety among the residential units: employee and affordable units for 371.75 people; 100 single-family homes; 107 condominiums; 55 townhouses and 18 cabins. Many of these units are clustered around the Village Core for convenient access to amenities and to encourage pedestrian traffic. Teton County's deficit of affordable housing for working people and families is at a significant new level. The applicant's solution to attacking this deficit is unprecedented in that it

creates significantly more affordable housing opportunities than employees generated by the development at no net cost to the taxpayer. See Appendix J to view the calculations utilized by the Teton County *Affordable Housing Support Study, 2002* in determining how many employees are generated by a development and see Appendix AK to see the Fiscal Impact Analysis of the development.

9. Variety of Transportation Choices

The transportation system is comprised of the roadway network system, pedestrian and pathway system and a transit center. The system supports mode choice, minimizes parking requirements and increases safety for pedestrians and bicyclists. By clustering residential and commercial space at the Village Core, employees and residents will be less auto-dependent. Correspondingly, this will create a critical mass of demand for a transit center, which will provide transportation within Teton Village Resort District and to the Town of Jackson.

10. Walkable Neighborhoods

The Teton Village Expansion PUD promotes pedestrian mobility by clustering and mixing commercial and residential spaces at the Village Core and by creating a network of convenient interconnected pathways and open areas that will reduce short distance vehicle trips.

The Natural Resources Defense Council

The Natural Resources Defense Council ("NRDC") is one of the nation's leading environmental action organizations. The following list is based on the group's book *Solving Sprawl: Models of Smart Growth in Communities Across America.*

1. Placement of affordable apartments and houses within walking distance of offices, stores, and entertainment.

Affordable and employee housing for 371.75 people is planned. Ninety nine percent of this housing is located within the Village Core. Since the Village Core is designed as a pedestrian friendly walking village, these residential units are situated within a short walking distance to virtually all of the local convenience and institutional space.

2. Attention should be paid to details like front porches, wide sidewalks, and community parks that encourage people to gather with their neighbors.

With parks, open areas and extensive pathways and walking paths, there is ample space for people to congregate and enjoy walking through their surroundings. Porch architecture will also be encouraged to increase the sense of community and vitality.

3. Plan development around public transit, so people can spend less time in their cars.

The proposed transportation system supports mode choice, minimizes parking requirements and increases safety for pedestrians and bicyclists. By clustering residential and commercial space at the Village Core, employees and residents will be less-auto dependent. Correspondingly, this will create a critical mass of demand for a transit center, which will provide transportation within the Teton Village Resort District or to the Town of Jackson.

4. Where possible, focus development in already existing communities, so that outlying farmland and open space remain protected.

The Teton Village Expansion PUD clusters development at the existing developed node of the Teton Village PUD, within an area already slated for future development. The applicant will protect 1,182

acres of open land and will establish a reliable funding source dedicated to protecting additional open space.

Conclusion

Growth is inevitable in Teton County. But now the Town of Jackson and Teton County are at a crossroads: they can either react to growth or plan for growth. By rejecting plans for smart growth, the Town of Jackson and Teton County will find themselves in a reactive mode where they will unintentionally be encouraging sprawl, large-lot development, and a real estate market that lacks any incentives to create mixed-use development and on-site affordable housing for working families. Alternatively, by supporting smart growth, local government will be empowered to direct the location of growth and to ensure that it benefits all segments of the community. For community leaders, the latter is a more challenging and tougher road to choose, but, in the end, the results will be more consistent with the vision, principles and values of the Comprehensive Plan.

IV. Consistency With County Resolutions – Teton County Comprehensive Plan

The Resort Master Plan is consistent with the Comprehensive Plan. This consistency is discussed below following the chapter format of the Comprehensive Plan.

Chapter 1. Community Vision

The Resort Master Plan establishes planning capacity guidelines to provide a framework for the ultimate development of the resort in a way that positively addresses the visioning issues of community, balance, diversity, character retention and resource protection. The Resort Master Plan contributes to a complete and sustainable resort by providing a Village Core and more land area for resort services. As described in detail in the section "Design Standards" and seen in the Village Core Rendering (6c), Appendix G, the Village Core is designed to create a sense of place and cohesiveness with the existing Teton Village PUD.

In line with the community vision goals, the Resort Master Plan, together with the Conservation Easement Restricting Density, Appendix I, and a conservation easement covering the Village Core foreground preserves the scenic corridor along the west side of Highway 390. A series of parks and pathways create outdoor recreation opportunities.

Although high-end housing exists within the development, it does not dominate the community at the expense of the affordable housing opportunities for permanent residents. The Resort Master Plan offers a spectrum of housing types, especially for resident workers. Attractive affordable and employee housing opportunities for approximately 372 persons are provided, exceeding the LDRs' requirement by 131%.

On balance, the Resort Master Plan moves Teton County closer to the community's vision by decreasing the County's free-market build out potential, providing extensive affordable and employee housing, preserving a significant portion of the scenic corridor along Highway 390 and creating outdoor recreational opportunities.

Chapter 2. Population, Economy and Growth Goals

See "Chapter 6. Commercial and Resort Development Goals"

Chapter 3. Community Character Goals

The Resort Master Plan addresses community character goals by clustering development without increasing the potential number of free-market units on Highway 390 and protecting the scenic foreground as one approaches the Teton Village Resort District.

First, this proposal clusters development at the existing developed node of the existing Teton Village PUD, generally within the area shown on the County Futures 2020 map. The Resort Master Plan includes a Conservation Easement Restricting Density that would permanently restrict the free-market density on the Non-PUD Restricted Lands, the Giltner Ranch, the Cheney Tract, the East Mangum Tract and the Borgman Meadow. This covenant permanently restricts 1,309 acres to a maximum of 59 free-market units. In addition, development will be prohibited on 42 of these 1,309 acres, protecting the scenic foreground of Highway 390. Taken as a whole, the Resort Master Plan provides a reduction in potential free market density when compared to reasonable approvals under the existing zoning. Second, this proposal protects the scenic foreground as one approaches the Teton Village Resort District.

Chapter 4. Natural and Scenic Resources Goals

The Resort Master Plan implements many of the natural and scenic resource goals discussed in the Comprehensive Plan, including the preservation of the scenic corridor along Highway 390.

Fish Creek, a protected resource located within the development area, is being naturalized and enhanced thereby benefiting the project area and increasing its wildlife value. This restoration protects key natural resource features and encourages the restoration of environmentally degraded areas, both of which are objectives explicitly stated in Chapter 4 of the Comprehensive Plan. The specific restoration plans are included in the Environmental Analysis and Addendum, Appendix K. It is important to note that unprofessional lawn care practices could cause significant impact to Fish Creek. Therefore the CCRs for the Single-Family Lots allow for lawn maintenance as a common service provided and controlled by the homeowners association.

Chapter 5. Affordable Housing Goals

The applicant recognizes the value of providing housing opportunities for employees. As such, the Resort Master Plan offers a spectrum of housing types for resident workers. Affordable and employee housing opportunities for approximately 372 people are planned within the Teton Village Expansion PUD, 131% greater than the LDRs' requirement. The affordable and employee units are clustered nearest to the amenities of the Teton Village Resort District, including the post office, market, restaurants and ski area providing for an attractive, desirable living environment and an energized Village Core, something missing in many ski resorts.

Chapter 6. Commercial and Resort Development Goals

The objectives of the commercial and resort development goals are met through a number of elements included in the Resort Master Plan:

- Ten thousand square feet of local commercial space; up to 60,000 square feet of commercial space may be added to the Village Core in the Teton Village Expansion PUD if it is transferred from the existing Teton Village PUD.

- A variety of affordable and employee units that house approximately 372 people at an existing development node.

These elements will develop a Village Core that creates a sense of place. Currently, the area lacks this critical ingredient and a memorable village can greatly enhance the community without a significant amount of commercial development.

Chapter 7. Community Facilities Goals

Community facilities within the Teton Village Resort District are essential in creating a complete and sustainable resort. A transit center, community gathering space, public pedestrian trail system and community parks are new community facilities provided in the Teton Village Expansion PUD. Also included in the Teton Village Expansion PUD are an improved storm water treatment facilities and transportation services including an improved roadway system.

Chapter 8. Transportation Goals

Added development at the Teton Village Resort District will generate additional automobile and transit traffic on Highway 390 and Highway 22. The increased traffic along Highway 390, which was anticipated in Chapter 8 of the Comprehensive Plan, conflicts with a more broadly held community goal to retain rural character, such as two-lane roads. Nevertheless, the additional traffic does not cause any significant change from the projected traffic impacts outlined in the existing Teton Village PUD. The roadway improvements outlined in the existing Teton Village PUD are the same as those outlined in the Teton Village Expansion PUD, and are sufficient to accommodate traffic from the expanded village.

The specific goals of the Resort Master Plan are closely aligned to the community goals outlined in the Comprehensive Plan. The Teton Village Expansion PUD creates a viable, mixed-use village; reduces automobile dependency and minimizes, to the extent feasible, growth in single-occupancy automobile traffic; improves transit opportunities; and complements the existing community pathway network to a pedestrian-friendly village. These goals specifically address three of the five elements affecting transportation in Teton County: land use, alternative modes and roads.

Land Use

The goal of the Resort Master Plan is to create a true, mixed-use village. A mixed-use village, with the associated concentration of services, provides opportunities for better transit, better bicycle and pedestrian facilities, better infrastructure, expanded open spaces and improved affordable housing.

Another land use strategy is to eliminate anticipated transportation demand by reducing the overall amount of residential development in the County. The applicant could fully develop their rural lands utilizing the nine-per-35 density bonus under the PRD alternative, creating a large amount of residential development spread along Highway 390. The intent of the Resort Master Plan is to reduce and concentrate this potential development by the existing Teton Village PUD. Through a Conservation Easement Restricting Density on 1,309 acres, this proposal reduces potential market units and concentrates those units and associated local convenience support services.

Alternative Modes

The Resort Master Plan supports Teton County's goal of emphasizing development of alternative modes – pathways, transit and transportation demand management programs. Within the proposed commercial and residential areas, the Teton Village Expansion PUD will provide comprehensive and coherent pathway and transit systems. These pathway systems will provide safe, interesting and

convenient connections for residents and visitors to the Jackson Hole Community Pathway on Highway 390, to the commercial and local convenience elements of the Teton Village Resort District, to the post office and to trails on adjacent federal lands. The grid roadway system will promote internal transit loops allowing for convenient access to and from the Village Core. This road and pathway system also improves access for the existing residential and commercial areas of the Teton Village PUD. The Teton Village Expansion PUD also utilizes the existing Transportation Demand Management ("TDM") programs in place for the existing Teton Village PUD and adjusts these strategies as appropriate.

In addition, the Resort Master Plan will support the Southern Teton Area Rapid Transit ("START") system in several concrete ways. First, in cooperation with JHMR and the applicant, TVA will provide a transit center within walking distance of the lifts. Second, Tram Line Road will provide access to and from the transit center for transit vehicles. Third, the applicant, with input from START Transit Administrator Michael Wackerly, has proposed a series of short-term and long-term actions to improve the START system.

Roads and Streets

It is recognized that alternative modes, transit in particular, require a functioning roadway system to operate effectively. The Teton Village Expansion PUD, while improving vehicular, pathway and transit opportunities in the Teton Village Resort District, will impact Highway 390 and, to a lesser extent, Highway 22. Enhancing the mixed-use nature of the Teton Village Resort District, improving transit facilities and bolstering the pathway network will not reduce trips on Highway 390 – rather it will reduce the potential for a greater number of trips.

It was acknowledged by Teton County nearly seven years ago, when Chapter 8 was adopted, that roadway volumes on the primary network were generally at or near the threshold volumes that require roadway expansions. Chapter 8 states that Highway 22 will require multi lanes and that the southern section of Highway 390 will reach volumes that typically trigger multi-lane improvements by the year 2004. In fact, the southern end of Highway 390 has exceeded 15,000 average daily trips, the threshold volume for multi-lane improvements, during the summer months for several years.

With or without the Teton Village Expansion PUD, both Highway 22 and the very southern end of Highway 390 (Highway 22 to the Aspens) will require roadway improvements, such as additional lanes and intersection improvements. With or without the Teton Village Expansion PUD, the north end of Highway 390 (Lake Creek Bridge to the Grand Teton National Park southern boundary) will require only minimal improvements, such as turning lanes at intersections.

Chapter 9. Intergovernmental Coordination

The Resort Master Plan commits to follow the procedure outlined in the LDRs, Section 2180 that incorporates the Town of Jackson in the review of the Resort Master Plan. This meets the directive of Chapter 9 of the Comprehensive Plan.

Chapter 10. Agricultural Resources

The applicant strongly supports the community goal of preserving agricultural resources and ranching. This is evidenced by the applicant's long history of cattle ranching and its protection of a significant amount of ranch land east of Highway 390. The Resort Master Plan protects an additional 1,180 acres of ranch land on the Giltner Ranch, the Cheney Tract, the East Mangum Tract and the Borgman Meadow Tract through a Conservation Easement Restricting Density that specifically encourages the

protection of the most productive agricultural lands. In addition, the Resort Master Plan calls for the establishment of a real estate transfer fee, similar to the one in place for the Granite Ridge subdivision, that will create an ongoing and growing funding source for open space preservation. For more information on this real estate transfer fee see the subtopic "Teton Village South Residential Community" in the section "Design Standards."

VII. Existing Conditions And Uses

The applicant's parcel is currently used for Teton Village PUD accessory uses and ranching. It includes the area mapped by Teton County as a future development node. The existing conditions are illustrated on Existing Conditions Aerial Photo (1), Appendix N. The uses associated with the resort have been approved over time in a piecemeal fashion to address the needs of the existing Teton Village PUD. The temporary parking area, construction staging site and the storm water infiltration basin are the uses that have the greatest impacts on ranching activities. However, additional uses associated with the resort include snow removal areas, Nordic skiing, horse riding, parasail landing, helicopter landing and access roads to the Teton Village PUD, Granite Ridge subdivision and Ellen Creek subdivision. Current permitted uses of the site include:

- An extended Temporary Use Permit for the parking lot south of the entrance road ("Hay Meadow Lot" or "Ranch Parking Lot"), utilized mainly by day skiers, as well as a staging area for special events such as the Cowboy Ski Challenge and the sled dog race.
- A Conditional Use Permit ("CUP") for a nursery yard south of the Hay Meadow Lot.
- A CUP for a ballooning operation, which covers a large area.
- A Temporary Use Permit for a construction staging area.
- A CUP for a helicopter-landing site.
- A CUP for a horse riding concession.
- A CUP for a Nordic skiing concession.

Most of the site is used for ranching and is open, treeless pastureland. The site was irrigated until the summer of 2000 and is covered with mixed grasses, clovers and sedges. The non-irrigated portions are predominantly sagebrush. There are a few small stands of aspens on the slope adjacent to the Teton Village PUD and Ellen Creek Subdivision. The entire site drains into Fish Creek. Fish Creek begins at springs on the ski mountain and is routed via man-made streams through the existing Teton Village PUD. These minor streams join just south of the main parking lot east of Bowman Road to form Fish Creek. Fish Creek then flows south through the meadow east of the base of the hillside to the southwest corner of the project. The channel of Fish Creek has been modified and moved over the years.

Due to leveling and improvement for hay production there are no willow trees or other shrubs or trees along Fish Creek until the very southwest corner of the parcel. The site east of Fish Creek to the highway is relatively flat, sloping gradually downward to the southwest corner of the parcel. From the low point at Fish Creek, the terrain slopes more steeply up to the west to the Ellen Creek subdivision and the existing condominiums at the Teton Village PUD.

There are many irrigation ditches found on the parcel. The source of the water supply is Granite Creek and the Snake River. These ditches provide irrigation and also recharge the sub-water to supplement springs feeding Fish Creek as well as irrigation. Protected wetlands within the jurisdiction of the U.S.

Army Corps of Engineers, associated with Fish Creek, exist only at the southwest corner of the site, as shown on Existing Conditions Aerial Photo (1), Appendix N.

Existing infrastructure on the property includes roads, utilities, a storm water infiltration basin, Teton Village Water and Sewer District ("TVWSD") water supply wells and water lines and overhead power transmission lines along the east boundary. The applicant reserved the right to relocate Bowman Road in the easements granting the access rights to Ellen Creek Subdivision and other property, but not to change the point at which it connects to McCollister Drive. Therefore the proposed new location requires approval from the users of Bowman Road. The majority of property owners using Bowman Road have already agreed in writing to the concept of the new road layout. In the easement creating the Granite Loop Road, the applicant reserved the unilateral right to relocate that road. Any relocation of the Teton County Teton Village Road (TC22-06) must be approved by Teton County.

TVWSD has easements for the supply wells and water lines to the east of the Teton Village PUD. The applicant granted these easements, as well as the wastewater plant expansion area, to TVWSD in exchange for including most of the land within the Teton Village Expansion PUD into TVWSD's service area. The applicant has specific rights to service by the TVWSD that are specified in an annexation agreement. Teton Village Expansion PUD is also within the Teton Village Fire District.

VIII. Development Program And Land Use Plan

It is anticipated that the units in the rental pool will be rented for only about 110 to 120 days per year or about half as many days as a typical hotel. Although the Single-Family Lots were originally proposed to have the ability to be rented on a short-term basis, the Board of County Commissioners removed the ability for short-term rental for these units when they approved the Resort Master Plan on July 12, 2005. As such, the Single-Family Lots are not available for short-term rental. However, if these units were available for short-term rental it is expected that only about 15% of these units would be placed in a rental pool. While the amount of rental activity associated with single-family units is not significant, the ability to rent is an important purchasing criterion. Without this ability to rent, many potential purchasers might look elsewhere. As such, it is important to the overall success of the project to have the Single-Family Lots eligible for short-term rental. A successful single-family subdivision will subsidize the excess affordable and employee housing as well as contribute to open space preservation through the transfer fee.

This plan should be developed before any significant movement of soil in the Teton Village Expansion PUD is begun.

The applicant shall consult with Teton County Weed and Pest and, at applicant's expense, conduct appropriate studies as identified by Weed and Pest to determine whether the project will increase mosquito problems in the area. If the study determines that there will be an increase in mosquito impact, the applicant will pay for appropriate mitigation strategies. The initial study shall be required to be completed within two years of issuance of any development permits within the Teton Village Expansion PUD or as determined by the Teton County Weed and Pest Department.

Village Core

Up to 16 free-market units, which would be available for short-term rental (64 APOs), may be transferred from any parcel in the Village Core for which free-market units are permitted to any parcel in the Teton Village South Residential Community tract so long as the transferring use is already permitted on the receiving parcel or sub-tract and that, in total, no more than 16 free-market units,

which would be available for short-term rental (64 APOs), are transferred from the Village Core to the Teton Village South Residential Community tract. Because residential units transferred from the Village Core are available for short-term rental (APOs) they may only be transferred to an area in the Teton Village South Residential Community that permits short-term rental use.

However, no more than 30% of the free-market residential units and 30% of the commercial square footage may be transferred from or to any given parcel. Notwithstanding the preceding language, up to 16 free-market residential units may be transferred to or from any parcel for which residential uses are permitted and up to 9,000 square feet of commercial space may be transferred to or from any lot or tract for which commercial uses are permitted.

The location of affordable and employee housing is allocated among 15 parcels within the Village Core except for two employee housing units located off-site outside of the Teton Village Expansion PUD. While each parcel has a defined affordable and employee housing program, affordable and employee housing may be transferred between parcels for which affordable and employee housing uses are permitted. However, no more than 30% of the affordable and employee housing may be transferred to or from any given parcel. Notwithstanding the preceding, affordable and employee housing for up to 25 persons may be transferred to or from any parcel, except for Parcels I and J, for which affordable and employee housing uses are permitted; employee housing for up to 61 persons may be transferred from Parcel I and employee housing for up to 30 persons may be transferred to Parcel I; affordable housing for up to 9 persons may be transferred from Parcel J and affordable housing for up to 66 persons may be transferred to Parcel J.

EXHIBIT VIII-3: PROGRAM PLAN BY PARCELS

		Commercial (1)	Free-Market	Affordable Units (2)	Employee Units (2)	Aff/Emp Persons (2)	Existing Retail
A	Max	19,500	0	0	0	0.00	0
	Proposed	10,500	0	0	0	0.00	0
	Min	0	0	0	0	0.00	0
B	Max	31,500	20	*NM*	0	36.25	0
	Proposed	22,500	4	3	0	11.25	0
	Min	0	0	*NM*	0	0.00	0
C	Max	40,300	20	*NM*	0	53.00	0
	Proposed	31,000	4	16	0	28.00	0
	Min	0	0	*NM*	0	3.00	0
D	Max	14,000	18	*NM*	0	99.50	0
	Proposed	5,000	2	29	0	74.50	0
	Min	0	0	*NM*	0	49.50	0
E	Max	0	0	*NM*	*NM*	85.75	0
	Proposed	0	0	15	10	60.75	0
	Min	0	0	*NM*	*NM*	35.75	0
F	Max	0	0	*NM*	*NM*	69.75	0
	Proposed	0	0	16	11	44.75	0
	Min	0	0	*NM*	*NM*	19.75	0
G	Max	0	83	0	0	0.00	0
	Proposed	0	64	0	0	0.00	0
	Min	0	45	0	0	0.00	0
H	Max	0	32	0	0	0.00	0
	Proposed	0	16	0	0	0.00	0
	Min	0	0	0	0	0.00	0
I	Max	9,000	0	0	*NM*	130.00	0
	Proposed	0	0	0	100	100.00	0
	Min	0	0	0	*NM*	39.00	0
J	Max	0	20	*NM*	0	75.00	0
	Proposed	0	4	3	0	9.00	0
	Min	0	0	*NM*	0	0.00	0
K	Max	0	19	0	0	0.00	0
	Proposed	0	3	0	0	0.00	0
	Min	0	0	0	0	0.00	0
L	Max	0	24	0	0	0.00	4,700
	Proposed	0	8	0	0	0.00	4,700
	Min	0	0	0	0	0.00	4,700
M	Max	0	25	0	0	0.00	0
	Proposed	0	9	0	0	0.00	0
	Min	0	0	0	0	0.00	0
N	Max	10,000	0	0	0	0.00	0
	Proposed	1,000	0	0	0	0.00	0
	Min	0	0	0	0	0.00	0
Total	Max	70,000	114	*NM*	121	328.25	4,700
	Proposed	70,000	114	82	121	328.25	4,700
	Min	10,000	114	*NM*	121	328.25	4,700

The Program Plan by Parcel does not include the 4,500 square feet of non-profit office space, which is considered institutional space and can be located in any parcel.

Teton Village South Residential Community

Prior to the issuance of any development permits within the Teton Village Expansion PUD, the applicant shall submit to the planning department the plan for monitoring this restriction.

Up to 16 free-market units (64 APOs) may be transferred from the Village Core to the Teton Village South Residential Community. Because the residential units transferred from the Village Core are available for short-term rental (APOs) then they may only be transferred to an area in the Teton Village South Residential Community that permits short-term rental use: Fish Creek Townhouses, Golf Cabin A, Golf Cabin B, and Golf Townhouses.

IX. VISUAL ANALYSIS

External Views

The following narrative examines the visual impact the Teton Village Expansion PUD will have on viewers as they travel along Highway 390. The procedure outlined in Section 3300 of the LDRs has been used to assess the impacts and the proposed mitigation of the visual impact to the community. The purpose of the SRO is to preserve and maintain the County's most frequently viewed scenic resources. The Highway 390 scenic area is an important County-wide scenic resource because of the vistas it offers of the Teton Range heading north, the Gros Ventre and Snake River ranges to the south and the West Gros Ventre Butte to the east. Broad ranch land meadows provide the foreground for these views.

Landscape Character

The landscape character of Highway 390 changes once the traveler passes Lake Creek and begins driving directly north toward Teton Village Resort District and Grand Teton National Park. The view to the Teton Mountain Range, including the vast ski area, dominates the background and is framed by the meadows in the foreground.

Viewers Perspective

Two viewports were chosen for this visual analysis as shown on the Visual Analysis Viewports, Appendix R. Viewport One is taken from the proposed new Teton Village Resort District entry road looking toward both the Teton Village South Residential Community and Village Core. Viewport Two is taken from the north looking south toward the Teton Village Resort District.

Viewport One is located at the proposed new entry road. The viewer is likely slowing down at this point to either make the turn into Teton Village Resort District or to pass the intersection and continue north to the park. The view from this viewport is along the new entrance road to the Golf Townhouses, with residential development behind.

Viewport Two is taken from the north looking south. It is located approximately ¼ miles north of the existing entrance road. This viewport shows what the viewer sees when approaching Teton Village Resort District from the Grand Teton Nation Park.

Standards for Development in the SRO and Recommended Mitigation Measures

The purpose of the visual analysis, as defined in Section 3300 of the LDRs, is to demonstrate and document the visual impact of the Teton Village Expansion PUD on the surrounding designated scenic corridors and viewports. Each of the two viewports shows the natural topography, existing vegetation and structures. The photos from these viewports show the bulk and scale of buildings, accurate perspectives of buildings and roof forms. However, the photomontages do not show any proposed landscaping, as photos of trees and shrubs tend to be too opaque to be of use in these visual analyses. The actual development will include substantial landscaping that will further mitigate the views shown in this analysis.

Section 3350 of the LDRs lists standards that developments must follow within the SRO. Location of structures within the foreground of the scenic area needs to be sited in one or more of the following locations: rear edge of the foreground; side edges of the foreground; behind a stand of existing vegetation; behind or built into a change in natural topography or within a pasture or meadow, clustered in the form of ranch compound.

The Teton Village Expansion PUD utilizes these development standards in order to minimize the visual impact of the development. In order to illustrate how the applicant is incorporating these standards into their development, photomontages were created. The center of two Single-Family Lots was selected as points of interest for the Teton Village Expansion PUD. Fifteen-foot high story poles

were erected on the points of interest and then digital photographs were taken from each viewport along Highway 390. In this way, accurate perspective and height of objects could be determined. Other photographs of representative buildings and landforms were taken and where appropriate, added to the digital photographs to create the photomontages. Although landscaping is an important part of the development, it was not included in these photomontages.

The "Viewport One – Proposed" photomontage, Appendix R, illustrates the view the traveler sees when turning into the new Teton Village Resort District entry drive. Currently the scene is dominated by the mountain range with the residential and commercial development at the rear of the foreground. The proposed development is adjacent to the existing commercial and residential developments. The proposed entry road may have a planted median. Wayfinding identification signs will be required at the entrances. However, they will be unobtrusive and simple, similar to the signs used in Grand Teton National Park and at the airport. The design standards of the Teton Village Expansion PUD maintain consistency with the existing Teton Village PUD design standards, as well as traditional regional architecture. These standards will unify the new development with the existing and concentrate the expansion to minimize its visual impact from the road. The closest new structures to the viewer from the entry road will be the Golf Townhouses, the Horse Riding Facility and the Visitor Center, located approximately 800 feet from the intersection of the new entry road and Highway 390. Irrigation ditches and man-made water features will provide an opportunity for native vegetation plantings that mimic the existing species composition and growth pattern.

The "Viewport Two – Proposed" photomontage, Appendix R, illustrates the view the traveler has when approaching the development from the north. Viewport Two is approximately 800 feet north of the existing entry road. When leaving Grand Teton National Park the viewer looks south along the expanse of the ski area and Teton Range. The existing topography is characterized by Gray Ranch Hill, a large knoll located north of the property. Once the viewer passes by the berm, the view to the ski area and Teton Range dominate the view.

Recommended Mitigation

The following guidelines are recommended to establish a development that blends with the surrounding topography and does not detract from the scenic quality of the landscape.

Architecture

The architecture of the buildings of the Horse Riding Facility and Visitor Center will be based on the rural vernacular character of ranch compounds. The Teton Village Expansion PUD area will be organized around a loose grid of streets typical of traditional towns and villages in the area. The massing of the Teton Village Expansion PUD places the highest buildings at the interface with the existing Teton Village PUD, merging with the existing buildings to form a concentrated and unified center. From this center, the village form gradually becomes lower in height and looser in building placement. A cross-section of the Teton Village Expansion PUD is illustrated at Resort Master Plan Rendering (6a), Appendix C. The design standards will maintain an architectural consistency with the existing Teton Village PUD through the emphasis of similar roof design, similar materials, and the use of a regional lodge and ranch architectural character.

Grading

The landforms of the Village Core will largely be flat. The landforms of the Teton Village South Residential Community will have gentle slopes.

Landscaping

Landscaping in the Village Core will complement the existing Teton Village PUD streetscapes, with street trees and other urban plantings. Landscaping in the form of cottonwood trees and other appropriate deciduous trees will be provided along the eastern-most edge of the Teton Village Expansion PUD to partially screen and soften the edge as seen from Highway 390.

Internal Views

Village Core

The Village Core is designed to blend with the existing Teton Village PUD to create a diverse and interesting mountain ski village. Views of the surrounding mountains and valley will still be seen from many open corridors, paths and parks linked throughout the Teton Village Resort District. A sample of these views can be seen in the Village Core Design Standards in the section "Design Standards." It is important to note that extensive landscaping and plantings will be utilized throughout the main access way from the proposed housing area south of McCollister Drive. This will insure a friendly streetscape although it is close to a gas station and parking lot.

Teton Village South Residential Community

Teton Village South Residential Community is designed to mimic existing single-family development in place in the area. Most of the existing village single-family lots are heavily treed and built on the moraines at the base of the ski resort. The Teton Village South Residential Community is located in the existing agricultural pasturelands. The primary views from these homes will be of the surrounding mountains and valley. Some landforms and landscaping will provide screening and privacy for individual lots and townhouses.

X. Open Land, Waterways, Pathways And Pedestrian Network

The Teton Village South Residential Community and the Village Core contain public parks, open spaces and pathways along waterways. Land within the development contains public spaces including active and passive parkland. Extending throughout the development is a series of pathways that provide a variety of recreational opportunities and encourage walking and biking conveniences. This network of sidewalks, pedestrian streets, paths and trails link neighborhoods to ski, recreation and riding facilities and neighborhoods to retail and commercial areas. These pathways also connect to the National Forest and the Jackson Hole Community Pathway System.

A network of narrow ponds, streams and ditches are integrated into the Teton Village Expansion PUD and are included along roads and pathways, providing a park-like character with trees, bridges and various mountain views. This park-like character is continued in the streetscape design throughout the Teton Village South Residential Community area with landscaped islands in the roads, generous development setbacks with trees and pathways.

No significant operational- or hydrological-related issues affect Fish Creek downstream from the project. As demonstrated by the hydrologic study done for the Corps of Engineers, the headwaters of Fish Creek are outside of the 500-year floodplain of the Snake River and are not significantly affected by river flows. The flows are created primarily by sub-surface recharge from irrigation east of Highway 390.

Restricted Land Requirement

Requirement Outside the Teton Village Expansion PUD

There shall be a minimum of 1,180 acres of density restricted lands in the Rural zone outside of the free-market building envelopes. This acreage requirement shall be located within the 1,309 acres in the Non-PUD Restricted Lands, and shall provide the following public benefits and mitigations.

- It shall be configured so as to provide for the continued migration of mule deer through the property.
- It shall protect the scenic vista as viewed from Highway 390 by not allowing residential structures to be built within 300 feet from the west right-of-way line of Highway 390.
- It shall allow for the continuation of ranching by encouraging the preservation of ranch land in large contiguous tracts in areas where the most productive ranch lands exist, as documented by historical records, Appendix I.
- It shall mitigate potential traffic impacts by limiting the number of residential curb cuts on Highway 390 and by balancing density.
- It shall be configured so that it is contiguous within the Giltner Ranch, so that it is contiguous within the East Mangum Tract and so that it is contiguous on the Cheney Tract and Borgman Meadow Tract.
- It shall allow for the continuation of ranching by not permitting fences used for the sole purpose of designating boundaries.

Density Mitigation

Density shall be restricted on all of the lands within the Teton Village Expansion PUD plus the Non-PUD Restricted Lands. There shall be a maximum of 280 free-market market units within the Teton Village Expansion PUD. There shall be a maximum of 223 affordable and employee units within the Teton Village PUD. There shall be a maximum of 59 free-market units on the Non-PUD Restricted Lands.

Method of Restricting Lands

In order to assure mitigation for the Teton Village Expansion PUD, a Conservation Easement Restricting Density shall cover the Non-PUD Restricted Lands. This easement shall substantially conform to the draft included in Appendix I titled "Conservation Easement Restricting Density." The applicant shall grant the Conservation Easement Restricting Density to the Teton County Scenic Preserve Trust or to another qualifying land trust in perpetuity. The Conservation Easement Restricting Density shall be recorded in the office of the County Clerk as a condition of approval of the first final plat creating any Single-Family Lot or other market-rate residential unit in the Teton Village Expansion PUD.

Development of the Non-PUD Restricted Lands after the execution and recording of the Conservation Easement Restricting Density shall remain subject to the LDRs, including the Planned Residential Development Regulations, the NRO and the SRO Zone Regulations as they may exist from time to time, as applicable. Nothing in the Resort Master Plan shall be deemed or construed to be a guarantee of approval by Teton County of the right to situate 59 market units on these lands. If these lands are developed as a 35-acre per parcel development, there will be no more than thirty-nine ownerships of the 35-acre parcels.

XIII. DESIGN STANDARDS

The Village Core Design Standards can be compared to the existing Teton Village PUD design standards which are included as Appendix U. This comparison shows the contextual compatibility between the two design standards. It is important to note that there is sufficient capacity in the building and parking footprints to accommodate the requirements of the building code with respect to number and apportionment of Type A (fully accessible) and Type B (adaptable) accessible residential units. In addition, the residential units within the scope of the project not associated with the Village Core mixed-use buildings and the free-market buildings north of Après Vous Road and west of Crystal Springs Road are conceived as walk-up building typologies and thus are allowed to locate accessible accommodation requirements entirely on the ground floor. All common-use spaces of residential buildings would meet accessibility requirements as well.

Single-Family Design Standards

A transfer fee was introduced into the CCRs of the residential units of Granite Ridge when the area was developed. The CCRs were written so that all funds from the transfer free are given to the Jackson Hole Land Trust, which uses the funds for the conservation of the scenic, natural and open-space values of Jackson Hole. The Jackson Hole Land Trust agreed to provide certain monitoring and stewardship services. The transfer fee was designed to be paid from the proceeds of lots or house sales in Granite Ridge. The transfer fee started as a fraction of a percent of the sales price of the house and increased over time to a full percentage point.

XIV. Transportation And Demand Management Plan

Transportation Facilities and Management

The over-riding goals of Chapter 8 of the Comprehensive Plan are to improve mode choice and reduce auto dependency.

The proposed typical roadway sections for the entrance road and single-family areas are shown in the Roadway Typical Sections (R2). The conceptual road sections for Section D-D Après Vous Road (S5); Section F-F Crystal Springs Road (S7).

Teton Village Resort District Access

As an extension of McCollister Drive, it will carry the majority of the traffic, including most residential area traffic. Note that "McCollister Drive" is used here synonymously for the new Teton Village Entry Road. The new Teton Village Entry Road and McCollister drive will split approximately south of the existing Teton Village service station. Generally, the new residential areas will be located to the south of McCollister Drive and the mixed-use areas will be located to the north of McCollister Drive. The first 1,100 feet of McCollister Drive from Highway 390 will provide a clear gateway to the Teton Village Resort District. A second entry road, Tram Line Road, will be constructed approximately 800 feet north of the main entry. This entrance will be predominately used by public transit and will carry a portion of the Village Core traffic. A third entry road, Après Vous Road, will be constructed approximately 880 feet north of Tram Line Road. This entry will carry a portion of the Village Core traffic.

Bowman Road will be realigned immediately south of McCollister Drive to serve the new townhouse and single-family development and to connect to Michael Drive. This loop road would improve transit opportunities for the existing condominium and single-family residential areas located along Rachel Way and Michael Drive and help separate residential traffic from primarily commercial traffic on the

steeper sections of McCollister Drive. The remaining section of Bowman Road to Ellen Creek will remain essentially unchanged from the current alignment.

Arterial Roads (McCollister Drive only)

The traffic analysis prepared by Felsburg Holt & Ullevig for the Teton Village Expansion PUD, Appendix Y, shows that McCollister Drive meets the Teton County roadway classification for Minor Arterial. Nevertheless, McCollister Drive will function as a Major Collector road rather than Minor Arterial because of the additional capacity of Tram Line and Après Vous Roads and the limited length of all Teton Village Resort District roads. All three roads accessing the Teton Village Resort District from Highway 390 will carry commercial and skier related traffic. In addition, the initial section of McCollister Drive will carry a majority of the residential traffic into the Teton Village Resort District. Consequently, McCollister Drive will be designed with either protected turn lanes or acceleration-deceleration lanes, or both, as well as medians to allow for higher carrying capacity. The Teton County Comprehensive Plan designates roads carrying greater than 5,000 trips per day as arterials and requires the following design standards: a right of way of 150 feet; design speed of 40 to 60 miles per hour on flat to mountainous terrain; a minimum horizontal radius in accordance with American Association of State Highway and Transportation Officials' ("AASHTO") standards or other recognized and appropriate standards; minimum intersection separation of 2,500 feet; minimum travel lane width of 12 feet; paved shoulder width of 8 feet; a bike lane is required to be striped; no on-street parking allowed; pedestrian and equestrian trail width of 10 feet; and surface type of high.

Given a lower proposed design speed of 30 to 40 miles per hour and the addition of turn lanes-deceleration lanes, McCollister Drive will be designed as a Major Collector Road and utilize the following design standards: right of way of 100 feet per the request of the Teton County Engineer; design speed of 30 to 40 miles per hour; intersection separations along McCollister will be designed at Collector Road Standards, given that intersections are controlled with turn lanes and deceleration lanes; and paved shoulder width of 5 feet.

The roadway will be designed with more curvilinear geometries to promote lower speeds. All roads intersecting McCollister Drive west of Highway 390 will be stop controlled, as McCollister will have the through movement. The Major Collector Road typical cross-sections seen in Roadway Typical Sections Figure (R2), Appendix X, illustrate the proposed McCollister Drive design. Detailed traffic projections for McCollister Drive will be prepared as the plans for the Village Core are finalized.

Collector Roads

The Comprehensive Plan designates roads generating between 500 and 2,000 trips per day as Minor Collector Roads and requires the following design standards: right-of-way of 80 feet; design speed of 30 to 35 miles per hour on flat to rolling terrain; minimum horizontal radius in accordance to AASHTO standards or other recognized and appropriate standards; minimum intersection separation of 300 feet; minimum travel lane width of 11 feet; paved shoulder width of 4 feet; a bike lane is required to be striped; no on-street parking allowed; pedestrian and equestrian trail width of 10 feet; and surface type of high.

Cross-sections illustrating these standards are shown in Roadway Typical Sections (R2), Appendix X, as Typical Minor Collector Road details. Roads to be designed in accordance to minor collector standards are Crystal Springs Road and a short segment of Jensen Canyon Road from Crystal Springs Road west to the emergency access road.

Full occupancy of the Single-Family Lots will rarely occur due to the second-home nature of these developments. Expansion beyond two lanes of traffic is unlikely. The proposed 80-foot wide right-

of-way is adequate for all anticipated uses. The right-of-way width may be increased at locations with landscaped center-islands. A design speed between 25 miles per hour and 35 miles per hour is proposed. The road geometry will conform to AASHTO's guidelines or other recognized and appropriate standards.

A minimum intersection spacing of 300 feet is met in all locations. Final design of these intersection locations will be subject to approval by the Teton County Engineer.

Local Roads

The Comprehensive Plan designates roads generating between 200 and 500 trips per day as Major Local Roads and requires the following design standards: right of way of 60 feet; design speed of 25 to 30 miles per hour; minimum horizontal radius in accordance to AASHTO standards or other recognized and appropriate standards; minimum intersection separation of 125 feet; minimum travel lane width of 10 feet; paved shoulder width of 0 feet; a bike lane is not required to be striped; no on-street parking allowed; pedestrian and equestrian trail width of 0 feet and surface type of int.

A cross-section illustrating these standards is shown in Roadway Typical Sections Figure (R2), Appendix X**,** as Typical Major Local Road. Roads to be designed in accordance to major local road standards are Coyote Creek Road, Four Pines Road and the emergency vehicle transit and pathway connection at Bowman Road.

All local roads will have a 60 foot right-of-way width except along Bowman Road where the right-of-way may be increased to allow for landscaped center-islands. Local roads having lower traffic volumes will be controlled by stop signs or yield signs at all locations where the local road meets a higher volume road, such as a collector or arterial street.

Village Core Roads

To the north of McCollister Drive, a grid of new streets, sidewalks, and pathways will connect the new Village Core to the existing commercial area as well as the east and west legs of Granite Loop Road. The Teton Village PUD will likely include a new transit terminal as well as passenger vehicle drop-off areas near the ski base area. Roadway dimensions throughout the Village Core will be determined after land uses and traffic projections are more accurately defined. The grid pattern will accommodate all anticipated vehicular and pedestrian traffic. Alternative intersection treatments such as roundabouts may be installed as appropriate.

Pathways and Pedestrian Access

Pathways will provide improved internal circulation options as well as potential connections to regional trail systems on Highway 390, Grand Teton National Park and Bridger Teton National Forest. Approximately 2.3 miles of 10 foot wide separated pathway are proposed throughout the Teton Village South Residential Community and the Village Core. At locations where the pathways terminate at low-volume local roads, the local road becomes a shared-use facility. In addition to pathways, a network of sidewalks and promenades are proposed in the Village Core.

Surrounding Lands

Crystal Springs Road, designated a collector road, can accommodate additional recreational traffic if needed. Crystal Springs Road will have right-of-way at all intersections between McCollister Drive and its southern end. This layout will promote unrestricted traffic flow and could accommodate relatively higher volumes than projected for the residential uses. Landscaped islands will separate the travel lanes at appropriate intervals in order to promote traffic calming and reduce speeds.

Public Transportation

- Create a fare revenue program that will be implemented prior to the issuance of any building permits on the Single-Family Lot, Golf Townhouse or Fish Creek Townhouse. Prior to the time approval is received from the BOCC for the first final plat on any Single-Family Lot, Golf Townhouse or Fish Creek Townhouse in the Teton Village South Residential Community, the applicant shall create a fare revenue program, in cooperation with the START administrator using one of the following methods:

- The applicant adopts the program currently in place at Teton Village PUD, but increases the amount paid per season pass to $50.

- The applicant crafts a new program based on a pay-per-use model that sets fare rates equal to the operating expenses incurred for START service to the Teton Village Resort District. Under this scenario START would receive more than double the amount per ride that it currently receives form TVA and JHMR. A direct employee is defined as a worker who is employed by SRA that works on properties within the Teton Village Expansion PUD. An indirect worker is defined as a worker that is not employed by SRA, but works on properties within the Teton Village Expansion PUD. START would record each instance that a direct or indirect employee rides the bus and would charge SRA for its direct employees' ridership. Ridership of indirect employees would be charged to the homeowners' association responsible for administering the property where the indirect employee worked. The charge per ride would be equal to START's variable cost of service, which has been estimated to be $1.40 by Michael Wackerly[9]. If this option is chosen by START further coordination with START and the Teton County Planning Department will be required to develop a detailed plan that ensures greater capture of employee ridership potential and costs. This plan must cover the costs of ridership anticipated in the applicant's proposal and include periodic review and adjustment of ridership cost to be reimbursed to START based upon START analysis of actual costs to cover likely increases in START costs over time.

XV. CAPITAL IMPROVEMENTS

McCollister Drive and Associated Pathway

Teton County, with grant funding from WYDOT, will construct the new entrance road. Any funds necessary to complete McCollister Drive that are not provided by the WYDOT grant will be contributed on a pro-rata basis by adjoining property owners, TVA and TVISD, based on projected traffic generated at build-out for each segment of McCollister Drive. A separate agreement will be executed among the parties as further details regarding road construction, cost and funding are finalized.

Reclamation of Fish Creek

The completion of the Fish Creek reclamation project will occur no later than two years after final approval is received from the BOCC for the final plat on the first Single-Family Lot, Golf Townhouse or Golf Cabin in the Teton Village South Residential Community.

Transit Center

[9] START memorandum dated September 1, 2004 from Michael Wackerly, START Transit Administrator, to Teton County Planning Department.

The land previously comprising the village maintenance site was originally included with parcel B, C and E as part of this restriction. However, it was removed because this area was removed from the Resort zone by the Board of County Commissioners in their final approval on July 12, 2005.

Transit Stops and Public Education Program

The $40,000 provided toward the construction of two new START transit stop shelters was based on general research related to construction cost. Although the actual cost of a transit stop is highly dependent on design, a cost range of $7,500 to $10,000 for a basic sheltered bus stop seemed to be appropriate. The $20,000 per shelter included in the Resort Master Plan should adequately cover these costs and provide for additional transit stop amenities.

Prior to the time approval is received from the BOCC for the first final plat on any Single-Family Lot, Golf Townhouse or Fish Creek Townhouse in the Teton Village South Residential Community, the applicant shall make the one-time contribution of $50,000 to START – $40,000 used for the construction of the transit stops and $10,000 shall be used for the public education campaign.

Underground Utilities

A draft Utility Plan is shown in Appendix AC.

XVI. PUD RELATIONSHIP TO THE EXISTING SERVICE DISTRICTS AND REVIEW COMMITTEES

The Teton Village Improvement and Service District

- TVISD will provide right-of-way for McCollister Drive within the existing Teton Village PUD and will provide funding, on a pro-rata basis, for the construction of McCollister Drive, based on projected traffic generated at build-out for each segment of McCollister Drive.
- The draft agreement between the applicant and TVISD is included as Appendix AD.

The Teton Village Association Service District

- TVA will provide the same services to those portions of the District Area within its service boundary that it provides to other areas within its service boundary.
- The construction of all of the Teton Village Expansion PUD improvements within the TVA boundary will be the responsibility of the applicant, except as described below. TVA will not assume responsibility for these improvements until they have been constructed to its requirements, except as described below.
- Fish Creek Park will be improved and transferred to TVA in a fully improved condition. Thereafter, TVA will have permanent responsibility for maintenance, repair, and operations of and liability for Fish Creek Park.
- TVA will construct, operate and maintain the Transit Center.
- TVA is responsible for constructing Après Vous West Road and Tram Line Road. Pathways associated with these roads will be built at the same time as the corresponding roads. TVA will be responsible for the maintenance of all Village Core roads and associated pathways.
- The applicant will improve the Village Green and will thereafter grant TVA an easement for the use, operation and maintenance of the Village Green. Upon receiving the easement for the Village

Green, TVA will be solely responsible for the maintenance, operation and security of the Village Green and shall keep it in good order and condition.

- The applicant will grant TVA an easement for the use, improvement, operational maintenance of the Visitor Center no later than three years after approval is received from the BOCC for the first final plat for any office, retail or free-market housing on all parcels in the Village Core, excluding Parcel I[10]. The timing of the construction of the Visitor Center is at the discretion of TVA.
- Within the Village Core, commercial activity in the area between curb lines shall be controlled by TVA and activity in the area from the building line to the curb line shall be controlled by the owner of the lot.
- TVA will provide right-of-way for McCollister Drive within the existing Teton Village PUD and will provide funding, on a pro-rata basis, for the construction of McCollister Drive, based on projected traffic generated at build-out for each segment of McCollister Drive.
- The draft agreement between the applicant and TVA is included as Appendix AD.

The Teton Village Water and Sewer District

- TVWSD has previously made an allotment of capacity for the Teton Village Expansion PUD. The allotted capacity is more than sufficient for all proposed development with the District Area.
- The agreement between the applicant and TVWSD is included in the Documents of Record.

The Fire District

- The draft agreement between the Fire District and the applicant is included as Appendix AD.

XIX. HOUSING MITIGATION PLAN

Affordable and Employee Housing Standards for PUD District for Planned Resort

Commercial Employee Requirement

The employee requirement set by the LDRs is not intended to be the same as the number of employees generated by the development because not all employee generated by the development need employee housing. A portion of employees have existing housing (e.g. high school students living at home, year-round residents), a portion of employees earn a salary high enough to afford free-market housing, and a portion of employees work in the off-season filling in empty housing.

Condominiums

Since the 1998 Teton Village Master Plan was approved, all condominium units at Teton Village PUD have been considered nonresidential development and have generated an employee housing requirement.

Townhouse and Cabin Units

There is no precedent for employee or affordable housing requirements for townhouses or cabins at the Teton Village PUD. The approval of the Granite Ridge PUD pre-dated the affordable housing requirements. None of the 48 townhouses in the Teton Village South Residential Community are available for short-term rental and thus generate an affordable housing requirement. It is assumed that the 94 units available for short-term rental in the Village Core will likely be condominiums meaning

[10] Institutional space such as visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing".

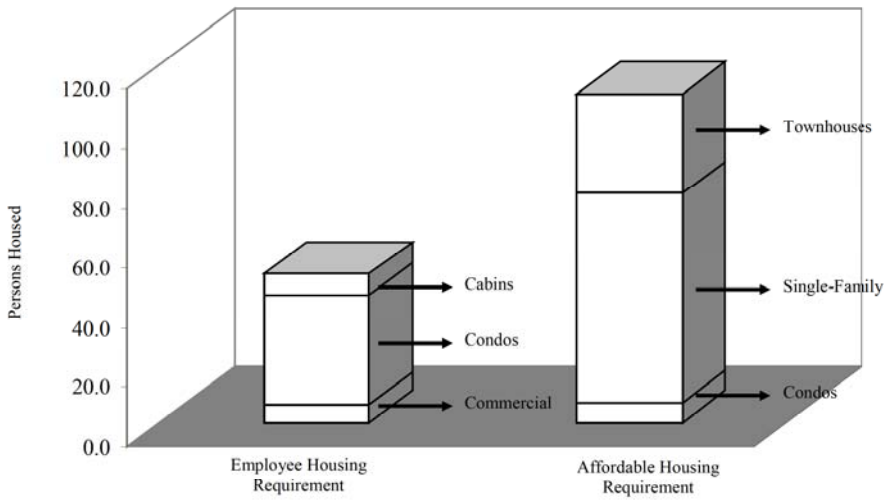
that 13 condominiums and the seven townhouses in the Village Core will not be available for short-term rental. Thus, these townhouses in the Village Core also generate affordable housing requirement. The 18 cabins in the Teton Village South Residential Community are available for short-term rental and generate an employee housing requirement.

The County's "Analysis of Number of Bedrooms by Floor Area for Primary Residence (SFD) Building Permit Data Years 1995-2003" does not apply to townhouses.

Total Affordable and Employee Housing Requirement

If current rental data is used to determine which portion of the single-family, townhouse, cabin and condominium units are primarily used as short-term commercial rentals and which portion of these units are primarily used as residences a requirement of 154 persons housed (76 persons housed in affordable housing and 78 persons housed in employee housing) is generated. If projected rental percentages are used to determine which portion of the single-family, townhouse, cabin and condominium units are primarily used as short-term commercial rentals and which portion of these units are primarily used as residences a requirement of 161 persons housed (91 persons housed in affordable housing and 70 persons housed in employee housing) is generated. These calculations are shown in Appendix AY.

EXHIBIT XIX-6: AFFORDABLE AND EMPLOYEE HOUSING REQUIREMENT



Customized Affordable Housing Plan

Categories of Affordable Housing

All Category IV and V affordable housing units originally referenced in the Housing Mitigation Plan have been modified to Employment Based units.

For example, a married couple consisting of two teachers would most likely not be able to qualify for a Category I, II or III affordable home. According to the Teton County School District a pair of teachers where one either has a master's degree or a high number of continuing education hours would make a combined total of more than $69,000; $69,000 is the income limit for a couple seeking a Category III home.

Employment Based units would be priced well below the market. Employment Based units not only provide affordable housing but expand the group of persons in the community eligible for such housing.

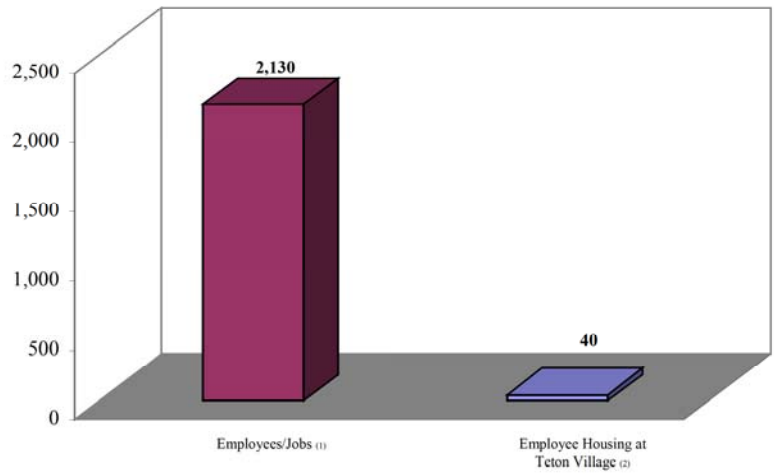
EXHIBIT XIX-7: FREE MARKET COMPARISON

			Closing Price (Sep03 – Sep04)	
	Employment Based Category IV	**Employment Based Category V**	Mean	Median
3-Bedroom	**$252,500**	**$295,000**	$760,193	$900,000

Employee Housing Provided

There currently exists an overwhelming and critical need for employee housing at the Teton Village PUD. As seen in Exhibit XIX-10 below, there is a significant discrepancy between the number of employees/jobs at Teton Village and the available employee housing opportunities.

EXHIBIT XIX-10: EMPLOYEES AND EMPLOYEE HOUSING OPPORTUNITIES AT TETON VILLAGE



Footnotes:

(1) Data from Sue Bybee, Executive Director of the Teton Village Association. Estimate does not include real estate agents or music festival employees. Estimate measures the individual jobs, not the number of persons.

(2) Estimate from the Teton County Housing Authority.

Consistency with Comprehensive Plan

In addition to meeting the requirements of the LDRs, the Housing Mitigation Plan is grounded in the principles of the Comprehensive Plan. While Chapter 5 of the Comprehensive Plan includes affordable housing goals and objectives for Teton County, it also explicitly outlines implementation strategies for affordable housing. In describing its implementation strategy, Chapter 5 defines affordable housing, describes affordable housing products and list appropriate locations for various affordable products. The Comprehensive Plan states that "affordable housing is a broad term" and divides the category into three product types: *Primarily Rental*, *Rental or Purchase* and *Primarily Purchase*.

- *Primarily Rental* includes such units as dormitories, single room occupancy units, efficiency apartments, one-bedroom apartments and accessory units.

- *Rental or Purchase* includes such units as two and three bedroom apartments, duplexes, triplexes, fourplexes, stacked flats, townhouses, and mobile homes.
- *Primarily Purchase* includes such units as single-family detached homes, townhouses and condominiums.

Chapter 5 states that "identifying suitable locations for affordable housing is an important planning strategy" and contains an assessment of affordable housing potential by location. This assessment list the Resort location as an appropriate place for *Primarily Rental* and *Rental or Purchase*. The assessment stated that "some on-site employee housing should be required" and that *Rental or Purchase* units are appropriate "subject to character considerations and commercial services." However, the Resort area is not deemed an appropriate location for *Primarily Purchase* units.

In line with the Comprehensive Plan, the Housing Mitigation Plan provides a variety of affordable housing products including *Primarily Rental*, *Rental or Purchase* and *Primarily Purchase*. The applicant houses 151.25 persons in rental units within the *Primarily Rental* or *Rental or Purchase* housing types. The applicant also houses a minimum of 220.5 people in *Primarily Purchase* type of units. Although the Comprehensive Plan does not identify the Resort area as an ideal location for *Primarily Purchase* affordable units, the applicant, planners and members of the public felt that providing purchase-type affordable housing units was important in creating a well-rounded community at the Teton Village Resort District.

Construction of Affordable Units

Tabular Summary of Affordable and Employee Units

Affordable Housing:

A tabular summary of the number of affordable units, the number of bedrooms, size of units, and the maximum sales price for each unit is shown in Exhibit XIX-15 below.

EXHIBIT XIX-15: AFFORDABLE HOUSING TABULAR SUMMARY

	No. of Units	Minimum SQF	Sales Price (1)	Persons Housed	
1 BR (Affordable Category I)	16	600	$100,000	28.00	
4 BR (Affordable Category I)	1	1,150	$149,500	3.75	
2 BR (Affordable Category II)	4	850	$151,000	9.00	
3 BR (Affordable Category II)	1	1,200	$151,000	3.00	
4 BR (Affordable Category II)	5	1,150	$195,000	18.75	
2 BR (Affordable Category III)	8	950	$186,000	18.00	
3 BR (Affordable Category III)	4	1,200	$212,000	12.00	
3 BR (AffordableEmployment Based IV)	6	1,200	$252,500	18.00	
3 BR (Affordable Employment Based V)	5	1,200	$295,000	15.00	
Land Donated to SJMC	16	*NM*	*NM*	35.50	
Land Donated to 501 (c)(3)	16	*NM*	*NM*	28.00	(2)
Land Donated or Additional Units	18	*NM*	*NM*	31.50	(2)
Total Persons Housed				220.50	
Total Number of Units				100	

Footnotes:

(1) Subsequent adjustments to these prices can, at the request of the applicant, be made by the TCHA at the time of unit sales following changes in the median family income.

(2) Shows the minimum number of persons to be housed.

It is important to note that the prices listed in Exhibit XIXI-15 are maximum sales prices of the affordable units in 2004 dollars. The applicant will consult with the Teton County Housing Authority to garner advice in appropriately pricing the units at the time of their sale. With input from this organization the applicant will be able to accurately price the units, ensuring that the prices are relevant and attractive to potential affordable homebuyers.

Changing the Number of Free-Market Units Available for Short-Term Rental

Although the Resort Master Plan was amended to change the number of units available for short-term rental, there is no change to the Housing Mitigation Plan. As such, the number of persons required to be housed in affordable and in employee housing remains unchanged: a minimum of 220.5 people in affordable housing units and a minimum of 151.25 people in employee housing units.

XX. ST. JOHN'S MEDICAL CENTER HOUSING

St. John's Medical Center is important to the social welfare of Jackson Hole and has a critical need for affordable housing. St. John's Medical Center continually wrestles with high employee turnover and long-term employee stability within the organization. These problems originate from the lack of affordable housing opportunities for its employees. In addition, St. John's Medical Center has repeatedly stated that housing opportunities for its employees in the Valley – anywhere in the Valley – is essential to maintaining a secure and reliable commute for its employees. During the winter, the Pass and long drives from outside of the Valley can prove prohibitive for employees making it to the

hospital on time or at all. In times of emergency an in-the-Valley commute is essential to providing good medical services to the community.

XXI. Off Site Impacts

Economic Analysis on the Impact of the Teton Village Expansion PUD

An analysis completed by BBC Research & Consulting, Appendix AK, characterizes and quantifies how the Teton Village Expansion PUD, as well as the new population and workforce it generates, will affect County revenues and service expenditures. The economic analysis concluded that the proposed development generates a surplus of County revenues over associated County service delivery costs. At project build-out, the County will receive an estimated $681,000 per year in new revenues offsetting approximately $287,000 per year in increased public service costs. As such, the County's general fund will garner a net benefit of approximately $394,000 annually. In addition, the County will receive an estimated $310,000 annually for capital improvements or discretionary spending from the two one-penny local optional taxes. These funds are all net new revenues to the community.

Analysis of the Impact to the Town of Jackson

An analysis completed by BBC Research & Consulting, Appendix AP, analyzes the potential impact of the Teton Village Expansion PUD on the Town of Jackson. The analysis illustrated that across the West, the introduction of a new resort concentration into an existing market has broadened, not balkanized, the overall regional market. The creation of multiple commercial centers in a single resort has meant an expansion of market opportunities for both areas, not a mass migration from the older resort. The analysis also concluded that the relatively modest scale of the Teton Village Expansion PUD lessens its potential impact on the Town of Jackson. The analysis found that even at build out, the retail center proposed at Teton Village Resort District represents less than six percent of the Town of Jackson's more diverse and multifunctional retail base and the 280 market units are about 2.5% of Teton County's 12,000 existing housing units. The analysis also illustrated the fact that the Town of Jackson is further protected by Wyoming's sales tax redistribution practices that distribute tax receipts to communities based on population and not point of sale – a process that ensures that tax revenues match service needs. The analysis concludes that the Town of Jackson's competition is not the Teton Village Resort District, but a dozen other Western towns that are pursuing public and private partnerships, developing new parking and transit systems, supporting public marketing commitments, increasing downtown densities and making targeted investments to create more diverse, appealing and functional communities.

XXII. Process And Phasing Plan

Process Plan

The application, of which this Resort Master Plan is a part, is the first step of the development plan for the Teton Village Expansion PUD. The purpose of the application is to rezone the land around the existing Teton Village PUD. The final purpose of Resort Master Plan is to define the pattern and intensity of development, the allowed uses, the character, the benefits and impacts to the Teton Village Resort District area.

Phasing Plan

<u>Phasing Outline</u>

One example of how these capital improvement and infrastructure items are logically structured to assure a functioning village but provide flexibility is the construction of Crystal Springs Road (north of intersection with Teton Village Entry Road). Crystal Springs Road (north of intersection with Teton Village Entry Road) is built as soon as free-market units, affordable units, employee units, commercial space or institutional space lying adjacent to this road are built. This trigger provides flexibility; however, the road and pathway system in place before the construction of this road still ensures a well functioning transit plan. Even before the construction of Crystal Springs Road (north of intersection with Teton Village Entry Road) there is good connectivity throughout the village from previously constructed Après Vous Road, McCollister Drive and Crystal Springs Road. The Traffic Plan (4a), Appendix W**,** shows the location of the roads mentioned above.

The phasing plan is outlined below. Lot numbers and letters refer to the Floor Use Diagrams (5a – 5d), Appendix Q.

Phase I

Resort Element	Relationship to a Complete Village
Après Vous East Road	• Provide access into the Teton Village Resort District. • Create a primary entrance to the Village Core. • Create a portion of a three-entry road system that gives motorized and non-motorized traffic several options for accessing and exiting different areas in the Teton Village Resort District.
Après Vous West Road	• Provide access into the Teton Village Resort District. • Create a primary entrance to the Village Core. • Create a portion of a three-entry road system that gives motorized and non-motorized traffic several options for accessing and exiting different areas in the Teton Village Resort District.
Crystal Springs Road (south of intersection with Teton Village Entry Road), Four Pines Road, Jensen Canyon Road, and Coyote Creek Road	• Provides essential transportation within the residential portion south of McCollister Drive.
New McCollister Drive	• Provide access into the Teton Village Resort District. • Create a primary entrance to the residential development south of McCollister. • Create a portion of a three-entry road system that gives motorized and non-motorized traffic several options for accessing and exiting different areas in the Teton Village Resort District.
Reclamation of Fish Creek	• Increase wildlife value. • Provide a public amenity. • Improve scenic vista.
Storm Water Runoff Facilities	• Provide a public amenity.
Temporary road from McCollister to old entrance.	• Provide temporary access from the original entrance road to the gas station, convenience store and McCollister Drive.

	• Provide connectivity between the Village Core and residential development south of McCollister early in the development.
Transfer of Replacement Transit Space	• Encourage public transportation. • Provide opportunities for better transit.
Transfer of Visitor Center Land	• Provide an amenity to the County and the Teton Village Resort District.
Transfer Sheriff's Sub-Station Land	• Provide an amenity and public service to Teton County and the Teton Village Resort District.
Transfer Fire House Site	• Provide an amenity and public service to Teton County and the Teton Village Resort District.

Phase II

Resort Element	Relationship to a Complete Village
New Bowman Road and Reclaim old Bowman Road	• Provides essential transportation within the residential portion south of McCollister Drive.
McCollister Connector between the south-western most Condominiums	• Provide essential transportation within the Village Core.
Saratoga North Road	• Provide essential transportation within the Village Core.

Phase III

Resort Element	Relationship to a Complete Village
Fish Creek Park	• Provides public amenity. • Improves aesthetics of the Teton Village Resort District.
New Post Office	• Provide an amenity to residents.
Permanent Crystal Springs Road	• Provide connectivity between the Village Core and residential development south of McCollister early in the development.
Crystal Springs Road (north of intersection with Teton Village Entry Road)	• Provide essential transportation within the Village Core.
Sheriff's Substation	• Provide an amenity to the County and the Teton Village Resort District.
Visitor Center	• Provide an amenity to visitors.

Fire House	• Provide an amenity to the County and the Teton Village Resort District.

Phase IV

Resort Element	Relationship to a Complete Village
Saratoga South Road	• Provide essential transportation within the Village Core.
Tram Line Road	• Provide access to and from the Transit Center for transit vehicles. • Create a portion of a three-entry road system that gives motorized and non-motorized traffic several options for accessing and exiting different areas in the Teton Village Resort District.
Transit Center	• Encourage public transportation. • Provide opportunities for better transit.

Phase V

Resort Element	Relationship to a Complete Village
Village Green	• Provides public amenity. • Improves aesthetics of the Teton Village Resort District.

In addition, the phasing plan ensures that the majority of capital improvements and community benefits are guaranteed to be developed independent of the pace of free-market or commercial development within the Village Core. The list below outlines those community benefits.

- Après Vous Road. Completed no later than four years after approval is received from the BOCC for the first final plat for any office, retail or free-market housing on all parcels in the Village Core, excluding Parcel I[11].
- First Employee Housing Group. Started eighteen months after the date final approval of a final plat of the Single-Family Lots in the Teton Village South Residential Community is received from the BOCC.
- First Affordable Housing Group. Started no later than three years after receiving final approval of a final plat of the Single-Family Lots in the Teton Village South Residential Community from the BOCC.
- Transit Center. Construction timing determined by Michael Wackerly of START in consultation with Jeff Ream of Felsburg Holt & Ullevig.
- Transfer of Visitor Center Land. Transfer of land no later than three years after approval is received from the BOCC for the first final plat for any commercial or free-market residential development on all parcels in the Village Core, excluding Parcel I[12].

[11] Institutional space such as visitor center, sheriff's substation, post office, non-profit office space and other such uses and Resort Support space are not considered "office, retail or free market housing".
[12] IBID

- Transfer Sheriff's Sub-Station Land. Transfer of land no later than three years after approval is received from the BOCC for the first final plat for any commercial or free-market residential development on all parcels in the Village Core, excluding Parcel I[13].

Phasing Illustration

Renderings illustrating the above phasing plan are shown in the Phase Overlays (P1a – P6), Appendix AL. There are a number of build-out alternatives and the phasing diagrams illustrate one such phasing alternative. It is important to note that the Teton Village South Residential Community is not included in the phasing diagrams. All roads, utilities, pathways and amenities (except those associated with the Single-Family Lots along Bowman Road and the Fish Creek Townhouses) will be completed in the first phase and no later than two years after receipt from the BOCC of approval of the final plat on any Single-Family Lot, Golf Townhouse or Golf Cabin. New Bowman Road and associated pathways and utilities will be built no later than two years after final plat on Fish Creek Townhouses or Single-Family Lots accessing New Bowman Road.

[13] IBID

AN ALTERNATIVE METHOD FOR ENTITLING 1,517 ACRES: 471 FREE-MARKET UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE

Overview: Affordable Housing PUD and a Rural Planned Residential Development

Outlined below is a side-by-side comparison of the Resort Master Plan and an alternative of what could be developed under the existing County LDRs. As shown in the table below, this alternative consists of an Affordable Housing PUD and a Planned Residential Development. This analysis outlines the development potential for these two separate developments and demonstrates that utilizing this alternative achieves the same outcome with less affordable and employee units and without the density reduction benefits derived from the Resort Master Plan. Specifically, the Resort Master Plan contains 132 fewer market units than what could be developed under the existing County LDRs on the same acreage.

DEVELOPMENT COMPARISON

		Alternative		
	Resort Master Plan	PUD District for Affordable Housing	Residential PRD	**Total**
Total Land in Application (acres)	**1,517**	44	1,473	**1,517**
Market Units	**280**	150	321	**471**
Potential Market Units Reserved on Giltner, Cheney and Mangum	**59**	0	0	**0**
Total Market Units	**339**	150	321	**471**
Market Units in Excess of SRA Plan				**132**
Commercial Space	**10,000**	10,000	0	**10,000**
Total Affordable/Employee Units	**235** (1)	151	57	**208**

Footnotes

(1) Includes 10 affordable units associated with the potential units on Giltner, Cheney and Mangum.

Affordable Housing PUD

The purpose of the Planned Unit Development District for Affordable Housing is to address a critical need for affordable housing in the community[1]. The Affordable Housing PUD permits relief from the strict application of the standards of traditional zoning districts in order to allow flexibility in the development of affordable housing. Teton Village is an ideal location for affordable housing and a logical location for an Affordable Housing PUD. In fact, the Teton County Land Development Regulations explicitly state that Teton Village is as a suitable place for a mix-used village and affordable housing. The Affordable Housing PUD described below conforms to the objectives, location requirements and development standards of such a district as outlined in the LDRs.

The Affordable Housing PUD would consist of 44 acres and contains 151 below-market sales/rental units, 150 market-rate units and 10,000 square feet of commercial space[2]. The Affordable Housing PUD encompasses all the proposed resort land north of the realigned McCollister Drive.

The design and layout would be similar to that of the Village Core of the Teton Village Expansion PUD. As such, the site plan utilizes design principles known to manage the impacts of higher density development. The site plan provides a high degree of connectivity within the development, integrates affordable housing throughout the development with other land uses, provides parks and civic spaces and creates a pathway

[1] In section 2170, Planned Unit Development District for Affordable Housing, affordable housing refers to "below-market ownership and rental housing." In other words, affordable housing refers to both affordable housing and employee housing. For purposes of this analysis affordable housing shall also refer to both affordable and employee housing.

[2] Commercial uses are allowed in an Affordable PUD.

network. Street sections that enhance the pedestrian experience and appropriate building relationships would also be part of the site plan.

The theoretical Affordable Housing PUD would meet the objectives required of such a development:

- Provide for density increases that contribute directly to solving the affordable housing shortage.
- Provide restricted, below-market ownership and rental housing that is mixed with market housing.
- Provide a neighborhood development design that incorporates integration, diversity, connectivity, amenities, preservation of land values and coordinated services.
- Provide a design that minimizes vehicular trip making and promotes internal trip capture within the neighborhood, and increases use of transit service and other alternative forms of travel.
- Provide adequate public facilities.
- Avoids a location in which environmentally sensitive lands and critical wildlife habitat and corridors would be difficult to protect.

In addition, the Affordable Housing PUD would be located in a place that is in accordance with all of the required criteria for such a development. The development includes accessibility to wastewater treatment capacity, water system capacity, road capacity, transit provisions, pathways connections and is not located in the NRO.

Furthermore, the PUD for Affordable Housing would comply with all off the required development standards. First, a minimum of fifty percent of the housing units would be restricted as affordable housing. Second, the affordable housing units would be distributed equally across below-market sales/rent categories. Third, the design and construction of each type of affordable unit would comply with the standards set forth by the Teton County Housing Authority. Finally, an appropriate implementation strategy would be established.

It is apparent this Affordable Housing PUD would meet all of the requirements of such a development and would be an ideal location to meet the critical needs for affordable housing in the Valley. Since the Affordable Housing PUD is privately financed, the benefits to the community of such extensive affordable housing at Teton Village clearly outweigh the costs associated with the density of the PUD in terms of its impacts to public facilities and to the community.

Affordable and Employee Housing Requirement

With 150 free-market units, only 150 below market rate units are required to qualify for a Planned Unit Development District for Affordable Housing. However, because there is commercial space included in the development, additional below market rate housing for one person is required. This calculation is shown in the table below.

EMPLOYEE HOUSING REQUIREMENT

	Square Feet	Multiplier (1)	Employee Requirement
Retail	10,000	0.05	0.5
Employee Housing Requirement (Persons)			**0.5**

Footnotes:

(1) Based on the LDRs; represent employee requirement per 1,000 square feet.

The Affordable Housing PUD contains 151 below market rate units (one more unit than required), and as such, can accommodate the one person in below market rate housing.

Rural Planned Residential Development

The residential PRD would consist of 1,473 acres and contain 321 market units and 57 affordable housing units. The residential PRD would have a base site area of 1,473 acres and contain 378 total units through the 9-per-35 density bonus. Approximately 15% or 57 of these units would be required to be affordable housing units. This affordable housing requirement will be met within the Village Core, which is adjacent to the PRD, or if the County prefers on the base site area. The remaining 85% or 321 of the units would be market units. The base site area and density calculations for the PRD are shown in the tables below.

PRD BASE SITE AREA

Residential Land South of McCollister	164
Cheney, Borgman Meadow and Mangum Tracts	291
Giltner Ranch	1,018
Total Acres	**1,473**

PRD DENSITY CALCULATION

Base Site Area (acres)	1,473
Rural Zone Multiplier	0.257
Units Allowed in PRD	378
Affordable Units in PRD (15% of PRD)	57
Market Units Allowed in PRD (85% of PRD)	321
Total Units Allowed in PRD	378

Open Space

An open space comparison between the Resort Master Plan and the development alternative is shown in the tables below.

RESORT MASTER PLAN

Parks	2
Conservation Easement Restricting Density (1)	1,180
Open Space	**1,182**

ALTERNATIVE

Residential Land South of McCollister	164
Cheney, Borgman Meadow and Mangum Tracts	291
Giltner Ranch	1,018
Base Site Area	1,473
Base Site Area	1,473
Required Open Space Percentage	85%
Open Space	**1,252**

Footnotes:

(1) The conservation easement restricting density limits 1,309 acres – the Giltner Ranch, Cheney Tract , Borgman Meadow Tract and East Mangum Tract – to no more than 59 home sites. (This number is simply a maximum since the units do not vest and remain subject to the County's Land Use Regulations.) No home sites are allowed on the Borgman Meadow, 42 acres. The conservation easement further restricts the 1,309 acres so that at least 90% or 1,180 acres is open space.

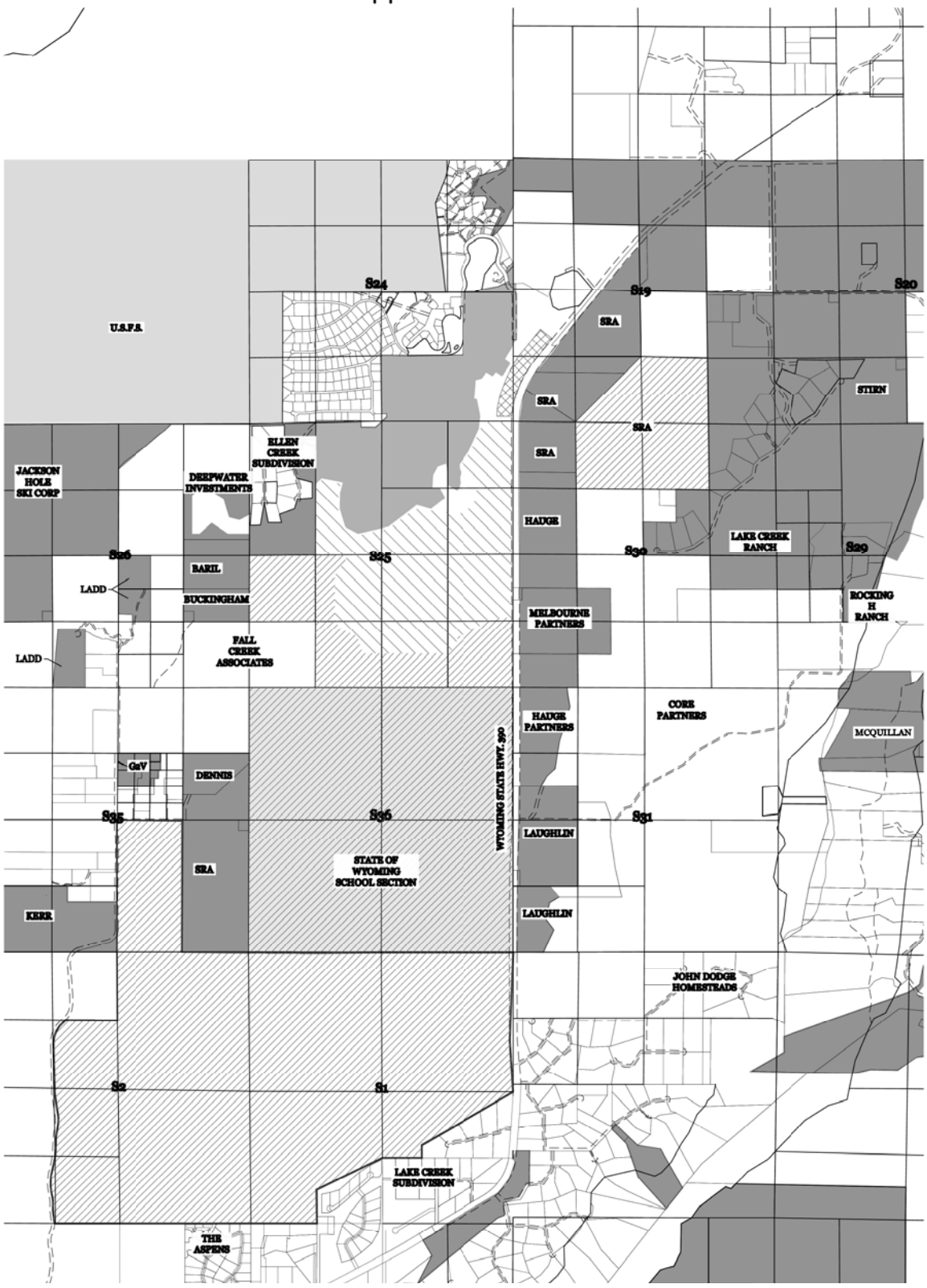
Density

The overall market unit density reduction of the Resort Master Plan as compared to the alternative is shown in the table below.

DENSITY CALCULATION AND DENSITY REDUCTION

Market Units Allowed in PRD	321
Market Units Allowed in Affordable PUD	150
Toal Market Units Allowed	471
Total Market Units Allowed	471
Minus: Market Units in Resort Master Plan	(280)
Minus: Market Units Reserved on Giltner, Cheney and Mangum	(59)
Density Reduction	**132**

With a Base Site Area of 1,473 acres, SRA could develop 321 market units in a PRD. In addition, SRA could develop 150 market units in an Affordable PUD, for a total of 471 market units. In contrast, the Resort Master Plan is composed of 280 market units and 59 market units reserved on the Giltner Ranch, Cheney Tract or Mangum Tract for a total of 339 market units. As such, the Resort Master Plan reduces market density by 132 units as compared to what could be developed in the existing County LDRs on the same acreage.



CONSERVATION EASEMENTS NOT ASSOCIATED WITH SUBJECT RESORT MASTER PLAN

CONSERVATION EASEMENT 673P937-1054 PER AGREEMENT RELATED TO SUBJECT RESORT MASTER PLAN (628P159-166)

"FOREGROUND" CONSERVATION EASEMENT 673P1055-1083 PER AGREEMENT RELATED TO SUBJECT RESORT MASTER PLAN (628P159-166)

SHOOTING STAR GOLF/ NORDIC CUP CONSERVATION EASEMENT 673P1084-1107

TETON VILLAGE RESORT ZONE EXPANSION (AREA TWO PUD OF THE TETON VILLAGE PUD DISTRICT FOR PLANNED RESORT) PER AMENDMENTS APPROVED JULY 7, 2009

STATE OF WYOMING SCHOOL SECTION

U.S.F.S.

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TETON VILLAGE EXPANSION PUD RESORT MASTER PLAN

APPENDIX F
COMMUNITY & CORRIDOR PROTECTION PLAN

0 1000 2000 3000 4000

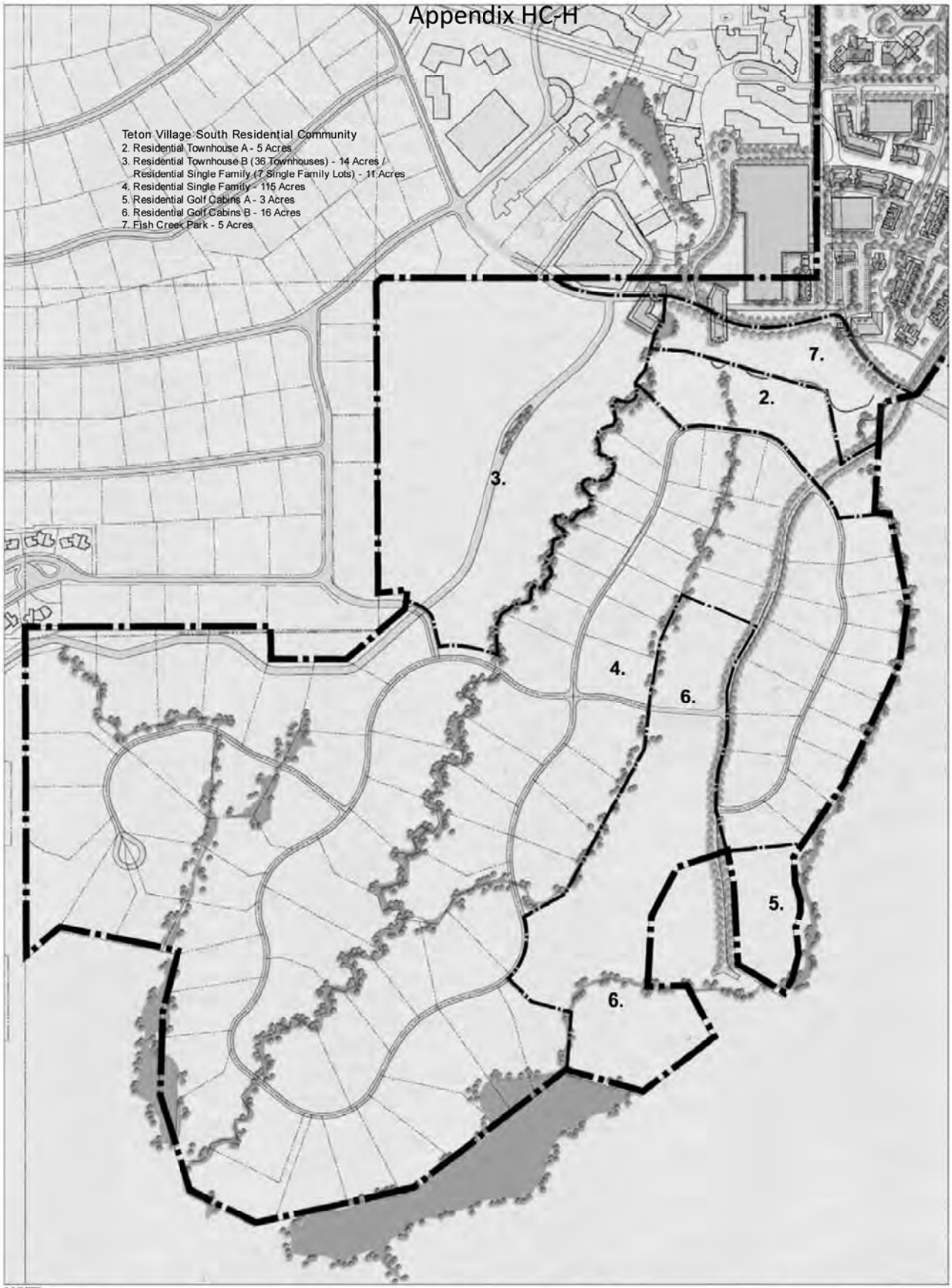
Scale In Feet

Prepared by Rendezvous Engineering, P.C., Jackson Wyoming, 307 733 5852
Revised by Jorgensen Associates, P.C., Jackson Wyoming, 307 733 5150 November 6, 2009

NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

6c	Conceptual Plan Teton Village Expansion PUD **Village Core Rendering** Revised March 27, 2012	RESORT MASTER PLAN APPENDIX G Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 125 250 500



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

6b	Conceptual Plan Teton Village Expansion PUD **Teton Village South Residential Community Rendering** Revised March 27, 2012	RESORT MASTER PLAN APPENDIX H Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600

Appendix HC-I

The following two easements, the Conservation Easement Restricting Density and the Conservation Easement Establishing a Building Setback ("Foreground Easement"), are in draft form. These drafts include all of the terms and conditions offered by the applicant. Additional details concerning the terms and conditions of these easements are still being discussed between SRA, Teton County, and entities capable of holding, monitoring, and enforcing conservation easements. In particular, Conditions of Approval numbers 2, 11, 12, 13, 59, and 66 relate to the Conservation Easement Restricting Density.

These two easements shall be placed in final form prior to Development Plan review of any project within the Teton Village Expansion PUD. The final versions of both the Conservation Easement Restricting Density and the Conservation Easement Establishing a Building Setback require review and approval from the Board of County Commission prior to acceptance and filing. As such, the two easements must be approved by the BOCC prior to filing of the first final plat within the Teton Village Expansion PUD.

Conservation Easement Establishing a Building Setback

This CONSERVATION EASEMENT ESTABLISHING A BUILDING SETBACK (this "Instrument") made and entered into effective the _____ day of _____, 2006, by and between Snake River Associates, a Wyoming limited partnership, whose mailing address is 5700 Snake River Ranch Rd., Wilson, WY 83014, ("Grantor"), and the Teton County Scenic Preserve Trust, whose mailing address is c/o Sherry Daigle, Teton County Clerk, P.O. Box 1727, Jackson, Wyoming, 83001(the "Trust").

WITNESSETH:

WHEREAS, Grantor owns certain lands located in Teton County, Wyoming consisting of thirteen (13) acres more or less (referred to herein as the "Property"), more particularly described in Exhibit A attached hereto and by this reference made a part hereof;

WHEREAS, the Property is comprised of a 300-foot wide tract described in Exhibit A, which is immediately adjacent to and west of the right-of-way of State Highway 390 and is east of Teton Village; and

WHEREAS, the Property is currently in agriculture use and in miscellaneous uses in support of the resort and community of Teton Village; and

WHEREAS, the Property forms the scenic foreground on the west side of Highway 390 between the highway and Teton Village and is on either side of the entrance to the new county road entering Teton Village; and

DRAFT

WHEREAS, it is the objective of Teton County to protect the scenic approach to Teton Village by not having buildings close to Highway 390; and

WHEREAS, Grantor desires to address and further the above-stated objective of Teton County by guaranteeing that no buildings will be built within 300 feet of Highway 390 in the immediate foreground to Teton Village; and

WHEREAS, it is the objective of Teton County to allow appropriate uses for the resort and community of Teton Village on lands immediately adjacent to Teton Village; and

WHEREAS, Grantor desires to address and further the above-stated objective of Teton County by retaining all other possible uses of the Property so as not to otherwise limit uses that may be appropriate from time to time; and

WHEREAS, the Trust is an organization as described in Section 501 (c) of the Internal Revenue Code of 1986, as amended (the "Code") and is a publicly supported organization as described in Section 170 (b) (1) (A) of the Code part of whose purpose is to further the goals and objectives of the Teton County Comprehensive Plan; and

WHEREAS, the Trust has agreed to receive certain interests in the Property upon the condition and understanding that the intentions of Grantor regarding the future use of the Property as expressed in this Instrument shall forever be honored and defended; and

WHEREAS, the Board of Directors of the Trust has duly adopted a resolution approving the Trust's execution of this Instrument;

DRAFT

NOW, THEREFORE, with the intention of making an irrevocable transfer in perpetuity and in consideration of the Trust's execution and acceptance of this Instrument and the Trust's agreement thereby to abide by the terms and conditions hereof:

Grantor grants and conveys to the Trust a conservation easement, as hereinafter defined, (the "Easement"), over and across all the Property (described in Exhibit A) to limit the physical development potential of the Property in perpetuity, which Easement shall benefit and be enforceable by the Trust and its successors forever, and shall bind Grantor and Grantor's successors in ownership and/or use of the Property forever. Grantor warrants to the Trust that the Easement shall be perpetual and shall not at any time be subject to any senior mortgage, lien, or other encumbrance other than restrictive covenants, road and utility easements, and other similar encumbrances of sight or record existing at the time this Instrument is signed.

1. The restriction of the Easement is limited to the following:

No buildings shall be built, placed or situated on the Property, a building being defined as a structure at least six feet high measured from finished grade and having a roof and at least two walls.

2. Enforcement of Easement.

2.1. Any violation of the Easement shall be subject to termination through injunctive proceedings with the imposition of temporary restraining orders, or through any other legal means, it being recognized that monetary damages and/or other non-injunctive

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relief would not adequately remedy the violation of the covenants and restrictions of the Easement. In addition, the Trust shall have the right to enforce the restoration of the portions of the Property affected by activities in violation of the Easement to the condition which existed at the time of the signing of this Instrument. In all such cases, the cost of enforcement of this Instrument and/or restoration of the Property, including reasonable attorneys' fees, whether or not judicial proceedings are initiated, shall be borne by Grantor, except to the extent Grantor is the prevailing party in which case the Trust shall to that extent not be entitled to reimbursement for its costs.

2.2. Failure by the Trust to exercise its rights under this Instrument in the event of any breach by Grantor shall not be deemed or construed to be a waiver of the Trust's rights hereunder as to that breach or any subsequent breach.

3. Payment of Costs, Taxes or Assessments. Grantor shall bear all costs of operation, upkeep and maintenance of the Property, and Grantor does hereby indemnify the Trust therefrom. In addition, Grantor shall pay all real estate taxes or assessments levied by competent authorities upon the Property, and the Trust shall have no obligation or responsibility for the payment of taxes or assessments levied upon any of the Property. All obligations of Grantor under this Instrument shall be jointly and severally binding on Grantor and Grantor's successors and assigns.

4. Extinguishment of the Easement. The Trust shall not voluntarily or willingly allow the extinguishment of any of the restrictions of this Instrument, and if any or all of the restrictions of the Easement are nevertheless extinguished by a judicial or other governmental proceeding, any and all compensation received by the Trust as a result of the

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extinguishment shall be used by the Trust in a manner consistent with the purposes of the Trust.

5. Easement Granted in Perpetuity. The Easement shall be a burden upon and shall run with the Property in perpetuity and shall bind Grantor and Grantor's successors in ownership and/or use of the Property forever.

6. Waiver of Homestead Exemption. Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, insofar as any of such rights affects the conveyance set forth herein.

7. Miscellaneous.

7.1. If any provisions of this Instrument or the application thereof to any person or circumstance is found to be invalid, the remainder of this Instrument and the application of such provisions to persons or circumstances other than those as to which the provisions or application is found to be invalid shall not be affected.

7.2. This Instrument shall be recorded in the office of the County Clerk of Teton County, Wyoming.

7.3. Reference to the Easement shall be made in a separate paragraph of any subsequent deed or other legal instrument by which any interest in the Property is conveyed, and said reference shall include the recording data of this Instrument. Failure to comply with this requirement shall not adversely affect the Trust's rights under this Instrument in any way.

7.4. This Instrument creates no right in the general public to physical access to or on any portion of the Property.

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8. Construction. The provisions of this Instrument shall be construed according to the laws of the State of Wyoming.

IN WITNESS WHEREOF, Grantor has executed this Instrument effective the day and year first above written.

GRANTOR:

Snake River Associates,
a Wyoming Limited Partnership

By:_____
William B. Resor
General and Managing Partner

TRUST:

By:_____
Name:_____
Title

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CONSERVATION EASEMENT RESTRICTING DENSITY

This CONSERVATION EASEMENT RESTRICTING DENSITY (this "Instrument") made and entered into effective the _____ day of _____, 2006, by and between Snake River Associates, a Wyoming limited partnership, whose mailing address is 5700 Snake River Ranch Rd., Wilson, WY 83014, ("Grantor"), and the Teton County Scenic Preserve Trust, whose mailing address is c/o Sherry Daigle, Teton County Clerk, P.O. Box 1727, Jackson, Wyoming, 83001(the "Trust").

WITNESSETH:

WHEREAS, Grantor owns certain lands located in Teton County, Wyoming consisting of one thousand three hundred nine (1,309) acres more or less (referred to herein as the "Property"), more particularly described in Exhibit A attached hereto and by this reference made a part hereof;

WHEREAS, the Property is comprised of four tracts described in Exhibit A, more particularly the Giltner Tract south of the State of Wyoming School Section, the Cheney Tract and Borgman Meadow Tract north of the School Section, and the East Mangum Tract east of State Highway 390 and east of Teton Village;

[Exhibit A will include the legal descriptions of the following tracts:

Giltner Tract, approximately 1018 acres;
Cheney Tract, approximately 109 acres; and
Borgman Meadow Tract, approximately 42 acres.
East Mangum Tract, approximately 140 acres.
Total Property, approximately 1,309 acres.

The acreages are excluding public road rights-of-way.]

WHEREAS, the Property is currently in agriculture and ranching use;

WHEREAS, there are one single-family residence and two employee residences currently on the Giltner Tract portion of the property;

WHEREAS, the Property is part of one of the largest and most productive ranches in Teton County;

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WHEREAS, in the Teton County Comprehensive Plan, Teton County has adopted policies which foster, promote and encourage ranching and agriculture;

WHEREAS, ranching is crucial to the scenic qualities and western atmosphere of Teton County, and therefore to the tourist-based economy;

WHEREAS, the conservation easement granted to the Trust in this Instrument will promote the continuation of ranching which will help to protect the pastoral character of the Property;

WHEREAS, the Property has access to Wyoming State Highway 390 and forms the scenic foreground on the west side of Highway 390 between the highway and Teton Village and the Teton Range;

WHEREAS, the development that will be prohibited by this Instrument could significantly increase the traffic on Highway 390;

WHEREAS, it is stated policy of Teton County to minimize the increase in traffic on Highway 390;

WHEREAS, it is the objective of Teton County to protect the scenic corridor approach to Teton Village from further development and development sprawl; and

WHEREAS, Grantor desires to address and further the objectives of Teton County, with respect to mitigation of traffic impacts on Highway 390 occasioned by further development at Teton Village and provide protection for the West Side Scenic Corridor along Grantor's lands that access Highway 390; and

WHEREAS, the Trust is an organization as described in Section 501 (c) of the Internal Revenue Code of 1986, as amended (the "Code") and is a publicly supported organization as described in Section 170 (b) (1) (A) of the Code part of whose purpose is to further the goals and objectives of the Teton County Comprehensive Plan;

WHEREAS, the Grantor desires to forever limit the development rights of the Property as an assurance to the Teton County Board of Commissioners, which is re-zoning adjacent property owned by Grantor;

WHEREAS, the Trust has agreed to receive certain interests in the Property upon the condition and understanding that the intentions of Grantor regarding the future use of the Property as

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expressed in this Instrument shall forever be honored and defended; and

WHEREAS, the Board of Directors of the Trust has duly adopted a resolution approving the Trust's execution of this Instrument;

NOW, THEREFORE, with the intention of making an irrevocable transfer in perpetuity and in consideration of the Trust's execution and acceptance of this Instrument and the Trust's agreement thereby to abide by the terms and conditions hereof:

Grantor grants and conveys to the Trust a conservation easement, as hereinafter defined, (the "Easement"), over and across all the Property (described in Exhibit A) to limit the development potential of the Property in perpetuity, which Easement shall benefit and be enforceable by the Trust and its successors forever, and shall bind Grantor and Grantor's successors in ownership and/or use of the Property forever. Grantor warrants to the Trust that the Easement shall be perpetual and shall not at any time be subject to any senior mortgage, lien, or other encumbrance other than restrictive covenants, road and utility easements, and other similar encumbrances of sight or record existing at the time this Instrument is signed.

1. The restrictions of the Easement are limited to the following:

1.1. The Property shall not be divided, subdivided or developed in a manner that creates a total density greater than fifty-nine (59) free-market single family Residential Units ("Residential Units"). A Residential Unit shall be defined as one (1) single family residence together with appurtenant ancillary structures such as, but not limited to, attached or detached garages or storage structures and guest house or appurtenant or ancillary residential structures, all as may be allowed by the Land Development Regulations currently in existence for Teton County, Wyoming or as they may be amended from time to time. The existing single-family residence located at 4445 Moose Wilson Road together with any future appurtenant ancillary structures shall be counted as one of the 59 Residential Units. The limit of fifty-nine (59) Residential Units shall not be increased or circumvented by the use of the "Wyoming Family Subdivision Statute" or any similar statute that may exist now or in the future.

1.2. Nothing in this instrument shall be deemed or construed to be a guarantee of approval by Teton County of the right to situate Fifty-nine (59) Residential Units. Development of the

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Property after the execution and recording of this Easement shall remain subject to the Land Development Regulations of Teton County, Wyoming specifically including the Planned Residential Development Regulations and the Natural Resource Overlay and the Scenic Resource Overlay Zone Regulations as they may exist from time to time and as they may be applicable to any development proposal proposed by Grantor or Grantor's successor in interest in the Property.

1.3. If any part of the Property is transferred out of the ownership of Grantor, Grantor shall first record an appropriate instrument specifying the maximum number of Residential Units for each portion of the Property and further specifying the total acreage of any and all Building Envelopes on the transferred portion of the Property, whether such part of the Property remains in Grantor's ownership or not. A "Building Envelope" shall be defined as that part of the Property in which all of the buildings comprising a Residential Unit must be located.

1.4 The Building Envelopes for the "not to exceed" Fifty-nine (59) Residential Units shall be established subject to the following standards:

1.4.1 The total acreage of all Building Envelopes on the Property shall never exceed One Hundred twenty-nine (129) acres [10% of 1,309 acres].The One Hundred Twenty Nine (129) acres total of all building envelopes shall be distributed in not more than three (3) clusters of Residential Units, of which not more than one (1) will be on the Cheney Tract, not more than one (1) will be on the Giltner Ranch and not more than one (1) will be on the East Mangum Tract. If the clusters interfere with the Natural Resource Overlay and Scenic Resource Overlay, additional clusters may be added after approval by the Teton County Board of County Commissioners. The size, location, configuration and number of Residential Units allowed for each cluster shall comply with all requirements of this easement and all Land Development Regulations in effect at the time of any application submitted for review.

1.4.2 All Building Envelopes shall be completely within no more than three (3) building cluster areas and no fewer than three (3) building cluster areas. Each building cluster area shall have a closed boundary. The total acreage within all building cluster areas shall not exceed 330 acres. The boundary of, and total number of Residential Units in, a cluster to be developed shall be defined and recorded in the office of the County Clerk of Teton County, Wyoming, prior to the submittal of the earlier of the final development plan or first building permit application for that cluster. The boundary of a cluster or the number of Residential

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Units in it may be amended upon recording such an amendment. Roads and fences not used for agricultural purposes and serving a residential development shall be included and contained within the allowed building cluster.

1.4.3 The total number of Residential Units on the Property shall never exceed Fifty-nine (59). Before the construction of the first Residential Unit on any of the three tracts (except for the existing Residential Unit on the Giltner tract), Grantor shall prepare an inventory of the natural, scenic and agricultural resources on the whole tract on which the Residential Unit is proposed and prepare an analysis on the access to the tract from Highway 390. This inventory and this analysis shall be submitted to the Trust for review prior to the submittal of the earlier of the final development plan or first building permit application for that tract. The inventory shall meet reasonable standards prescribed by the Trust and Teton County Land Development Regulations.

1.4.4 Building Envelopes shall be planned, designed, and located based upon the following guidelines:

a. Building Envelopes shall not be readily visible from Highway 390;

b. Building Envelopes shall avoid the most productive agricultural lands, as documented by historical grazing records;

c. Building Envelopes shall be situated so as to maintain contiguity in practical agricultural tracts for the most productive agricultural lands;

d. Building Envelopes shall be situated so as to minimize the necessity of roads through the most productive agricultural lands;

e. Efficient agricultural operations shall be taken in to consideration in sighting Building Envelopes;

f. Within the Giltner Ranch as one parcel, within the East Mangum Tract as a second parcel and within the Borgman Meadow Tract and the Cheney Tract taken together as a third parcel, the Building Envelopes shall be located so that the remainder of the Property is not divided and contiguity is

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maintained for all of the Property outside of the Building Envelopes;

g. Building Envelopes shall be situated so as to allow the continued migration of mule deer between the Teton Range and the Gros Ventre Buttes;

h. Building Envelopes shall be sighted in a way to reasonably achieve privacy between and among the Residential Units; and

i. There shall be a Building Envelope set back of Three Hundred (300) feet from the west right-of-way line of the State Highway 390.

j. Building Envelopes shall meet all of the applicable requirements of the Land Development Regulations in effect at the time of the submittal of the first building permit for a Building Envelope, including the Natural Resources Overlay Zone, wildlife habitat and migration corridors and required setbacks.

Approval by the Trust of Building Envelopes and the sighting of such Building Envelopes which generally conform to the guidelines of this Section shall not be unreasonably withheld.

A maximum of two Residential Units shall be exempted from the requirement to plan a whole building cluster, if the Unit meets the following requirements: The Unit must be located on the Giltner tract, and the Unit must be owned or leased by a descendent of Stanley B. Resor. This exception does not remove the obligation to prepare a resource inventory of the Giltner tract before the construction of the Residential Unit.

1.5 Agricultural buildings, including but not limited to barns and hay sheds, and buildings for dispersed recreational uses may be built outside Building Envelopes; however the land occupied by these buildings shall be subtracted from the total allowable acreage (129 acres) for all Building Envelopes and any such structures will be located so as to minimize interference with agricultural operations.

1.6 Any portion of the Property may be transferred, divided, or combined in any number of transactions as long as the result of the transaction or group of transactions does not violate the language of this Section.

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1.7 Notwithstanding any of the foregoing language, no Residential Units shall be permitted on the approximately 42-acre Borgman Meadow more particularly described in part of Exhibit A;

1.8 Nothing in this easement shall restrict the construction or use of employee or affordable housing, and in particular shall not restrict the use, repair, or replacement of the two existing employee residences on the Giltner Tract;

1.9 Roads accessing Residential Units from Highway 390 shall be limited as follows:

1.9.1 Only one shall cross the Borgman Meadow Tract, and

1.9.2 No more than two shall enter the Giltner Tract along its eastern boundary directly from Highway 390.

1.9.3 Only one shall enter the East Mangum Tract along its western boundary from Highway 390.

1.10 The right to build, maintain, and repair fences, cattle guards, corrals, or similar structures for agricultural, ranching, or land management purposes or for the protection of wildlife, wildlife habitat, or vegetation is not restricted, however, if property boundaries are created that bisect the existing Tracts, boundary fences solely for the purpose of delineating boundaries shall not be permitted.

1.11 The maximum 59 Residential Units permitted on these lands is reduced to 39 as long as the State of Wyoming keeps the entire 640 acre School Section in agricultural use. Furthermore, this reduction in Residential Units to 39 will remain permanent if the School Section is permanently conserved by a future owner that restricts the land to no more than five Residential Units through a qualified conservation easement. However, if all or part of the School Section is used for non-agricultural purposes for more than one year then the restriction is terminated.

2. Enforcement of Easement.

2.1. Any violation of the Easement shall be subject to termination through injunctive proceedings with the imposition of temporary restraining orders, or through any other legal means, it being recognized that monetary damages and/or other non-injunctive relief would not adequately remedy the violation of the covenants and restrictions of the Easement. In addition, the Trust shall have the right to enforce the restoration of the portions of the Property affected by activities in violation of the Easement to the condition which existed at the time of the signing of this Instrument. In all such cases, the cost of enforcement of this Instrument and/or

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restoration of the Property, including reasonable attorneys' fees, whether or not judicial proceedings are initiated, shall be borne by Grantor, except to the extent Grantor is the prevailing party in which case the Trust shall to that extent not be entitled to reimbursement for its costs or attorneys' fees.

2.2. Failure by the Trust to exercise its rights under this Instrument in the event of any breach by Grantor shall not be deemed or construed to be a waiver of the Trust's rights hereunder as to that breach or any subsequent breach.

3. Payment of Costs, Taxes or Assessments. Grantor shall bear all costs of operation, upkeep and maintenance of the Property, and Grantor does hereby indemnify the Trust therefrom. In addition, Grantor shall pay all real estate taxes or assessments levied by competent authorities upon the Property, and the Trust shall have no obligation or responsibility for the payment of taxes or assessments levied upon any of the Property. All obligations of Grantor under this Instrument shall be jointly and severally binding on Grantor and Grantor's successors and assigns.

[The paragraph below, Substitution of Other Qualifying Lands, was offered by the applicant on the May 17, 2005 Teton County Board of County Commissioners meeting and was not accepted by the Teton County Board of County Commissioners.]

4. Substitution of Other Qualifying Lands. Grantor, at Grantor's discretion, may substitute other qualifying lands for those lands described in Exhibit A, except for lands in the Borgman Meadow Tract or lands within 300 feet of the right-of-way of Highway 390. The substitute lands must be within one mile of that portion of the right-of-way of State Highway 390 that is north of the Lake Creek Bridge. The substitute land may not include any lands within a recorded subdivision nor any lands that are restricted by a conservation easement. The substitute lands must be of equal or greater acreage than the lands to be replaced. The substitute lands may not contain any residential buildings. As long as these requirements are met, Grantor may record an amendment to this Instrument that makes the substitute lands subject to this Conservation Easement and removes lands that are described in Exhibit A from being subject to this Conservation Easement. Before recordation, the amendment must be approved and signed by the Trust. As long as the amendment is in conformance with this paragraph and otherwise in conformance with this Instrument, the Trust shall grant its approval.

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5. Extinguishment of the Easement. The Trust shall not voluntarily or willingly allow the extinguishment of any of the restrictions of this Instrument, and if any or all of the restrictions of the Easement are nevertheless extinguished by a judicial or other governmental proceeding, any and all compensation received by the Trust as a result of the extinguishment shall be used by the Trust in a manner consistent with the purposes of the Trust.

6. Easement Granted in Perpetuity. The Easement shall be a burden upon and shall run with the Property in perpetuity and shall bind Grantor and Grantor's successors in ownership and/or use of the Property forever.

7. Waiver of Homestead Exemption. Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, insofar as any of such rights affects the conveyance set forth herein.

8. Miscellaneous.

8.1. If any provisions of this Instrument or the application thereof to any person or circumstance is found to be invalid, the remainder of this Instrument and the application of such provisions to persons or circumstances other than those as to which the provisions or application is found to be invalid shall not be affected.

8.2. This Instrument shall be recorded in the office of the County Clerk of Teton County, Wyoming.

8.3. Reference to the Easement shall be made in a separate paragraph of any subsequent deed or other legal instrument by which any interest in the Property is conveyed, and said reference shall include the recording data of this Instrument. Failure to comply with this requirement shall not adversely affect the Trust's rights under this Instrument in any way.

8.4. This Instrument creates no right in the general public to physical access to or on any portion of the Property.

9. Construction. The provisions of this Instrument shall be construed according to the laws of the State of Wyoming.

IN WITNESS WHEREOF, Grantor has executed this Instrument effective the day and year first above written.

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GRANTOR:

Snake River Associates,
a Wyoming Limited Partnership

By:_____
William B. Resor
General and Managing Partner

TRUST:

By:_____
Name:_____
Title:_____

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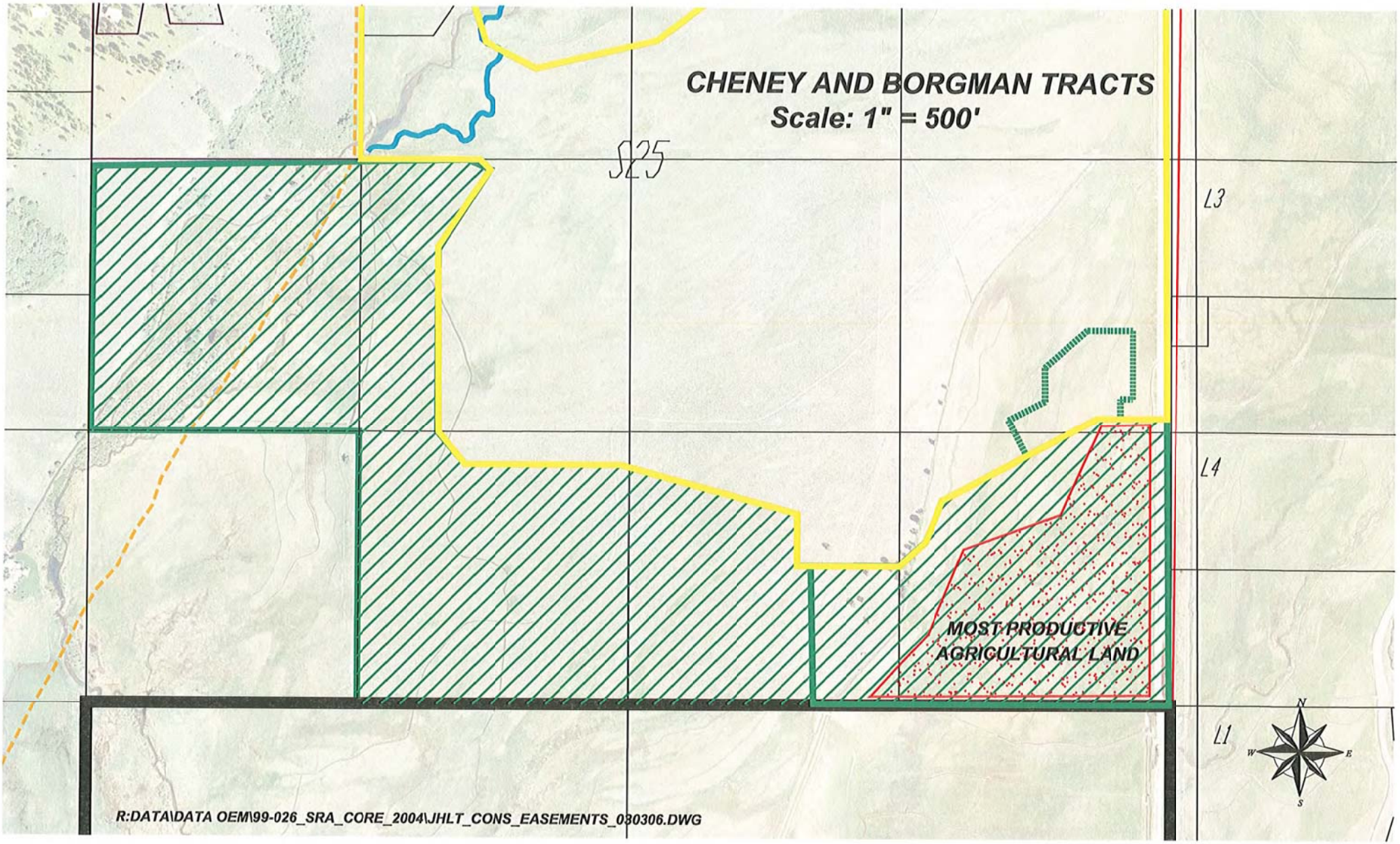
CHENEY AND BORGMAN TRACTS
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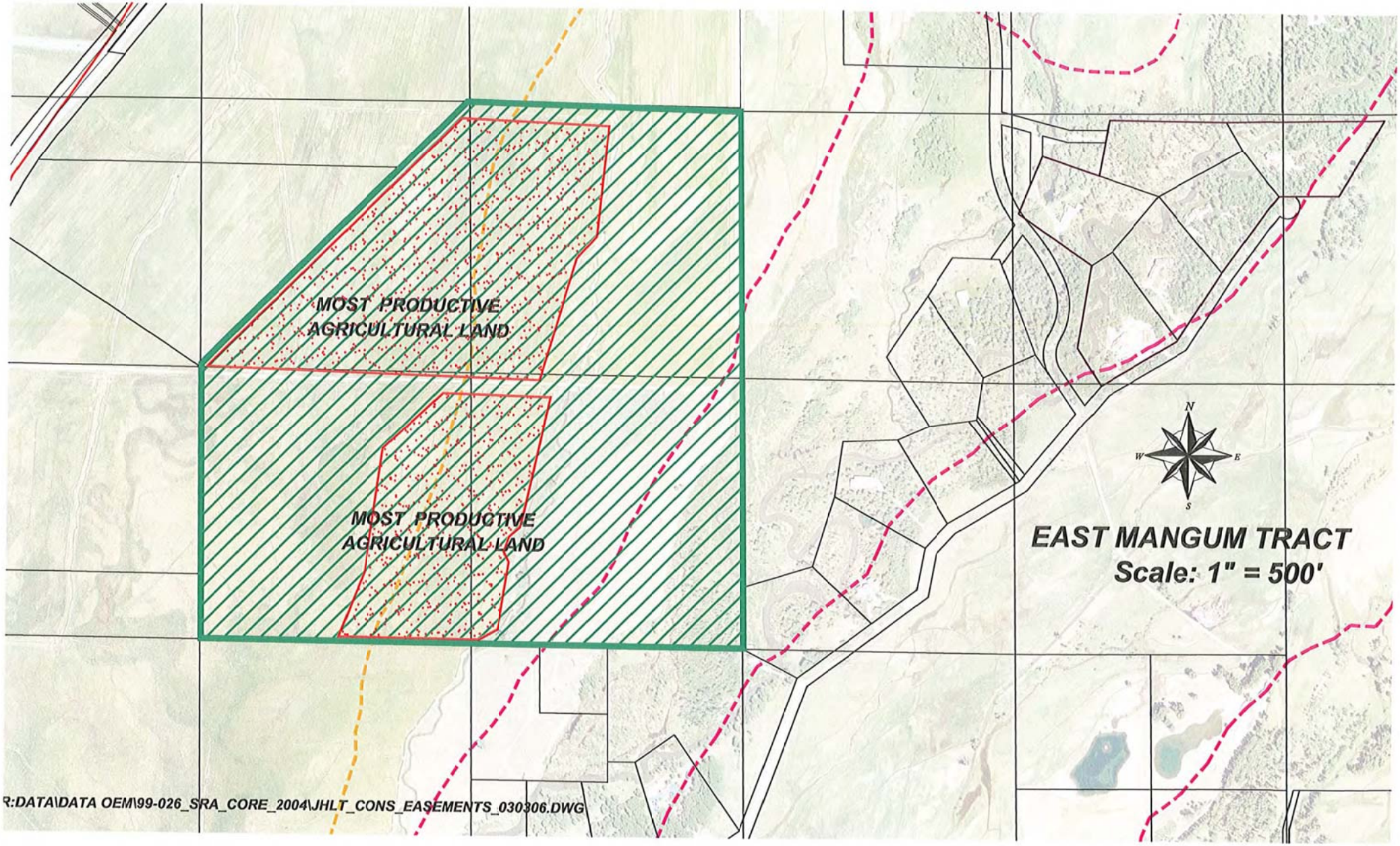
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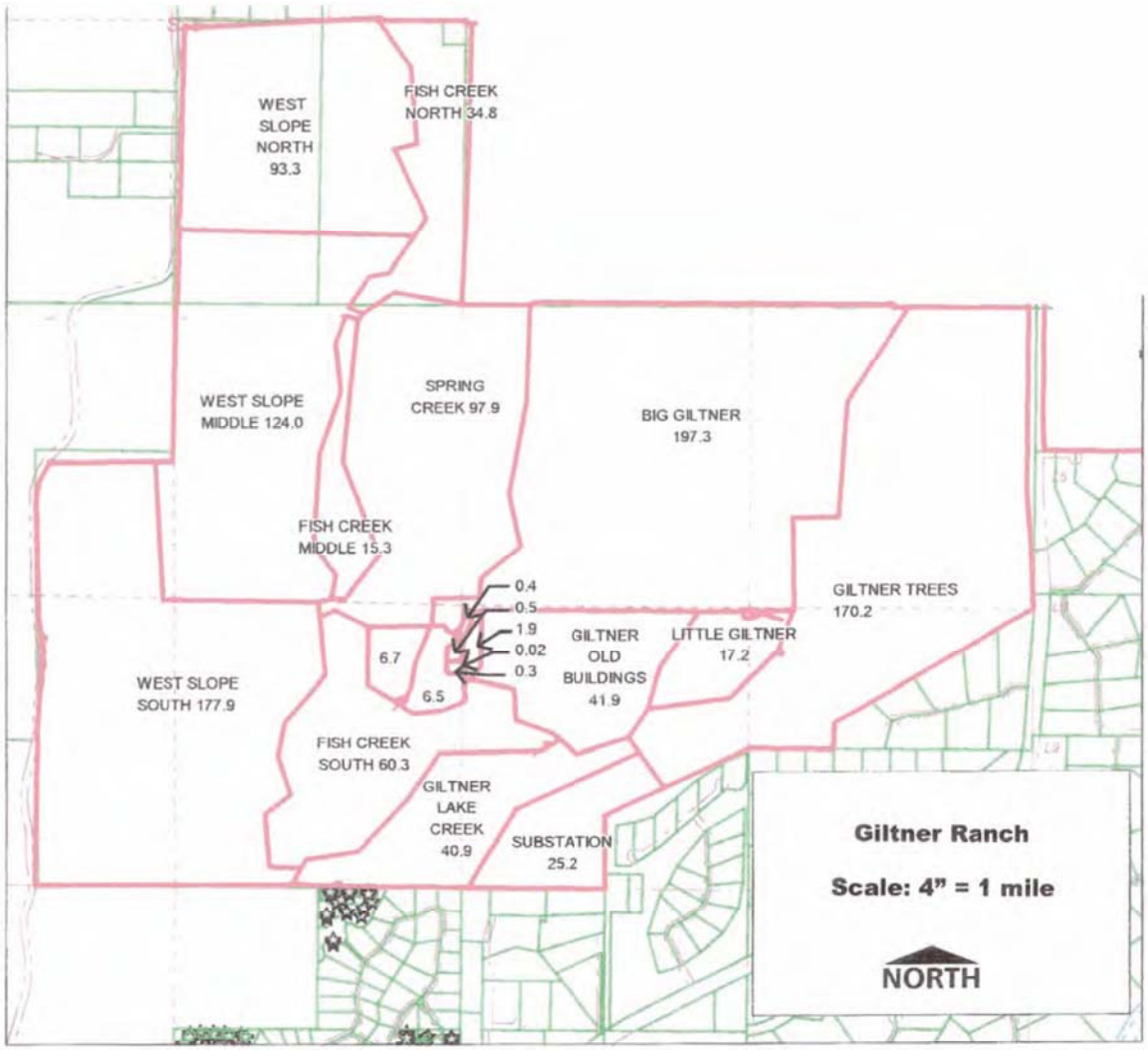
Summary of Giltner Ranch Grazing Data

		Steer Days		Adjustment for Horses		
	Acres	99-04 Average	99-04 Days/Acre	Horse Adj	99-04 Average	99-04 Days/Acre
Big Giltner	197	35,614	181	1,150	36,764	187
Giltner Old Buildings	42	5,132	122		5,132	122
Spring Creek	98	9,490	97		9,490	97
Giltner Lake Creek	41	3,174	78		3,174	78
Little Giltner	17	24	1	1,200	1,224	71
West Slope Middle	124	8,188	66		8,188	66
Giltner Trees	170	0	0	7,500	7,500	44
Fish Creek South	60	2,564	43		2,564	43
Substation	25	917	36		917	36
West Slope North	93	2,941	32		2,941	32
West Slope South	178	4,416	25		4,416	25
Fish Creek Middle	15	195	13		195	13
Fish Creek North	35	0	0		0	0
Total Giltner Ranch	**1,096**	**72,654**			**82,504**	


WEST SLOPE NORTH 93.3
FISH CREEK NORTH 34.8
WEST SLOPE MIDDLE 124.0
SPRING CREEK 97.9
BIG GILTNER 197.3
FISH CREEK MIDDLE 15.3
0.4
0.5
1.9
0.02
0.3
GILTNER OLD BUILDINGS 41.9
LITTLE GILTNER 17.2
GILTNER TREES 170.2
6.7
6.5
WEST SLOPE SOUTH 177.9
FISH CREEK SOUTH 60.3
GILTNER LAKE CREEK 40.9
SUBSTATION 25.2
Giltner Ranch
Scale: 4" = 1 mile
NORTH

EMPLOYEES GENERATED BY THE DEVELOPMENT

The total persons housed in affordable and employee housing is 109% greater than the need created by the development. The methodology for determining how many employees are generated by a development is outlined in the *Affordable Housing Support Study, 2002* and was used to develop the new proposed affordable housing regulations. However, these proposed affordable housing regulations have not been adopted to date. The table below outlines the employees generated by Resort Master Plan based on the proposed affordable housing regulations. For more information on the regression-based, logarithmic formulas that are used to determine the number of employees generated per residence and commercial square footage refer to the *Housing Support Study, 2002*.

	Units	Range SQF	Mean SQF	Employees Generated
Residential				
Single Family Lots	100	5,000 to 8,000	7,000 (1)	56.35
Fish Creek Townhouses	36	3,500 to 4,500	4,000	10.89
Golf Cabins	18	2,400 to 2,750	2,575	3.73
Golf Townhouses	12	3,200 to 4,200	3,700	3.38
Village Townhouses	7	NA	4,000	2.12
Condominiums	107	NA	2,750	23.36
Village Core Commercial				
Retail	NA		10,000	6.70
Potential Additional Retail	NA		21,500	14.41
Potential Additional Restaurant/Bar	NA		3,500	9.35
Potential Additional Office	NA		35,000	46.90
Total Employees Generated				178
Total Affordable/Employees Housed				372
Percent Exceeding Employees Generated				**109%**

Footnotes:

(1) The average square footage assumes that each lot owner will build 92% of the maximum amount of floor area allowed by the CCRs, including space for Accessory Residential Units.

AFFIDAVIT AFFECTING TITLE
("Teton Village Expansion PUD")
(Third Amendment to the Amended and Restated Standards and Conditions)

Released	
Indexed	✓
Abstracted	
Scanned	

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

COMES now, Melissa Turley, Chairman of the Board of County Commissioners of Teton County, Wyoming, and being upon oath first duly sworn states and alleges as follows:

1. Affiant is the current and acting Chairman of the Board of County Commissioners of Teton County, Wyoming.

2. The real property which is the subject of this Affidavit Affecting Title is set forth on **Exhibit A** attached hereto and made a part hereof.

3. On the 5th day of June, 2006, Leland Christensen, then Chairman of the Board of County Commissioners of Teton County, Wyoming, signed and caused to be recorded in the real property records of Teton County, Wyoming in Book 628 of Photo, Pages 167 to 233, Document 0677421, an Affidavit Affecting Title for Area Two, Teton Village Expansion Planned Unit Development – Planned Resort ("Teton Village Expansion PUD") setting forth an Attachment A thereto "Standards and Conditions", which serve as the development standards and regulations for the Teton Village Expansion PUD, which was amended by Amendment of Affidavit Affecting Title dated the 6th day of August, 2007, recorded in Book 673 of Photo, Pages 1108 to 1140 on the 8th day of August, 2007, and further amended by Amendment of Affidavit Affecting Title dated the 17th day of June, 2008, and recorded on the 17th day of June, 2008, in Book 701 of Photo, Pages 832 to 863, and further amended by Amendment of Affidavit Affecting Title dated the 5th day of February, 2009, recorded in Book 719 of Photo, Pages 93 to102 on the 5th day of February, 2009.

4. On the 15th day of December, 2009, Benjamin Ellis, then acting as Chairman of the Board of County Commissions of Teton County, Wyoming, signed and caused to be recorded in the real property records of Teton County, Wyoming in Book 746 of Photo, Pages 405 to 477, Document 0764978, an Affidavit Affecting Title Re: Amendment and Complete Restatement of Standards and Conditions for Area Two-Teton Village Expansion Planned Unit Development-Planned Resort setting forth an Attachment A thereto an amendment and complete restatement of the "Standards and Conditions" which now serve as the development standards and regulations for the Teton Village Expansion PUD (the "Amended and Restated Standards and Conditions"). The Amended and Restated Standards and Conditions superceded and replaced the original Standards and Conditions and all amendments thereto as set forth in Section 3 above.

GRANTOR: BOARD OF COUNTY COMMISSIONERS OF*
GRANTEE: THE PUBLIC
Doc 0877349 bk 889 pg 1104-1133 Filed At 11:40 ON 03/16/15
Sherry L. Daigle Teton County Clerk fees: 281.00
By Mary Smith Deputy

[redacted]

5. On the 14th day of November, 2011, Benjamin Ellis, then Chairman of the Board of County Commissions of Teton County, Wyoming, signed and caused to be recorded in the Office of the Teton County Clerk, Wyoming in Book 793 of Photo, Pages 1028 to 1069, Document 0804657, the Amendment of Affidavit Affecting Title, for the purpose of amending certain sections of the Amended and Restated Standards and Conditions, including, but not limited to, Section 4 (Development Parameters for the Teton Village Expansion PUD) and Section 5 (Dimensional Limitations), as described therein (the "First Amendment to the Amended and Restated Standards and Conditions").

6. On the 19th day of July, 2013, Jeff Daughtery, the Planning Director of Teton County, Wyoming signed and caused to be recorded in the Office of the Teton County Clerk, Wyoming in Book 848 of Photo at Pages 1099 to 1126 as Document 0840884, an Affidavit Affecting Title for the purpose of amending certain sections of the Amended and Restated Standards and Conditions, including, but not limited to, Section 3 (Master Plan), Section 4 (Development Parameters for the Teton Village Expansion PUD) and Section 5 (Dimensional Limitations), as described therein (the "Second Amendment to the Amended and Restated Standards and Conditions").

7. On December 16, 2014, the Board of County Commissioners approved changes to the Teton Village Area Two Resort Master Plan pursuant to AMD2014-0004 and PUD 2014-0005. Pursuant to Condition #1 of the foregoing approvals, Affiant executes and records this Affidavit for the purpose of providing notice of record of the approvals, as follows:

   a) Section 4 of the Amended and Restated Standards and Conditions (Development Parameters for the Teton Village Expansion PUD) is amended to provide that short-term rental is allowed for all the condominium and townhouse units in the Teton Village Expansion PUD in accordance with **Exhibit B** attached hereto and incorporated herein.
   b) Section 8 of the Amended and Restated Standards and Conditions (Housing Mitigation Plan) is amended to confirm that there is no change to the Housing Mitigation Plan even though the Resort Master Plan was amended to change the number of units available for short-term rental.

8. The following phrase is hereby inserted to the end of the definition of "Standards and Conditions" set forth in Section 1(xlvii) of the Amended and Restated Standards and Conditions: "*and all modifications and/or clarifications thereto approved and memorialized of record pursuant to an Affidavit Affecting Title subscribed and sworn to by the Planning Director or the Chairman of the Board of County Commissioners*".

9. Except as amended by this Affidavit of Title, the Second Amendment to the Amended and Restated Standards and Conditions and the First Amendment to the Amended and Restated Standards and Conditions, the Amended and Restated Standards and Conditions shall remain unchanged and in full force and effect.

Further this Affiant sayeth naught.

Dated this 16th day of March, 2015.

Melissa Turley

CHAIRPERSON
Board of County Commissioners
of Teton County, Wyoming

Subscribed and sworn to before me by Melissa Turley as Chairperson of the Board of County Commissioners of Teton County, Wyoming this 16th day of March, 2015. Witness my hand and official seal.

Sandra P Birdyshaw
Notary Public

My Commission Expires: 12-17-2017

SANDRA P. BIRDYSHAW NOTARY PUBLIC
COUNTY OF LINCOLN STATE OF WYOMING
MY COMMISSION EXPIRES: 12-17-2017

EXHIBIT A

DESCRIPTION OF
AREA TWO - TETON VILLAGE EXPANSION
PLANNED UNIT DEVELOPMENT - PLANNED RESORT
("TETON VILLAGE EXPANSION PUD")
AS AMENDED BY OFFICIAL ZONING MAP AMENDMENT (DBA 2009-0003)
APPROVED JULY 7, 2009

Located Within Section 19, T.42N., R.116W., and Sections 24 And 25, T.42N., R.117W., 6th P.M., Teton County, Wyoming

TO WIT:

A PARCEL OF LAND, identical with the parcel of land described in Exhibits 1 and 2 of the *Affidavit Affecting Title Re: Amendment and Complete Restatement of Standards and Conditions For Area Two – Teton Village Expansion Planned Unit Development – Planned Resort* recorded in the Office of the Clerk of Teton County, Wyoming on December 16, 2009 in Book 746 of Photo, pages 405-477;

SAID PARCEL OF LAND is located within Government Lots 2 and 3 of Section 19, T.42N., R.116W., 6th P.M.; within Government Tract 38, the NW1/4SE1/4 and Government Lots 3, 4, 5 and 6 of Section 24, T.42N., R.117W., 6th P.M.; and within the NE1/4 and E1/2NW1/4 of Section 25, T.42N., R.117W., 6th P.M.; all within Teton County, Wyoming;

AS OF THE DATE OF THIS DESCRIPTION SAID PARCEL ENCOMPASSES:
ALL OF THE LANDS CONTAINED WITHIN THE FOLLOWING SUBDIVISIONS of record in the Office of the Clerk of Teton County, Wyoming:
Shooting Star First Filing, Plat No. 1210;
Shooting Star Second Filing, Plat No. 1211;
The Cabins at Shooting Star First Filing, Plat No. 1259 (a re-plat of Lot C and Lot D of Plat No. 1211);
Shooting Star Third Filing, Plat No. 1300 (a re-plat of Lot 23 and Lot 24 of Plat No. 1210);
The Homesteads at Teton Village, Plat No. 1323 (a re-plat of Village Core Second Filing, Plat No. 1312;
Shooting Star Fourth Filing, Plat No. 1328 (a re-plat of Lots 31 and 32 of Plat No. 1210);
Shooting Star Fifth Filing, Plat No. 1335 (a re-plat of Lots 56-62 and 65-69 of Plat No. 1210); and
Parcel I at Teton Village, Plat No. 1337 (a re-plat of Village Core 1st Filing, Plat No. 1280);

TOGETHER WITH PORTIONS OF the following currently un-subdivided **TRACTS** of land:
the Amended Wolf Mountain LLC Tract as described in the Quitclaim Deed of record in said Office in Book 839 of Photo, pages 175-179; and
the Amended Four Shadows LLC Tract as described in the Corrective Quitclaim Deed of record in said Office in Book 847 of Photo, pages 143-148;

EXCEPT AS OTHERWISE NOTED HEREIN, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, BASED ON DATA FROM SURVEYS PERFORMED DURING THE YEARS 2005 AND 2006:

BEGINNING at an angle point on the west boundary of said Shooting Star First Filing, coincident with the west one-sixteenth corner common to said Sections 24 and 25;

thence on the boundary of said Shooting Star First Filing as follows:

proceeding N00°08'45"W, 30.58 feet;

thence S89°12'50"E, 135.91 feet;

thence N89°56'47"E, 255.37 feet;

thence N89°49'29"E , 512.80 feet;

thence S01°00'12"E, 119.88 feet;

thence N89°47'25"E, 293.90 feet;

thence N48°17'04"E, 293.55 feet **to an angle point on said boundary of Shooting Star First Filing, coincident with an angle point on the boundary of said Amended Four Shadows LLC Tract, identical with a corner on the boundary of Lot 172 of Jackson Hole Ski Corporation Addition Ninth Filing – Second Amendment, a subdivision of record in said Office as Plat No. 270;**

thence departing the boundary of said Shooting Star First Filing and proceeding on the boundary of said Amended Four Shadows LLC Tract as follows:

proceeding N00°41'27"W, 71.65 feet;

thence S88°41'32"W, 99.20 feet;

thence N00°37'40"W, 864.44 feet;

thence N00°30'42"W, 139.51 feet;

thence N00°35'43"W, 144.85 feet;

thence N45°39'49"E, 26.77 feet;

thence N89°54'19"E , 153.14 feet;

thence S89°18'03"E, 190.57 feet;

thence S89°12'11"E, 161.44 feet;

thence N89°36'14"E, 1119.77 feet;

thence N00°10'38"E, 1272.45 feet;

thence N89°59'38"E, 230.11 feet;

thence N71°48'11"E, 159.98 feet;

thence N79°59'58"E, 330.02 feet;

thence N64°19'55"E, 238.86 feet **to an angle point on the boundary of said Amended Four Shadows LLC Tract common with an angle point on the boundary of said Amended Wolf Mountain LLC Tract, identical with the easternmost corner of Lot 45 of Granite Ridge, a subdivision of record in said Office as Plat No. 816;**

thence departing the boundary of said Amended Four Shadows LLC Tract and proceeding on the boundary common to said Amended Wolf Mountain LLC Tract and said Granite Ridge as follows based on data from surveys performed during the years 2008 through 2011:

proceeding N10°46'12"W, 100.02 feet to the beginning of a curve to the left;

thence northwesterly 111.73 feet on the arc of said curve having a radius of 278.85 feet through a central angle of 23°00'21" to the end point of said curve, which is subtended by a chord bearing N22°16'23"W, 110.98 feet;

thence on a non-tangent bearing, N48°32'02"E, 48.57 feet;

thence N33°08'28"W, 36.70 feet;

thence N55°35'35"E, 136.39 feet;

thence N34°13'02"W, 18.70 feet;

thence N54°39'08"E, 37.41 feet **to an angle point on said boundary common to the Amended Wolf Mountain LLC Tract and Granite Ridge that lies on the boundary common to said Sections 24 and 19;**

thence departing said boundary common to the Amended Wolf Mountain LLC Tract and Granite Ridge and proceeding into said Wolf Mountain LLC Tract as follows:

proceeding on said common Section line, S00°03'22"E, 378.02 feet;

thence N90°00'00"E, 65.55 feet;

thence S00°32'41"E, 79.86 feet **to the northwest corner of the Teton Village Association Improvement and Service District Parking Lot Easement of record in said Office in Book 704 of Photo, pages 641-650; said corner being coincident with the northeast corner of said Parcel I at Teton Village;**

thence leaving said Amended Wolf Mountain LLC Tract and proceeding on the boundary common to said Parking Lot Easement and said Parcel I at Teton Village, S00°32'41"E, 659.32 feet to the southwest corner of said Parking Lot easement, coincident with the southeast corner of said Parcel I at Teton Village and the northeast corner of said The Homesteads at Teton Village;

thence departing said common boundary and proceeding on the east boundary of said The Homesteads at Teton Village as follows:

proceeding S02°50'45"W, 260.44 feet;

thence S11°28'08"W, 158.94 feet;

thence S21°18'23"W, 158.94 feet;

thence S26°13'30"W, 58.67 feet to the southeast corner of said The Homesteads at Teton Village;

thence departing said east boundary of The Homesteads at Teton Village, proceeding into said Amended Four Shadows LLC Tract as follows based on data from surveys performed during 2005 and 2006:

proceeding S26°13'30"W, 100.27 feet;

thence S36°03'45"W, 158.94 feet;

thence S59°05'59"E 135.82 feet;

thence S30°54'01"W, 277.58 feet;

thence N59°05'59"W, 164.12 feet;

thence S30°54'01"W, 102.35 feet;

thence N59°05'59"W, 163.34 feet;

thence S30°54'01"W, 111.95 feet;

thence S34°39'14"W, 42.12 feet **to the easternmost corner of Lot A (Fish Creek Park) of said Shooting Star Second Filing, which lies on a boundary common to said Shooting Star Second Filing and said Amended Four Shadows LLC Tract;**

thence on said boundary common to the Amended Four Shadows LLC Tract and Shooting Star Second Filing as follows:

proceeding S34°39'14"W, 3.07 feet;

thence S75°52'09"W, 137.65 feet;

thence S03°56'48"W, 406.27 feet **to the southeast corner of Lot B of said Shooting Star Second Filing; said Lot B being proposed for subdivision as The Lodges at Fish Creek;**

thence departing said boundary common to the Amended Four Shadows LLC Tract and Shooting Star Second Filing and proceeding into said Amended Four Shadows LLC Tract as follows:

proceeding S84°24'41"E, 56.68 feet;

thence S11°07'09"E, 337.80 feet **to an angle point common to the boundary of said Amended Four Shadows LLC Tract and the tract of land conveyed to New Moraine LLC by that Warranty Deed of record in said Office in Book 701 of Photo, pages 1006-1012;** the description of said Warranty Deed having been corrected by that Affidavit of Correction of record in said Office in Book 794 of Photo, page 467;

thence on the boundary common to said Amended Four Shadows LLC Tract and said New Moraine LLC Tract as follows:

proceeding S06°37'44"W, 230.72 feet;

thence S24°47'14"W, 25.20 feet **to an angle point on the boundary of said Amended Four Shadows LLC Tract, identical with the easternmost corner of Lot 86 of said Shooting Star First Filing;**

thence departing the boundary of said Amended Four Shadows LLC Tract, and proceeding on a boundary common to said New Moraine LLC Tract and said Shooting Star First Filing as follows:

proceeding S24°47'14"W, 476.03 feet;

thence S34°50'00"W, 249.20 feet **to the northeast corner of Common Area Lot 19 of said The Cabins At Shooting Star First Filing;**

thence departing said boundary of Shooting Star First Filing proceeding on a boundary common to said New Moraine LLC Tract and said The Cabins At Shooting Star First Filing as follows:

proceeding S34°50'00"W, 77.82 feet;

thence S02°17'07"E, 93.88 feet;

thence S17°02'20"E, 73.24 feet;

thence S02°56'20"W, 36.84 feet;

thence S15°33'46"W, 63.52 feet;

thence S06°08'41"E, 100.25 feet;

thence S12°09'43"W, 98.94 feet;

thence S31°36'01"W, 64.03 feet;

thence N58°35'48"W, 206.28 feet;

thence N00°13'27"W, 65.46 feet;

thence N03°09'42"W, 245.28 feet;

thence N11°27'19"W, 122.72 feet;

thence S70°49'51"W, 197.79 feet;

thence S28°04'03"W, 204.02 feet;

thence S03°11'57"W, 267.11 feet;

thence N88°48'01"E, 149.91 feet;

thence S28°13'26"E, 213.95 feet;

thence S52°17'18"W, 339.57 feet;

thence N74°12'22"W, 294.99 feet **to an angle point on the boundary of said The Cabins at Shooting Star First Filing, identical with a corner on the southerly boundary of Lot 33 of said Shooting Star First Filing;**

thence departing said boundary of The Cabins At Shooting Star First Filing proceeding on a boundary common to said New Moraine LLC Tract and said Shooting Star First Filing as follows:

proceeding S52°40'24"W, 715.60 feet;

thence S76°57'14"W, 609.30 feet;

thence N63°04'54"W, 275.94 feet;

thence N17°22'58"W, 371.24 feet;

thence N01°05'52"E, 310.07 feet;

thence N14°31'30"E, 237.09 feet;

thence N78°48'36"W, 451.88 feet;

thence S48°00'02"W, 159.28 feet **to an angle point on said boundary common to the New Moraine LLC Tract and said Shooting Star First Filing, identical with the southernmost corner of Lot 10 of said Shooting Star First Filing;**

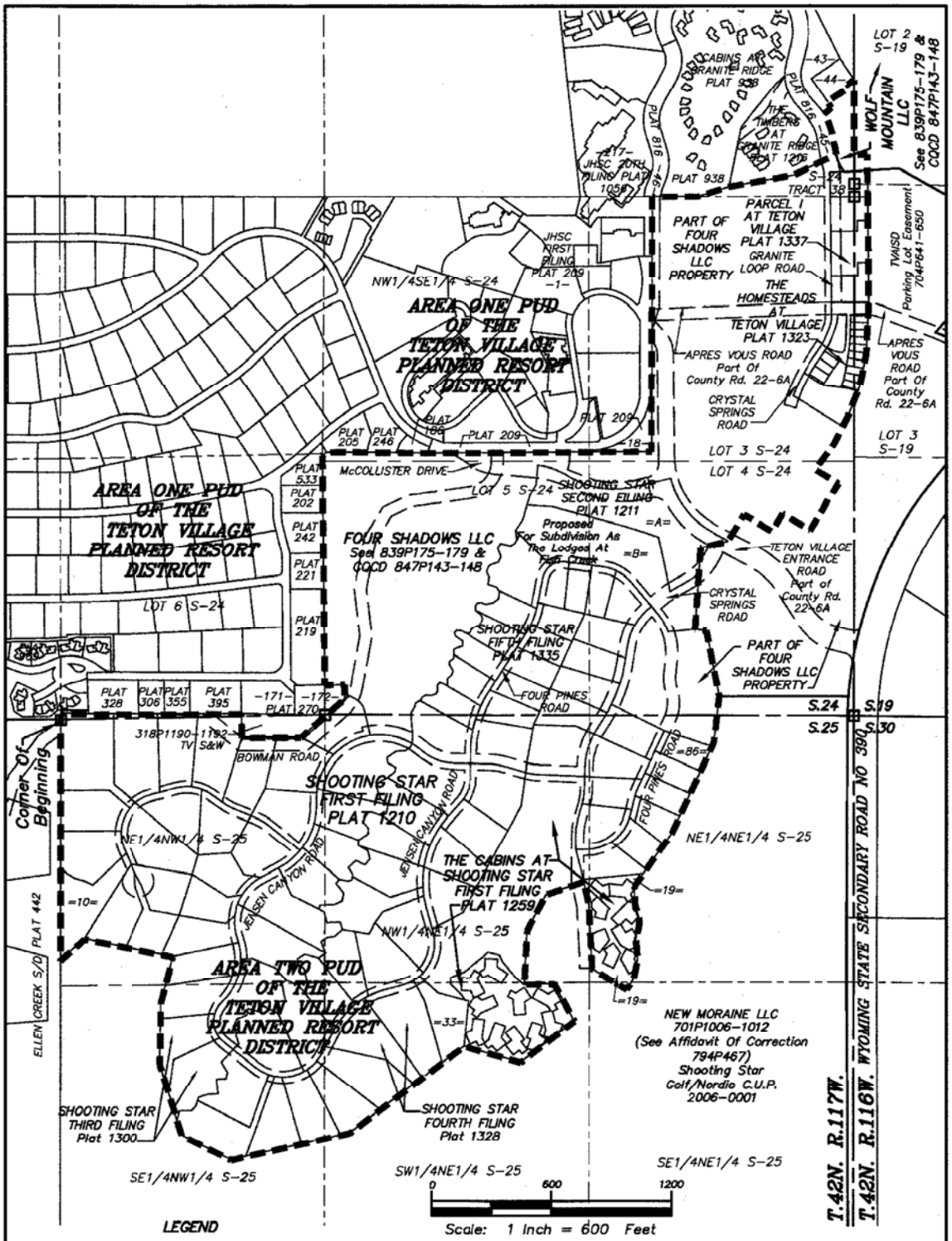
thence departing the boundary of said New Moraine LLC Tract and continuing on the boundary of said Shooting Star First Filing, N00°01'49"E, 1203.66 feet **TO THE CORNER OF BEGINNING;**

ENCOMPASSING an area of 211.56 acres, more or less;

the **BASIS OF BEARING** for this description is N00°01'49"E on the west line of the E1/2NW1/4 of said Section 25, T.42N., R.117W.;

SAID PARCEL is shown on the ***ILLUSTRATIVE MAP TO ACCOMPANY LEGAL DESCRIPTION OF AREA TWO - TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT - PLANNED RESORT AS AMENDED JULY 7, 2009 BY OFFICIAL ZONING MAP AMENDMENT (DBA 2009-0003)*** attached hereto as page 6 and by this reference made a part hereof.

Jorgensen Associates, P.C.
Prepared February 5, 2015
H:\2006\06095\72-MasterPlan2013+Amends\14-2014 Amends\DOCs\EX A AffidavitReMastPlanAmends Desc AREA TWO PUD Bound 06095.72.14.docx Description of Resort Zone Boundary Addition



ILLUSTRATIVE MAP TO ACCOMPANY LEGAL DESCRIPTION OF AREA TWO– TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT– PLANNED RESORT AS AMENDED JULY 7, 2009 BY OFFICIAL ZONING MAP AMENDMENT (DBA 2009-0003)

EXHIBIT A
PAGE 6 OF 6

JORGENSEN ASSOCIATES, P.C.
Engineering • Land Surveying • Planning
P.O. Box 9550, 270 East Simpson Ave, Jackson, Wyoming 83002
(307) 733-5150 FAX: (307) 733-5187
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Map Prepared: February 5, 2015

Project No.: 06095.72.14

H:\2006\06095\72-MasterPlan2013+Amends\14-2014 Amends\ACAD\06095.72.14 Affiddavit ExA Pg 6 - Map Resort Zone Bound Desc.dwg

EXHIBIT B

4. Development Parameters for the Teton Village Expansion PUD.

The General Development Program.

The land use program for the Teton Village Expansion PUD is designed to control bulk, scale and density while providing some flexibility in the distribution of that density to allow development to respond to specific site conditions and current market conditions. The program reflects a build-out potential for 280 free-market units, 10,000 square feet of local commercial and up to an additional 60,000 square feet of commercial space which may be added to the Village Core in the Teton Village Expansion PUD if it is transferred from the existing Teton Village PUD; and affordable and employee housing units for 371.75 people.

In total, 180 free-market units are available for short-term rental in the Teton Village Expansion PUD, which includes all of the units in the Village Core and all of the units located in Golf Cabins A, Golf Cabins B, Fish Creek Townhouses, and Golf Townhouses. No time-share or fractional product will be permitted, except for within the Golf Cabins, which may be developed as whole ownership or fractional product. No hotels are planned and none will be permitted until at least seven years after final approval for the Resort Master Plan was granted by the BOCC, and then no more than one hotel. A summary of the development program is shown in **Table 1**, below. A more detailed description of the development program by each of the primary components is outlined in the sub-sections below.

TABLE 1: DEVELOPMENT PROGRAM SUMMARY

	Village Core	Teton Village South Residential Community
Acreage (1)	43	169
Free-Market Units	114	166
Affordable & Employee Units(2)	223	0
Local Commercial	10,000	0
Resort Support Uses	YES	YES
Institutional Uses	YES	YES
Other	Village Plaza Village Green Parcel P	Fish Creek Park

Note: This table does not show the 60,000 square feet of commercial space which may be added to the Village Core in the Teton Village Expansion PUD if it is transferred from the existing Teton Village PUD.

Footnotes:
(1) Acreages given hereon for parcels and / or use areas are gross approximations meant for concept / sketch plan level considerations only; more precise acreages for the parcels and / or use areas will be provided on the final development plans for each of the components of the Teton Village Expansion PUD; final acreages for the parcels and / or use areas will be established by final plats.
(2) Assumes a potential of 223 total affordable and employee housing units in the Village Core Expansion (actual number may vary depending on the employee housing unit types constructed)

Land Development by Tract.

Village Core.

Residential and Commercial Use. The Village Core contains affordable and employee units for 371.75 people, 114 free-market units and 10,000 square feet of local commercial space, plus up to an additional 60,000 square feet of commercial space which may be added to the Village Core in the Teton Village Expansion PUD if it is transferred from the existing Teton Village PUD. Snake River Associates will execute a covenant enforceable by the Town of Jackson restricting the Village Core to a maximum of 70,000 square feet of

commercial. The form of this deed restriction is attached to the Resort Master Plan as **Appendix O.**

Institutional Use. Approximately 9,500 square feet of institutional uses may be constructed as part of the Village Core. Institutional use storage space is not counted against the 9,500 square feet as long at it meets all of the following parameters: (1) the storage space is located in a basement (basement means a portion of a building, where the walls extend four feet or less above grade for at least fifty percent of the total perimeter of the building and at no point is more than ten feet above grade); (2) the square footage of the storage space does not exceed the square footage of the first floor; and (3) the design and construction of the storage space meets the storage usage classification as determined by the Teton County Building Department (the storage space shall be classified as storage on the building permit). Institutional uses will include a visitor center, a sheriff's substation, a post office, non-profit office space and other similar uses. Institutional uses include public and semi-public uses such as public performing space, non-retail oriented visitor centers, non-profit office space, post offices and similar uses; these uses shall not be considered commercial uses.

Resort Support Use. Approximately 12,000 square feet of Resort Support Uses are estimated for the Teton Village Expansion PUD. Resort Support Uses may be included in the Village Core. These uses will include the Horse Riding Facilities.

Transferability. The location of residential units and commercial space is allocated among 15 parcels within the Village Core. While each parcel has a defined development program, residential units and commercial square footage may be transferred between parcels for which residential and commercial uses are permitted, allowing flexible development of individual lots while maintaining the same overall limits to development within the Teton Village Expansion PUD. However, no more than 30% of the free-market residential units and 30% of the commercial square footage may be transferred from or to any given parcel. Notwithstanding the preceding language, up to 16 free-market residential units may be transferred to or from any parcel for which residential uses are permitted and up to 9,000 square feet of commercial may be transferred to or from any lot or tract for which commercial uses are permitted.

All of the free-market dwelling units in the Village Core are eligible for short-term rental.[4] Each of the free-market units available for short-term rental can be converted into two hotel, motel or similar lodging units, including hotel suites, that exists as sleeping quarters only and do not contain a kitchen. No hotels are planned and none will be permitted until at least seven years after approval for the Resort Master Plan was granted by the BOCC and then no more than one hotel.

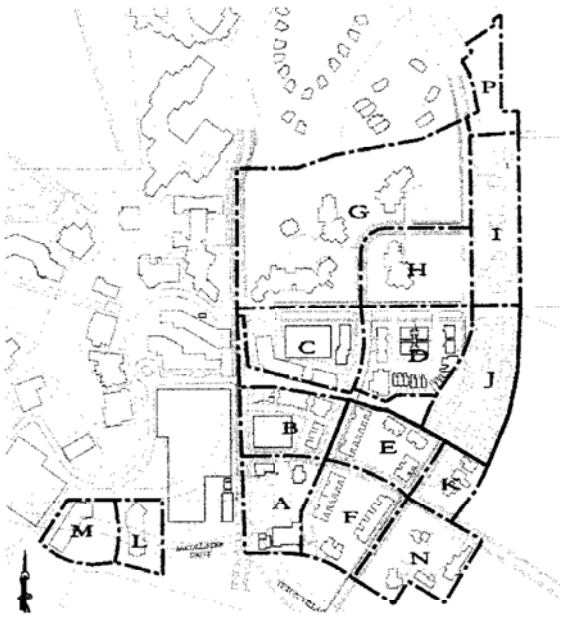
[4] Average Peak Occupancy ("APO") is the figure used to calculate guest accommodation capacity. A hotel, motel, or similar lodging unit, including hotel suites, that exists as sleeping quarters only, and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two. A dwelling unit used for short-term rental, including those with lock-offs, shall be assigned an APO of four. All other lodging facilities shall be assigned an APO of two.

Up to 16 free-market units, which would be available for short term rental may be transferred from any parcel in the Village Core for which free-market units are permitted to any parcel in the Teton Village South Residential Community so long as the transferring use is already permitted on the receiving parcel or sub-tract and that, in total, no more than 16 free-market units, which would be available for short-term rental are transferred from the Village Core to the Teton Village South Residential Community. Because residential units transferred from the Village Core are available for short-term rental they may only be transferred to an area in the Teton Village South Residential Community that permits short-term rental use.

The location of affordable and employee housing is allocated among 7 parcels within the Village Core except for two employee housing units located off-site outside of the Teton Village Expansion PUD. While each parcel has a defined affordable and employee housing program, affordable and employee housing may be transferred between parcels for which affordable and employee housing uses are permitted. However, no more than 30% of the affordable and employee housing may be transferred to or from any given parcel. Notwithstanding the preceding, affordable and employee housing for up to 25 persons may be transferred to or from any parcel, except for Parcels I and J, for which affordable and employee housing uses are permitted; employee housing for up to 61 persons may be transferred from Parcel I and employee housing for up to 30 persons may be transferred to Parcel I; affordable housing for up to 9 persons may be transferred from Parcel J and affordable housing for up to 66 persons may be transferred to Parcel J.

These parcels are depicted in **Figure 1**, below, as well as in the Resort Master Plan at **Appendix P**, Village Core (6e). The development program of each of these parcels is detailed in **Table 2**, below, and in the Resort Master Plan, **Appendix Q**, Floor Use Diagrams (5a to 5d). In addition, the plaza and surrounding mixed-use space adjacent to the Jackson Hole Mountain Resort (office, retail, restaurant and short-term lodging space located in Parcel B and Parcel C) will not be constructed earlier than the earlier of the commencement of construction on the north half of the existing primary parking lot on adjoining property within the existing Teton Village or January 1, 2008. The location and size of each of these parcels at final development plan approval will be similar, but may not be identical, to their location and size as described in the Resort Master Plan.

FIGURE 1: TETON VILLAGE CORE PARCELS



Note: The buildings shown hereon within the Teton Village Core Parcels are conceptual only.
Building sizes, numbers and configurations will be determined at Final Development Plan approval for each parcel.

TABLE 2: PROGRAM PLAN BY PARCELS

		Commercial (1)	Free-Market	Affordable Units (2)	Employee Units (2)	Aff/Emp Persons (2)	Existing Retail
A	Max	19,500	0	0	0	0.00	0
	Proposed	10,500	0	0	0	0.00	0
	Min	0	0	0	0	0.00	0
B	Max	31,500	20	*NM*	0	36.25	0
	Proposed	22,500	4	3	0	11.25	0
	Min	0	0	*NM*	0	0.00	0
C	Max	40,300	20	*NM*	0	53.00	0
	Proposed	31,000	4	16	0	28.00	0
	Min	0	0	*NM*	0	3.00	0
D	Max	14,000	18	*NM*	0	99.50	0
	Proposed	5,000	2	29	0	74.50	0
	Min	0	0	*NM*	0	49.50	0
E	Max	0	0	*NM*	*NM*	85.75	0
	Proposed	0	0	15	10	60.75	0
	Min	0	0	*NM*	*NM*	35.75	0
F	Max	0	0	*NM*	*NM*	69.75	0
	Proposed	0	0	16	11	44.75	0
	Min	0	0	*NM*	*NM*	19.75	0
G	Max	0	83	0	0	0.00	0
	Proposed	0	64	0	0	0.00	0
	Min	0	45	0	0	0.00	0
H	Max	0	32	0	0	0.00	0
	Proposed	0	16	0	0	0.00	0
	Min	0	0	0	0	0.00	0
I	Max	9,000	0	0	*NM*	130.00	0
	Proposed	0	0	0	100	100.00	0
	Min	0	0	0	*NM*	39.00	0
J	Max	0	20	*NM*	0	75.00	0
	Proposed	0	4	3	0	9.00	0
	Min	0	0	*NM*	0	0.00	0
K	Max	0	19	0	0	0.00	0
	Proposed	0	3	0	0	0.00	0
	Min	0	0	0	0	0.00	0
L	Max	0	24	0	0	0.00	4,700
	Proposed	0	8	0	0	0.00	4,700
	Min	0	0	0	0	0.00	4,700
M	Max	0	25	0	0	0.00	0
	Proposed	0	9	0	0	0.00	0
	Min	0	0	0	0	0.00	0
N	Max	10,000	0	0	0	0.00	0
	Proposed	1,000	0	0	0	0.00	0
	Min	0	0	0	0	0.00	0
Total	Max	70,000	114	*NM*	121	328.25	4,700
	Proposed	70,000	114	82	121	328.25	4,700
	Min	10,000	114	*NM*	121	328.25	4,700

Note: the ranges given in this exhibit reflects the allowance for transfers to and from each parcel.

Footnotes:
(1) The Program Plan by Parcel does not include the 4,500 square feet of non-profit office space which is considered institutional space and can be located in any parcel.

(2) The additional affordable and employee housing units required by the Board of County Commissioners in their July 12, 2005 approval of the Resort Master Plan are not shown on this table; the final location of these units will be determined at the Sketch Plan level.

Teton Village South Residential Community

The development plan for the Teton Village South Residential Community includes 166 free-market dwelling units on approximately 169 acres of land: 100 Single-Family Lots, 36 Fish Creek Townhouses, 18 Golf Cabins and 12 Golf Townhouses. The development plan for the Teton Village South Residential Community is depicted in **Figure 2**, below and in the Resort Master Plan at **Appendix H**, the Teton Village South Residential Community Rendering (6c). A maximum of 15 (15%) of the Single-Family Lots shall be permitted an Accessory Residential Unit. Prior to the issuance of any development permits within the Teton Village Expansion PUD, the Property Owner shall submit to the Planning Department the plan for monitoring this restriction. The free-market units associated with Golf Cabins A, Golf Cabins B, Golf Townhouses, and Fish Creek Townhouses are available for short-term rental.

Up to 16 free-market units may be transferred from the Village Core to the Teton Village South Residential Community. Because the residential units transferred from the Village Core are available for short-term rental they may only be transferred to an area in the Teton Village South Residential Community that permits short-term rental use: Golf Cabins A, Golf Cabins B, Golf Townhouses, and Fish Creek Townhouses.

The final plats for the Single-Family Lots, Fish Creek Townhouses and Golf Townhouses located in the Teton Village South Residential Community shall include the following language on the signature pages in the Certificate of Approval in bold and capitalized letters:

> **ONLY RESIDENTIAL USES PERMITTED IN THIS SUBDIVISION, EXCEPT AS ALLOWED UNDER SECTION XII, AREA USE SCHEDULE OF THE TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT FOR PLANNED RESORT, RESORT MASTER PLAN (RESIDENTIAL SUBZONE). ANY ADDITIONAL USES SHALL REQUIRE APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AND CONSENT BY 75% OF RESPONDENTS AND REQUIRING 75% OF OWNERS TO RESPOND IN THE RESIDENTIAL SOUTH OF MCCOLLISTER DRIVE.**

The final plats for the Golf Cabins located in the Teton Village South Residential Community shall include the following language on the signature page in the Certificate of Approval in bold and capitalized letters:

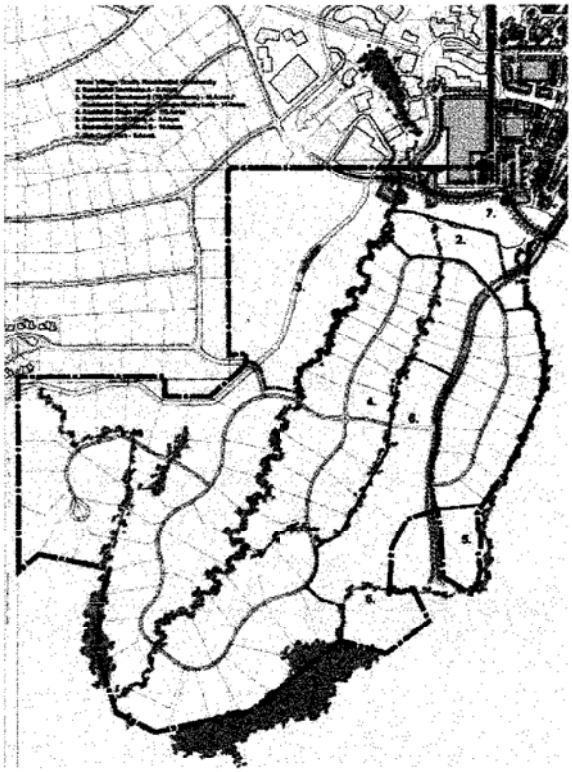
[redacted]

ONLY RESIDENTIAL USES PERMITTED IN THIS SUBDIVISION, EXCEPT AS ALLOWED UNDER SECTION XII, AREA USE SCHEDULE OF THE TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT FOR PLANNED RESORT, RESORT MASTER PLAN (RESIDENTIAL SUBZONE). ANY ADDITIONAL USES SHALL REQUIRE APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AND CONSENT BY 75% OF RESPONDENTS AND REQUIRING 75% OF OWNERS TO RESPOND IN THE RESIDENTIAL SOUTH OF MCCOLLISTER DRIVE.

Residential uses for the Single-Family Lots include home occupation, long-term rental, sales and management office and home uses (home business, family day care home, group day care home and cottage industry). Residential uses for the Golf Cabins, Fish Creek Townhouses, and Golf Townhouses include home occupation, short-term rental, sales and management office and home uses (home business, family day care home, group day care home and cottage industry).

No Single-Family Lot shall be subject to division or subdivision, except that this sentence shall not prohibit the combination of two lots into one lot or boundary adjustments among lots. No commercial, industrial or other non-single family residential use whatsoever shall be permitted on any Single-Family Lot, including, by way of example, but not limited to, the rental of a guest house separate from a principal residence. Single-family residential uses may however include long-term rental, sales and management office and home uses as set forth in the Teton County Land Development Regulations. This restriction will be included in the CC&Rs and final plat for the Single-Family Lots.

FIGURE 2



Land Uses by Tract/Sub-Tract/Parcel.

Table 4, below, also found in the Resort Master Plan at **Section XII**, Area Use Schedule, summarizes, by subzone, and sub-tract within the Teton Village Expansion PUD, which uses are permitted by right, conditionally permitted, not permitted, temporary, or allowed as included within the base use.

TABLE 4: AREA USE SCHEDULE

	Within the Residential Sub-Zone				Within the Commercial Resort Sub-Zone
	Residential Sub-Zone	Single-Family Sub-tract	Townhouse & Cabin Sub-tracts	Commercial Resort Sub-Zone	Village Core
Residential					
Conventional Single Family	Y	Y	Y	Y	Y
Single-Family Subdivision	Y	Y	Y	Y	Y
Multi-Family Residential	Y	N	Y	Y	Y
Multi-Family Affordable	N	N	N	Y	Y
Employee Units	Y	Y	N	Y	Y
Accessory Residential Unit	Y	Y	N	Y	Y
Home Occupation	Y	Y	Y	Y	Y
Mobile Home Park	N	N	N	N	N
Institutional Residential	C	N	C	C	C
Nonresidential					
Agricultural					
Agriculture	Y	Y	Y	Y	Y
Resort Recreational					
Horse riding, Polo	N	N	N	N	N
Skiing	Y	Y	Y	N	N
Dog sled rides	Y	Y	N	N	N
Fishing	Y	Y	Y	Y	Y
Heli Ski guest	N	N	N	N	N
Tennis	Y	Y	Y	Y	Y
Golf	N	N	N	N	N
Institutional					
Institutional	C	N	C	Y	Y
Utilities	C	C	C	C	C
Day Care Center, Group	N	N	N	Y	Y
Commercial					
Restaurant/Bar	N	N	N	Y	Y
Hotel/Condos w/support services	N	N	N	Y	Y
Commercial Retail	N	N	N	Y	Y
Office	T	N	T	Y	Y
Local Commercial	N	N	N	Y	Y
Nurseries	T	T	T	T	T
Construction Storage/Staging	T	T	T	T	T
Industrial					
Maintenance	N	N	N	N	N
Gravel processing	C	C	C	N	N

Y=Permitted By Right, C=Conditional Use, N=Not Permitted, T=Temporary Use, I=Included with Base Use

Note: Although Parcel P lies within the Commercial Resort Sub-Zone and Village Core its outright uses are limited to pathways, driveways and roads; underground utilities together with associated above-ground appurtenances and buildings devoted to utility services; and fences. In addition, at the discretion of the Board of County Commissioners, Parcel P uses include infrastructure uses and recreational uses (e.g. tennis courts).

Weed Management.

The Property Owner, with input from Teton County Weed and Pest and a representative of University of Wyoming, will develop and implement a plan to control noxious weeds on the site. This plan should be developed before any significant movement of soil in the Teton Village Expansion PUD is begun.

Mosquito Control.

The Property Owner shall consult with Teton County Weed and Pest and, at the Property Owner's expense, conduct appropriate studies as identified by Weed and Pest to determine whether the project will increase mosquito problems in the area. If the study determines that there will be an increase in mosquito impact, the Property Owner will pay for appropriate mitigation strategies. The initial study shall be required to be completed within two years of issuance of any development permits within the Teton Village Expansion PUD or as determined by the Teton County Weed and Pest Department.

Green Building.

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council's standard for what constitutes a "green building." Developers will be encouraged to follow LEED™ guidelines for the construction of commercial development.

8. Housing Mitigation Plan.

The Teton Village Expansion PUD Housing Mitigation Plan (the "Housing Mitigation Plan") is located in the Resort Master Plan at **Section XIX**. It contains the required calculations for both affordable and employee housing based upon the LDRs, Divisions 49400 and 49600, respectively (*see* **Tables 10, 11, 12 and 13**, below), and provides for affordable and employee housing. The Housing Mitigation Plan meets all Teton County requirements for affordable/employee housing.

Number of Persons Housed.

Employee Housing Calculations.

Commercial Development. The employee housing requirement generated by commercial development in the Teton Village Expansion PUD is reflected in **Table 10**, below.

TABLE 10: EMPLOYEE HOUSING REQUIREMENT

	Square Feet	Multiplier	Employee Requirement
Village Core			
Office	35,000	0.03	1.1
Retail	31,500	0.05	1.6
Restaurant/Bar	3,500	1.01	3.5
Employee Housing Requirement			**6.2**

Short-Term Rental Condominium Development. The employee housing requirement generated by short-term rental condominium development in the Teton Village Expansion PUD is reflected in **Table 11**, below.

TABLE 11: CONDOMINIUM EMPLOYEE REQUIREMENT

	Estimated Bedrooms	Units	Multiplier	Employee Requirement
Condominiums	3	94	0.13	36.7
Employee Housing Requirement				**36.7**

Cabin Development. The employee housing requirement generated by short-term rental cabins development in the Teton Village Expansion PUD is reflected in **Table 12**, below.

TABLE 12: CABIN EMPLOYEE REQUIREMENT

	Units	Estimated Bedrooms	Multiplier	Employee Requirement
Golf Cabins	18	3	0.13	7.0
Employee Housing Requirement				**7.0**

The total employee housing requirement generated by commercial and short-term rental development in the Teton Village Expansion PUD is 50 employees.

Affordable Housing Calculations.

Townhouse Development. The affordable housing requirement generated by townhouse development in the Teton Village Expansion PUD is reflected in **Table 13**, below.

TABLE 13: TOWNHOUSE AFFORDABLE REQUIREMENT

	Units	Estimated Bedrooms	Persons Housed	Affordable Requirement
Fish Creek Townhouses	36	4	135	24
Golf Townhouses	12	3	36	6
Village Townhouses	7	3	21	4
Total Free Market Persons Housed			**192.0**	
Affordable Requirement (15% of Total Housed)				**33.6**

Single-family development. The single-family residential neighborhood is composed of 100 free-market units of various sizes, which shall be restricted by the single-family CC&Rs. The estimated total number of persons living in the single-family residential area is 400.5 persons, which generates an affordable housing requirement of 70 persons (400.5*1.175 – 400.5 = 70). The persons housed by the single-family residential neighborhood are derived by assuming that each Single-Family Lot owner will build the maximum amount of floor area allowed by the CC&Rs and cross-referencing this number against Table 49440.A, in the LDRs, "Number of Persons Housed per Unit." The estimated number of bedrooms for the single-family unit size was derived from the County's "Analysis of Number of Bedrooms by Floor Area for Primary Residence (SFD) Building Permit Data Years 1995-2003." These calculations are shown in the Resort Master Plan at **Appendix AQ**.

Non-Short-term Rental Condominium Development. The affordable housing requirement generated by condominium development that is not available for short-term rental in the Teton Village Expansion PUD is reflected in Table 14, below.

TABLE 14: CONDOMINIUM EMPLOYEE REQUIREMENT

	Estimated Bedrooms	Units	Persons Housed	Affordable Requirement
Condominiums	3	13	39.00	7
Affordable Requirement (15% of Total Housed)				**6.8**

The total affordable housing requirement generated by townhouse and single-family development in the Teton Village Expansion PUD is 110.5 persons.

Housing Provided.

The calculations for affordable and employee housing show that the Teton Village Expansion PUD will generate a requirement of 161 persons, including 50 in employee housing and 110.5 in affordable housing. The Property Owner will provide employee or affordable housing for 371.75 persons,. The Property Owner will house 220.5 persons in 100 affordable housing units; the Property Owner will construct at least 50 units and will donate land to 501(c)(3) organizations for the construction by those organizations of an additional 32 units. The final 18 units will either be constructed by the Property Owner or land for those units will be donated to a 501(c)(3) organization, which will construct the units. (See section 8(g) and 8(h) of these Standards and Conditions.)

One hundred ten and one-half (110.5) persons will be housed in 45 units of the traditional affordable housing (Categories I – III, as those terms are defined in the Resort Master Plan). This accommodates the affordable housing requirement for the Teton Village Expansion PUD. Initially, fifty percent of the remaining 55 affordable housing units (50% of 55 units = 27 units) may be developed as Employment Based Category IV and Employment Based Category V affordable housing (as those terms are defined in the Resort Master Plan) at the option of the developer. This percentage is subject to periodic review and consideration of a request for an increase in percentage by the BOCC based upon updates to the county Housing Needs Assessment, with consultation to the BOCC by the Housing Authority.

Type of Housing Product.

The Housing Mitigation Plan provides a variety of affordable housing products including *Primarily Rental, Rental or Purchase*, and *Primarily Purchase*, as those terms are defined in the Comprehensive Plan. The Housing Mitigation Plan provides for housing 151.25 persons in rental units within the *Primarily Rental* or *Rental or Purchase* housing types and for housing a

minimum of 220.5 persons in *Primarily Purchase*-type units. The location, type, square footage and number of units provided for affordable housing and for employee housing are detailed in **Table 14**, below.

TABLE 14: CONCEPTUAL SITE PLAN TABULATIONS

Affordable Residential Units

Parcel	Resident Type	Minimum Square Feet	Units
TBD	Residential-Affordable I Townhouse (1-BR)	600	4
TBD	Residential-Affordable I Townhouse (4-BR)	1,150	1
TBD	Residential-Affordable II Townhouse (4-BR)	1,150	2
TBD	Residential-Affordable I Townhouse (1-BR)	600	12
TBD	Residential-Affordable II Townhouse (2-BR)	850	4
TBD	Residential-Affordable III Townhouse (2-BR)	950	1
TBD	Residential-Affordable III Townhouse (2-BR)	950	5
TBD	Residential-Affordable II Townhouse (4-BR)	1,150	3
TBD	Residential-Affordable III Townhouse (2-BR)	950	2
TBD	Residential-Employment Based IV Townhouse (3-BR)	1,200	3
TBD	Residential-Employment Based IV Townhouse (3-BR)	1,200	3
TBD	Residential-Employment Based V Townhouse (3-BR)	1,200	2
TBD	Residential-Affordable III Townhouse (3-BR)	1,200	1
TBD	Residential-Affordable II Townhouse (3-BR)	1,200	1
TBD	Residential-Affordable III Townhouse (3-BR)	1,200	3
TBD	Residential-Employment Based V Townhouse (3-BR)	1,200	3
TBD	Donated Land		32
TBD	Donated Land or Additional Units		18
Total Affordable Residential Units			**100**

Employee Residential Units

Parcel	Resident Type	Square Feet	Units
TBD	Employee Dorm-Style Unit and Small Studios	275	TBD
TBD	Employee Large Studios and Studio-Ones	450	TBD
TBD	Employee Apartments (1BR)	600	TBD
TBD	Employee Apartments (2BR)	950	TBD
TBD	Employee Apartments (3BR)	1,200	TBD
Total Employee Residential Units			**TBD**
Total Persons Housed in Employee Residential Units			**151.25**

Covenants, Conditions and Restrictions.

The affordable and employee units will be built using materials and colors that will complement those of the market units. In addition, to ensure that the affordable and employee units will be attractive, desirable and compatible with the overall development, covenants, conditions and restrictions in the form and having the substance of **Appendix AI** to the Resort Master Plan, which are similar to those that govern the market units, will be used for the affordable housing

units. All units will comply with or exceed all other applicable minimum standards of the Uniform Building Code.

Proposed Housing Location.

All employee and affordable housing will be provided on-site within the development, with the exception of two units of employee housing that may be provided off-site.

Phasing.

The individual phasing plans for employee housing and affordable housing are described below. The phasing plan ties the affordable and employee housing construction to the free-market development. The phasing plan ensures that all of the affordable and employee housing will be constructed and that it will generally be constructed in tandem with the free-market development.

Phasing of Employee Housing.

Employee Housing Phase 1. The applicant must start construction (site work or infrastructure) for employee housing that accommodates a minimum of forty (40) persons no later than December 10, 2009. Examples of site work and infrastructure improvements include the installation of utilities, grading, landscaping, stripping and road construction. The applicant must start vertical construction no later than December 31, 2009. Examples of vertical construction improvements include foundation work or framing. Certificate of Occupancy must be received no later than November 15, 2012. ("Employee Housing Phase 1"). Snake River Associates will bond the estimated cost of construction for the units in Employee Housing Phase 1 as soon as a final plat of the Single-Family Lots in the Teton Village South Residential Community is recorded with the County Clerk. The estimated cost of construction for the employee units is $135 per square foot[5].

Employee Housing Phase 2. After the completion of Employee Housing Phase 1, "Employee Housing Phase 2" shall begin. During Employee Housing Phase 2, the employee housing constructed shall be constructed in tandem with the cumulative development of free-market and commercial units based on the employee housing requirement for each type of use, as shown in **Table 15**, below. Employee housing constructed during this phase shall be certified for occupancy on or before the date the certificates of occupancy are issued for the free-market or commercial construction that generated the employee housing requirement.

[5] The $135 per square foot is quoted in 2005 dollars, which includes infrastructure costs; the nominal price per square foot will grow annually at the rate of inflation.

TABLE 15: EMPLOYEE UNIT REQUIREMENT

	Units or Square Feet	Per Unit Requirement (1)	Total Requirement
Village Core			
Commercial	10,000	0.050	0.5
Residential Rentals			
Condominiums	94	0.390	36.7
Cabins	18	0.390	7.0
Sub-Total			44.2
Village Core			
Potential Additional Commercial	60,000	0.095	5.7
Total			49.9

Footnotes:
(1)Unit requirement for square footage based on every 1,000 square feet.

Employee Housing Phase 3. After employee housing has been constructed to meet the 44.2 employee requirement, the Property Owner shall be responsible for completing the remaining employee housing obligations of the Housing Mitigation Plan ("Employee Housing Phase 3") by annually constructing and receiving certificates of occupancy for an average of 10 persons per year until employee housing has been constructed for a cumulative total of 151.25 persons. Snake River Associates is required to bond for the remaining (un-constructed and un-bonded) employee housing units before it is able to receive final plat on its last 10 unplatted condominium units. Snake River Associates will retain this bonding obligation unless it explicitly transfers the obligation to a third party along with the sale of a minimum of 10 unplatted condominium units. And any sale or transfer of the last 10 unplatted condominium units by Snake River Associates must include the bonding obligation outlined above. Snake River Associates must notify the Director of the Teton County Housing Authority and the Director of the Planning and Development Department if the transfer of the bonding obligation occurs.

Phasing of Affordable Housing.

Affordable Housing Phase 1. The Property Owner will be responsible for beginning construction (site work or infrastructure) on affordable housing for a minimum of 38 persons ("Affordable Housing Phase 1") no later than December 15, 2011. Examples of site work and infrastructure improvements include the installation of utilities, grading, landscaping, stripping and road construction. The Property Owner will stagger the vertical construction of the affordable housing units. The Property Owner must start vertical construction for six people no later than May 15, 2012. The Property Owner must start vertical construction for an additional twelve people (18 people cumulative) no later than July 15, 2012. The Property Owner must start vertical construction for an additional nine people (27 people cumulative) no later than September 15, 2012. The Property Owner must start vertical construction for an additional

eleven people (38 people cumulative) no later than November 15, 2012. Examples of vertical construction improvements include foundation work or framing. Certificates of Occupancy for affordable housing for 38 people must be received no later than November 15, 2014. The Property Owner will bond the estimated cost of construction for the units in Affordable Housing Phase 1 as soon as a final plat of the Single-Family Lots in the Teton Village South Residential Community is recorded with the County Clerk for Teton County. The estimated cost of construction for the affordable housing units is $135 per square foot[6].

Affordable Housing Phase 2. After Affordable Housing Phase 1, the applicant will construct affordable housing in tandem with the cumulative development of free-market units based on the affordable housing requirement for each type of unit constructed ("Affordable Housing Phase 2") as shown in **Table 16**, below. Affordable Housing Phase 2 construction shall be certified for occupancy on or before the date the certificates of occupancy are issued for the free-market residential construction that generated the affordable housing requirement.

TABLE 16: AFFORDABLE UNIT REQUIREMENT

	Units	Per Unit Requirement	Total Requirement
Single-Family Units	100	0.700	70.0
Condominiums	13	0.523	6.8
Townhouses	55	0.611	33.6
Total			**110.4**

Affordable Housing Phase 3. After affordable housing has been constructed to meet the requirement of housing 110.4 persons in affordable housing, the Property Owner shall be responsible for completing the remaining affordable housing obligations of the Housing Mitigation Plan ("Affordable Housing Phase 3") by annually constructing and receiving certificates of occupancy for an average of 10 persons per year until affordable housing has been constructed for a cumulative total of 220.5 persons in a minimum of 100 units. Snake River Associates is required to bond for the remaining (un-constructed and un-bonded) affordable housing units before it is able to receive final plat on its last seven unplatted free-market units. Snake River Associates will retain this bonding obligation unless it explicitly transfers the obligation to a third party along with the sale of a minimum of seven unplatted free-market units. And any sale or transfer of the last seven unplatted free-market units by Snake River Associates must include the bonding obligation outlined above. Snake River Associates must notify the Director of the Teton County Housing Authority and the Director of the Planning and Development Department if the transfer of the bonding obligation occurs.

Marketing.

The affordable housing units, excluding those housing units constructed on land donated by the Property Owner for affordable housing and all Employment Based (as those terms are defined in

[6] The $135 per square foot is quoted in 2005 dollars, which includes infrastructure costs; the nominal price per square foot will grow annually at the rate of inflation.

the Resort Master Plan) housing units, will be marketed jointly by the Teton County Housing Authority ("Housing Authority") and the Property Owner, subject to approval by the Housing Authority in order that they may ensure that all purchasers meet the required profile of its program.

Restrictions.

Affordable Housing.

Qualified Buyers. With the exception of the buyers of Employment Based (as those terms are defined in the Resort Master Plan) housing units, only qualified buyers, as defined by the Housing Authority ("Qualified Buyers") shall be eligible to purchase affordable housing units in the Teton Village Expansion PUD. Except in the case of the death of an owner who passes interest in a unit to a non-qualified beneficiary, no affordable housing unit in the Teton Village Expansion PUD may be sold or otherwise transferred to anyone who is not a Qualified Buyer.

Employment Based Affordable Housing Units. The Property Owner will design and administer the selection process by which the buyers of Employment Based affordable housing units, as well as 18 affordable housing units (discussed in paragraph (h), below), are chosen from a pool of qualified applicants. The selection matrix developed by the Property Owner will favor employees who provide essential county services within Teton County.

Resale Price Limitation. The maximum allowed resale price for any traditional affordable housing unit (Category I, Category II, and Category III) shall not exceed the initial sales price plus a percentage increase equal to the annual rate of inflation in the Consumer Price Index – All Urban Consumers for the Denver-Boulder, Colorado area or its most nearly comparable successor index as determined by the Housing Authority. The maximum allowed resale price for the new Employment Based affordable units shall not exceed the initial sales price plus a percentage increase that would track purchasing power; such as, although not limited to a CPI index.

Notice. Qualified Buyers who purchase an affordable housing unit in the Teton Village Expansion PUD will be required (1) to give the Teton County Housing Authority notice of their intent to sell or transfer their unit at least thirty days prior to such sale or transfer and (2) to supplying the Teton County Housing Authority with the information it requests concerning the sale or transfer of the unit.

Monitoring Plan. Before the final development plan for any parcel in the Teton Village Expansion PUD will be approved by the County, a housing monitoring plan acceptable to the County Attorney, the Housing Authority and the Planning Director shall be finalized.

Compliance Plan. At build-out, a minimum of 151 employees of Teton Village businesses will be housed in the proposed employee housing units. Prior to the issuance of Certificates of Occupancy for employee housing units, the Property Owner shall provide a plan, acceptable to the Planning Director, for monitoring and enforcing this restriction.

Additional Restrictions. Other restrictions to be placed on the affordable housing units to ensure their continued affordability and compliance with the Housing Authority Guidelines, as

amended, are included in the Resort Master Plan at **Appendix AJ**, Draft Special Restrictions for Teton Village Expansion Resort Master Plan PUD (the "Draft Special Restrictions"). The Draft Special Restrictions, which, as amended are incorporated into the Resort Master Plan by reference, will be finalized by agreement between the Property Owner, the County and the Housing Authority. The finalization, as well as any future amendment, of the Draft Special Restrictions shall not require the amendment of the Resort Master Plan or these Standards and Conditions.

Covenants Running with the Land. These special restrictions shall constitute covenants running with the affordable housing units and shall be binding on all parties having any title or interest in the units.

Employee Housing. The special restrictions related to limits on rent levels will be proposed by the Property Owner after consulting with public and private organizations knowledgeable about affordable housing, such as the Housing Authority, Teton County Housing Trust and JHMR. These special restrictions will include language to ensure affordability and to target employees who work at the Teton Village Resort District.

Liability.

The responsibility to provide employee and affordable housing pursuant to the Housing Mitigation Plan shall be the responsibility of the Property Owner. If the Property Owner transfers any land in the proposed development to a third party, the housing requirement related to that portion of the development shall remain the responsibility of the Property Owner unless the requirement is explicitly transferred to another party by a transfer approved by the Teton County Commissioners. In any event, the phasing and bonding requirements described herein shall remain enforceable against the Property Owner. Although the Property Owner will be responsible for ensuring that all affordable and employee units are developed, some of the actual construction and ownership of the units may be taken on by third parties. This responsibility does not apply to the actual financing or construction of employee and affordable housing on land donated by the Property Owner to St. John's Medical Center (subsection g, below) or to the 501(c)(3) organizations (subsection h, below). In those instances, the only obligation the Property Owner has pursuant to the Resort Master Plan and these Standards and Conditions is the donation of land for employee and affordable housing purposes.

Changing the Number of Free-Market Units Available for Short-Term Rental

Although the Resort Master Plan was amended to change the number of units available for short-term rental, there is no change to the Housing Mitigation Plan. As such, the number of persons required to be housed in affordable and in employee housing remains unchanged: a minimum of 220.5 people in affordable housing units and a minimum of 151.25 people in employee housing units.

St. John's Medical Center Housing.

The Property Owner will donate land within the Village Core sufficient for the construction of 16 affordable housing units for approximately 35 persons. All of these units developed by St. John's Medical Center will be permanently restricted to St. John's Medical Center employees. St. John's Medical Center will be responsible for repurchasing these affordable units from employees that move and reselling them to other St. John's Medical Center employees. Appropriate restrictions will be placed on the units to ensure that they remain permanently affordable for St. John's Medical Center employees. Affordable housing on the land donated to St. John's Medical Center is excess housing above the affordable housing requirement generated by the development of the Teton Village Expansion PUD; its inclusion in **Table 14**, above, simply reflects employee housing opportunities available as a result of the development of the Teton Village Expansion PUD.

Donation to 501(c)(3) Organizations.

In addition to the donation in subsection 8(g), above, the Property Owner will donate land within the Village Core, which is of sufficient size to construct upon it 16 units and may at its option donate land for an additional 18 units if it does not choose to build these 18 units itself (see discussion in paragraph 8(a)(iii), above, for additional explanation). These donations will be to organizations that qualify as a non-profit organization pursuant to Internal Revenue Code, Section 501(c)(3). Affordable housing provided in the land donated to this 501(c)(3) organization is excess housing above the affordable housing requirement generated by the development of the Teton Village Expansion PUD; its inclusion in **Table 14**, above simply reflects employee housing opportunities available as a result of the development of the Teton Village Expansion PUD.

Not Subject to Change in Affordable Housing Mitigation Standards.

For so long as the Teton Village Expansion PUD is in compliance with the Housing Mitigation Plan located at **Section XIX** of the Resort Master Plan, it shall be deemed to be in compliance with all Teton County affordable/employee housing requirements and shall not be subject to amendments in the Teton County affordable/employee housing regulations.

1. EQUESTRIAN / NORDIC SKI HEADQUARTERS, EXISTING CUP
2. EXISTING ACCESS & UTILITY EASEMENT
3. EXISTING TETON COUNTY VILLAGE ENTRY ROAD & EASEMENT
4. EXISTING CUP HAY MEADOW PARKING AREA/ SNOW STORAGE/LANDSCAPE AREA, APPROXIMATE LOCATION & SIZE
5. EXISTING RANCH ACCESS ROAD
6. EXISTING STORMWATER INFILTRATION BASIN & STORMWATER EASEMENT TO TETON COUNTY
7. TETON VILLAGE WATER AND SEWER DISTRICT EASEMENT
8. TETON VILLAGE WATER AND SEWER DISTRICT AND FIRE DISTRICT BOUNDARY
9. FISH CREEK, REALIGNED AND RESTORED, PROJECT COMPLETED IN 2005
10. FISH CREEK, 100 YEAR FLOOD PLAIN & FLOODWAY
11. FISH CREEK PROTECTIVE COVENANT
12. JURISDICTIONAL WETLANDS
13. 30' WETLAND SETBACK AND 50' FISH CREEK SETBACK
14. EXISTING BURIED POWER LINE, APPROXIMATE LOCATION
15. RESORT BOUNDARY
16. SRA BOUNDARY
17. BOWMAN ROAD EASEMENT
18. EXISTING PAVED RANCH ACCESS ON WYOMING 390.
19. EXISTING CONSTRUCTION STORAGE CUP
20. BOWMAN ROAD PUD SKETCH PLAN
21. FUTURE DEVELOPMENT NODE AS IDENTIFIED IN THE DRAFT 2020 VISION MAP, TETON COUNTY

GENERAL NOTES:

1. PROPERTY BOUNDARY, EASEMENTS AND PUBLIC LAND SURVEY INFORMATION FROM TETON COUNTY GIS & BOUNDARY MAPPING PREPARED BY RENDEZVOUS ENGINEERING.
2. PROJECT PROPERTY IS LOCATED IN THE TETON COUNTY SCENIC RESOURCE OVERLAY.
3. SHORTY AND ELLEN CREEKS AVERAGE ANNUAL FLOW LESS THAN 3 CFS.

DRAWING NUMBER: 1
PROJECT NUMBER: 99-026
PROJECT TITLE: SNAKE RIVER ASSOCIATES
DRAWING TITLE: EXISTING CONDITIONS - AERIAL PHOTO

RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4838 JACKSON, WYOMING 83001
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Prepared By: AMF
Date: 04/24/06
Rev. Date:

DECLARATION OF COVENANT, CONDITION AND RESTRICTION FOR PARTS OF TRACTS OWNED BY FOUR SHADOWS LLC AND WOLF MOUNTAIN LLC

RELEASED
INDEXED
ABSTRACTED
SCANNED

GRANTOR: FOUR SHADOWS LLC ET AL
GRANTEE: THE PUBLIC
Doc 0761786 bk 742 pg 243-253 Filed At: 10:33 ON 10/19/09
Sherry L. Daigle Teton County Clerk fees: 23.00
By Mary Smith Deputy

This Declaration of Covenant, Condition and Restriction regulating and controlling the use, development and density of certain real property as hereinafter described is made to be effective this 22nd day of July, 2009, by Four Shadows LLC, a Wyoming limited liability company, and Wolf Mountain LLC, a Wyoming limited liability company, both of 5700 Snake River Ranch Road, Wilson, Wyoming 83014, hereinafter referred to as "Declarants", the owners of real property that is defined as the Village Core in the Master Plan for the Area Two Planned Unit Development (Teton Village Expansion) of the Teton Village Planned Unit Development District for Planned Resort (Teton Village Planned Resort District), and as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, and which shall hereinafter be referred to as the "Property". Declarants are adopting the following Covenant, Condition and Restriction to limit development of the property and thereby reducing potential traffic impacts on nearby public roadways for the benefit of all present and future owners of the Property or any part thereof and the benefit of Teton County and the Public at Large and in furtherance of a plan for development of other lands in the vicinity in accordance with said Master Plan.

NOW, THEREFORE, Declarants hereby declare that all of the Property described shall be owned, held, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following restriction, covenant and condition, which shall run with, the real Property and be binding on all parties having any right, title or interest in the described Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any part thereof.

ARTICLE I – RESTRICTION

The property shall not be divided, subdivided or developed in a manner that creates more than Seventy Thousand (70,000) square feet of Commercial Space, Ten Thousand (10,000) square feet shall be dedicated to local service Commercial Uses. The terms "Commercial Space" and "Commercial Use" are those spaces and uses all as may be allowed

by the Land Development Regulations currently in existence for Teton County, Wyoming or as they may be amended from time to time.

ARTICLE II
ENFORCEMENT, DURATION AND AMENDMENT

Section 1. Enforcement. The Declarants, or any future owner and the Mayor and Town Council of the Town of Jackson, Wyoming (the "Town") shall have the right to enforce, by any proceeding at law or in equity, this restriction, condition, and covenant Failure by the Town or by any owner to enforce this covenant and restriction shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Duration of Restriction. The covenant, condition and restriction set forth in this document shall continue and remain in full force and effect at all times against said Property and the owners thereof, subject to the right of amendment or modification provided for in this Article, for a term of twenty (20) years, after which time it shall be automatically extended for successive periods of twenty (20) years, until amended or revoked.

Section 3. Amendment. This declaration may be amended during any twenty (20) year period by an instrument signed by not less than two thirds (2/3) of the Property owners, which instrument must be recorded in the Office of the County Clerk of Teton County, Wyoming. The provisions of Article I shall not be amended without consent of the Town of Jackson, Wyoming.

Section 4. Violation Constitutes Nuisance. Every act or omission, whereby this restriction, condition or covenant in this Declaration set forth, is violated in whole or in part, is declared to be and shall constitute a nuisance and may be abated by Declarants or their successors in interest and/or by any owner or the Town of Jackson, Wyoming, and such remedies shall be deemed cumulative and not exclusive.

DATED this 22nd day of July, 2009.

Four Shadows LLC
a Wyoming limited liability company

BY _____
William B. Resor
Its Manger

Wolf Mountain LLC
a Wyoming limited liability company

BY _____
William B. Resor
Its Manger

STATE OF WYOMING)
)ss
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by William B. Resor, as Manger of Four Shadows LLC, a Wyoming limited liability company, and as Manager of Wolf Mountain LLC, a Wyoming limited liability company this 22nd day of July, 2009

WITNESS my hand and official seal Francesca Paolucci-Rice

_____
Notary Public

My commission expires
November 30, 2012

FRANCESCA PAOLUCCI - RICE - NOTARY PUBLIC
County of Teton State of Wyoming
My Commission Expires 11-30-2012

State Parcel Identification Numbers:
22-42-16-19-1-00-008
22-42-16-19-2-00-009

EXHIBIT A
DESCRIPTION OF THE VILLAGE CORE OF THE AREA TWO (A.K.A. TETON VILLAGE EXPANSION) PLANNED UNIT DEVELOPMENT OF THE TETON VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT FOR PLANNED RESORT

TO WIT:

A PARCEL OF LAND being parts of that tract conveyed to Four Shadows LLC by the instrument of record in the Office of the Clerk of Teton County, Wyoming in Book 701 of Photo, pages 1096-1106 and of that tract conveyed to Wolf Mountain LLC by the instrument of record in said Office in Book 701 of Photo, pages 1020-1025;

said Parcel is located within Government Lots 2 and 3 of Section 19, T42N, R116W; Government Tract 38, and Government Lots 3, 4, and 5 of Section 24, T42N, R117W, 6th P.M., Teton County, Wyoming;

said Parcel consists of those lands within the Area Two (a.k.a. Teton Village Expansion) Planned Unit Development of the Teton Village Planned Unit Development District for Planned Resort (as approved by the Board of County Commissioners on July 12, 2005 and amended by the Board of County Commissioners by approval of a Official Zoning Map Amendment on July 7, 2009) that lie northerly and / or northeasterly of the following described line:

BEGINNING at the easternmost corner of Lot A, commonly referred to as Fish Creek Park, of Shooting Star Second Filing, a subdivision of record in said Office as Plat 1211; said corner lies within the right-of-way of the Teton Village Entrance Road, as established by that instrument of record in said Office in Book 629 of Photo, pages 1008-1015 and amended by that instrument of record in said Office in Book 669 of Photo, pages 1056-1063; the southeast corner of said Section 24 bears S35° 53' 08"E, 1079.89 feet from said Corner of Beginning;

thence within said Teton Village Entrance Road right-of-way and the right-of-way for McCollister Drive established by that instrument of record in said Office in Book 629 of Photo, page 1001-1007 and amended by that instrument of record in said Office in Book 669 of Photo, pages 1064-1070, proceeding on the northerly boundary of said Lot A, coincident with a segment of the boundary of said Four Shadows LLC tract, as follows:

proceeding N62° 00' 47"W, 82.05 feet;

thence northwesterly 358.17 feet on the arc of a curve to the right, having a radius of 420.13 feet, through a central angle of 48°50'46"; the chord of said curve bears N37° 35' 23"W, 347.43 feet; the radius point of said curve bears N76° 50' 00"E from the end point of said curve;

thence on a non-tangent bearing, S76° 36' 23"W, 190.34 feet;

thence westerly 325.26 feet on the arc of a curve to the right, having a radius of 420.13 feet, through a central angle of 44°21'29"; the chord of said curve bears N81° 12' 53"W, 317.20 feet;

thence N59° 02' 10"W, 24.51 feet;

thence northwesterly 152.21 feet on the arc of a curve to the left, having a radius of 350.00 feet, through a central angle of 24°55'00" to the northwest corner of said Lot A; the chord of said curve bears N71° 29' 40"W, 151.01 feet; the radius point of said curve bears S6° 02' 50"W from said northwest corner being the end point of said curve;

thence departing said boundary, continuing within said McCollister Drive right-of-way as follows:

proceeding on a non-tangent bearing, N80° 03' 03"W, 13.59 feet;

thence N85° 06' 50"W, 200.00 feet;

thence northwesterly 90.00 feet on the arc of a curve to the right, having a radius of 180.00 feet through a central angle of 28°38'52"; the chord of said curve bears N70° 47' 23"W, 89.07 feet;

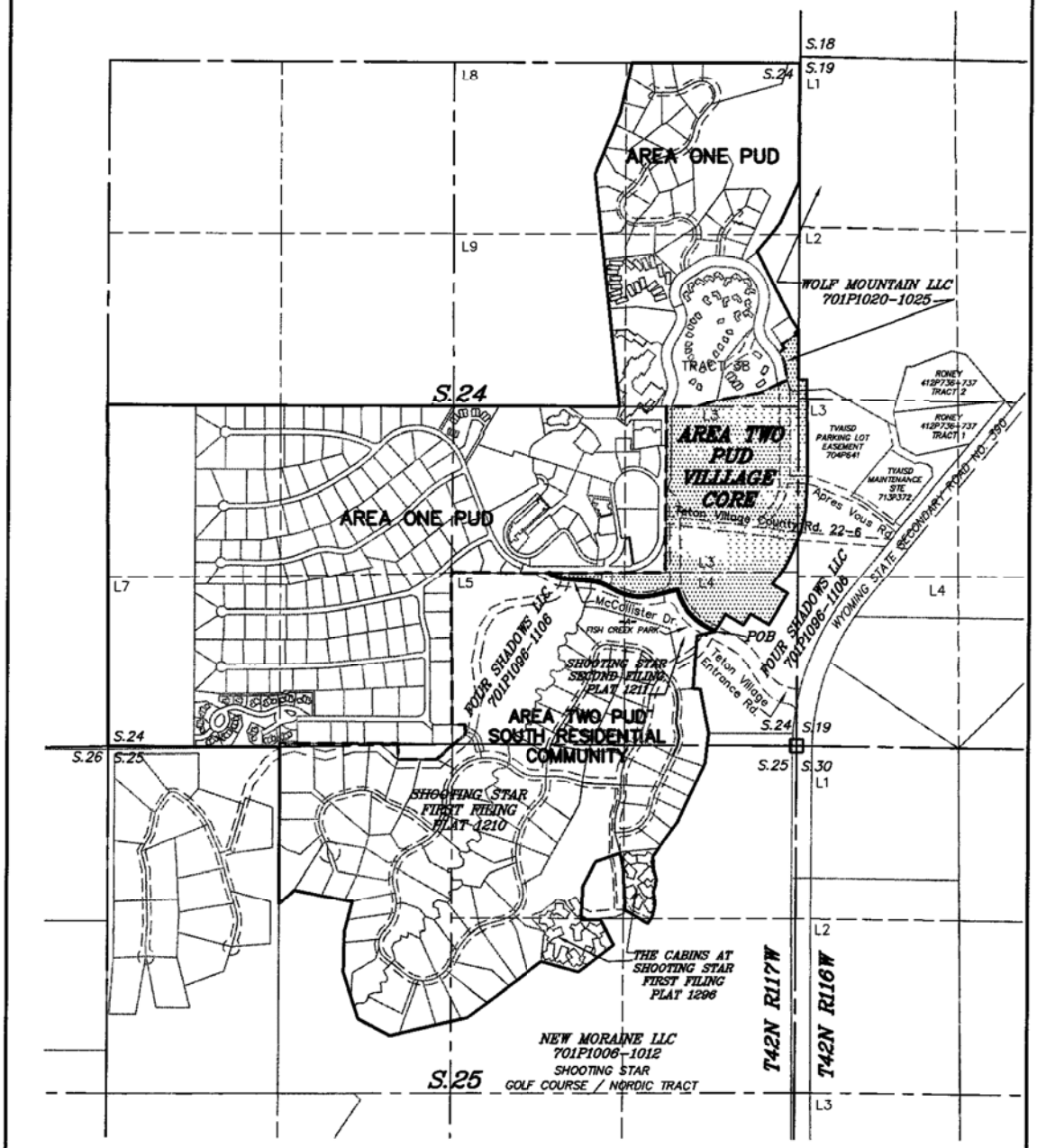
thence N56° 27' 57"W, 28.50 feet to the intersection with the boundary of said Four Shadows LLC tract, being the end point of the line being described herein;

the **BASIS OF BEARING** for this description is N00°01'49"E on the west line of the E1/2NW1/4 of Section 25, T42N, R117W, 6th P.M., Teton County, Wyoming;

this description is based on a survey performed during the years 2005, 2006 and 2008;

the Parcel described herein is shown on ***ILLUSTRATIVE MAP TO ACCOMPANY DESCRIPTION OF THE VILLAGE CORE OF THE AREA TWO PUD TETON VILLAGE PUD DISTRICT FOR PLANNED RESORT*** attached hereto as Page 3 of 3, and by this reference made a part hereof.

JORGENSEN ASSOCIATES, P.C.
Prepared July 21, 2009
H:\2008\08005\01\Docs\72 -DESC\VILLAGE CORE\EX A Desc VILLAGE CORE.doc



LEGEND

- Boundary Teton Village Planned Unit Development District For Planned Resort (Teton Village Planned Resort District)
- Boundary Between Area One PUD And Area Two PUD Of The Teton Village Planned Resort District
- Boundary Line, This Description, Between Village Core and South Residential Community of Area Two PUD of the Teton Village Planned Resort District
- Property Boundary
- Road and Parking Easements
- Section Line
- Quarter Section Line
- Sixteenth Section Line
- L1 Government Lot

0 1000 2000

Scale: 1 Inch = 1000 Feet

This scale valid only for 8.5x14 prints.

ILLUSTRATIVE MAP TO ACCOMPANY DESCRIPTION OF THE VILLAGE CORE OF THE AREA TWO PUD TETON VILLAGE PUD DISTRICT FOR PLANNED RESORT

Showing Parts Of Section 24 & Section 25 T42N, R117W And Section 19 T42N, R116W 6TH P.M. Teton County, WY

JORGENSEN ASSOCIATES, P.C.
Engineering • Land Surveying • Planning
P.O Box 9550, 270 East Simpson Ave, Jackson, Wyoming 83002
(307) 733-5150 FAX: (307) 733-5187
E-mail: jae@jorgensenassociates.com

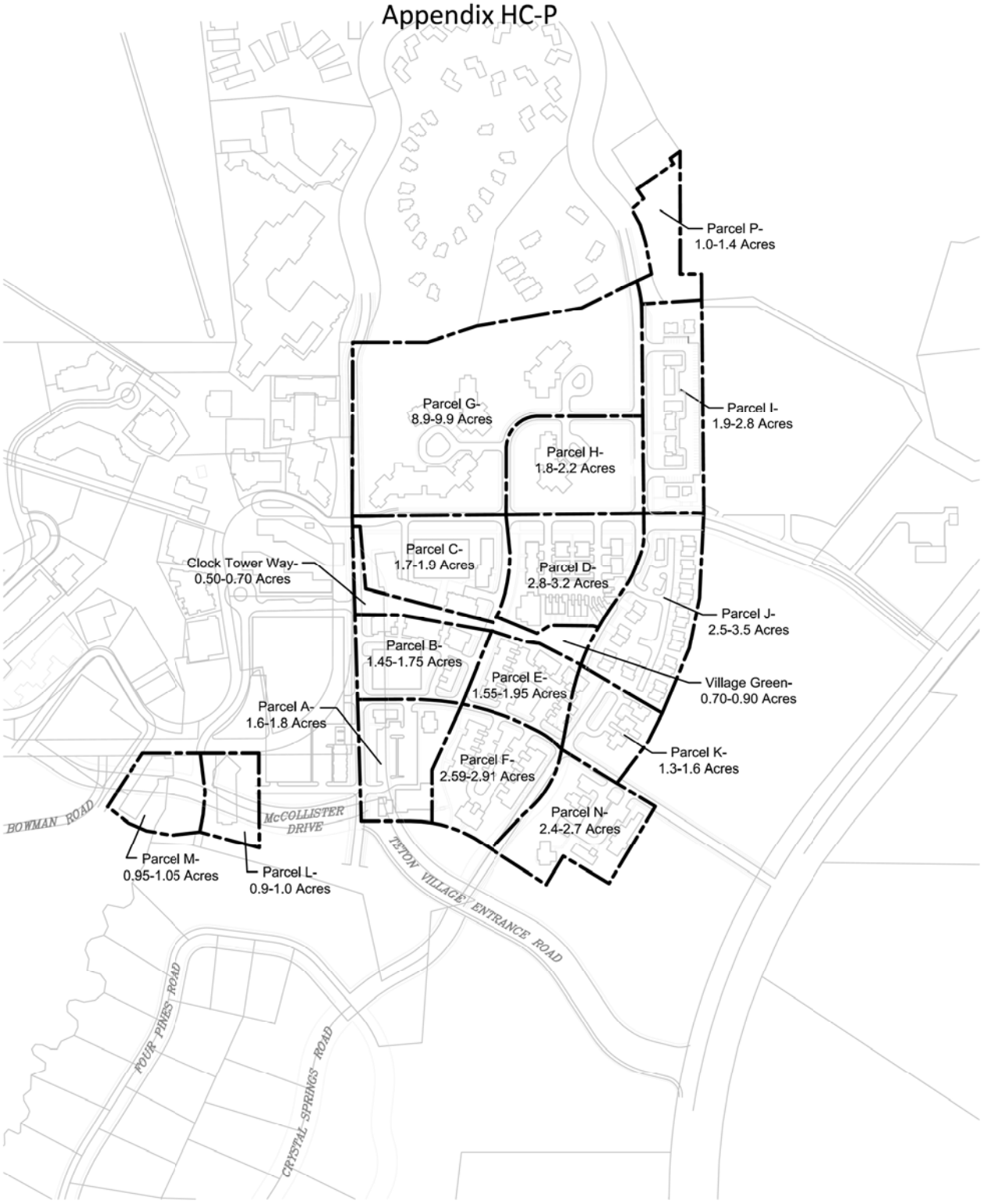
EXHIBIT A
Page 3 Of 3

Map Revised: July 21, 2009
Map Prepared: April 9, 2009

Project No.: 08005.01.72

H:\2008\08005\01\ACAD\72\VILLAGE CORE\08005.01.72 EX A Illust Map Village Core.dwg

H:\2006\06095\52 Parcel J PH1\Acad\11 MostPlanAmends\Appendix Drawings\06095.52.12 Appendix P-6e PARCEL J.dwg

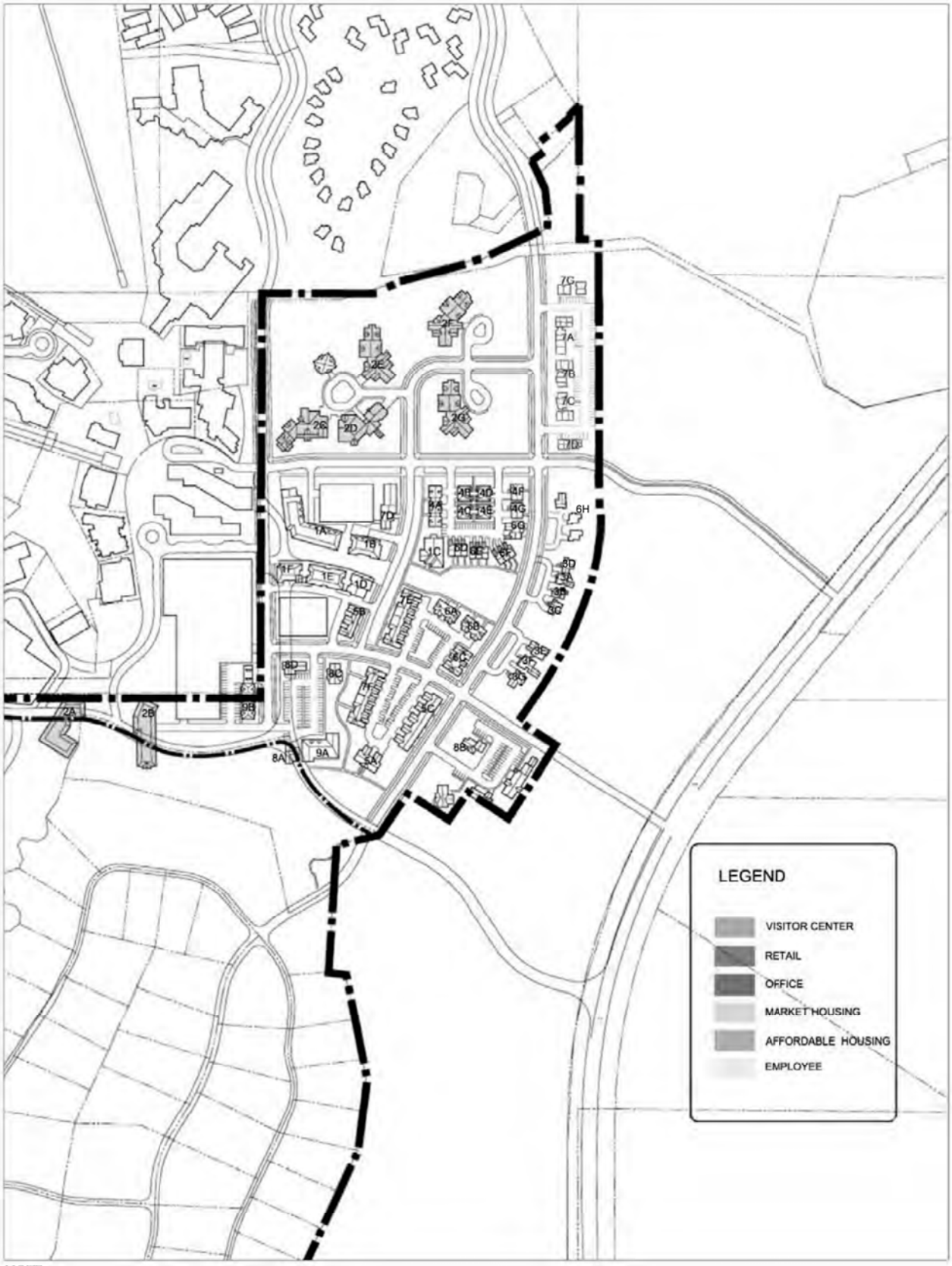


NOTE:

1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

2. Acreages given hereon for parcels and/or use areas are gross approximations meant for Concept/Sketch Plan level consideration only; more precise acreages for the parcels and/or use areas will be provided in the Final Development Plans for each of the components of the Teton Village Expansion of the Teton Village Planned Unit Development District for Planned Resort; final acreages for the parcels and/or use areas will be established by Final Plats.

6e	Conceptual Plan Teton Village Expansion PUD VILLAGE CORE PARCELS Last Revised: , 2010	RESORT MASTER PLAN APPENDIX P Prepared by: Civitas Inc. Revised by: Jorgensen Associates, P.C.	N 0 75 150 300



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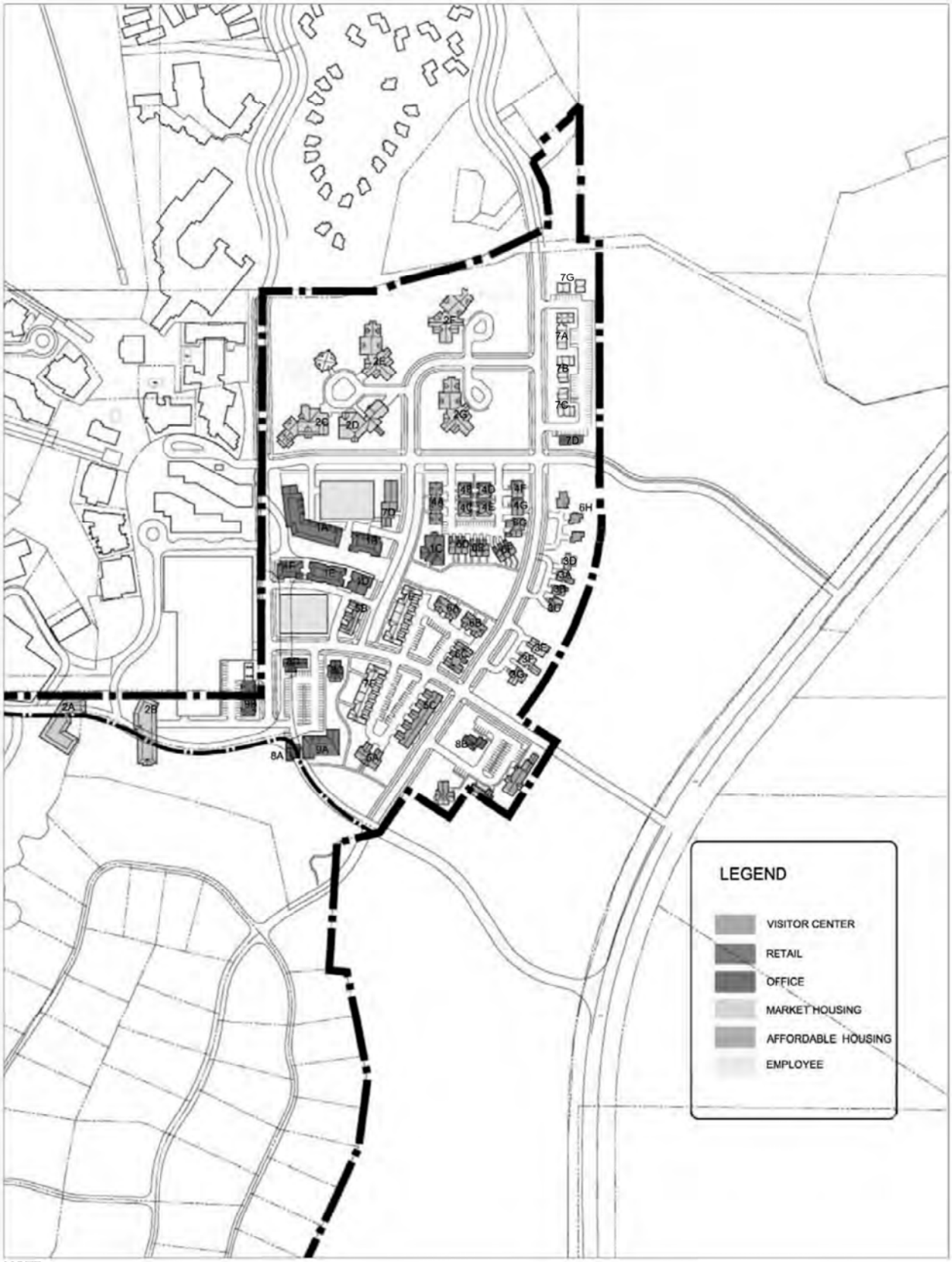
2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

5d	Conceptual Plan Teton Village Expansion PUD **Fourth Floor Use Diagram** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX Q Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 100 200 400



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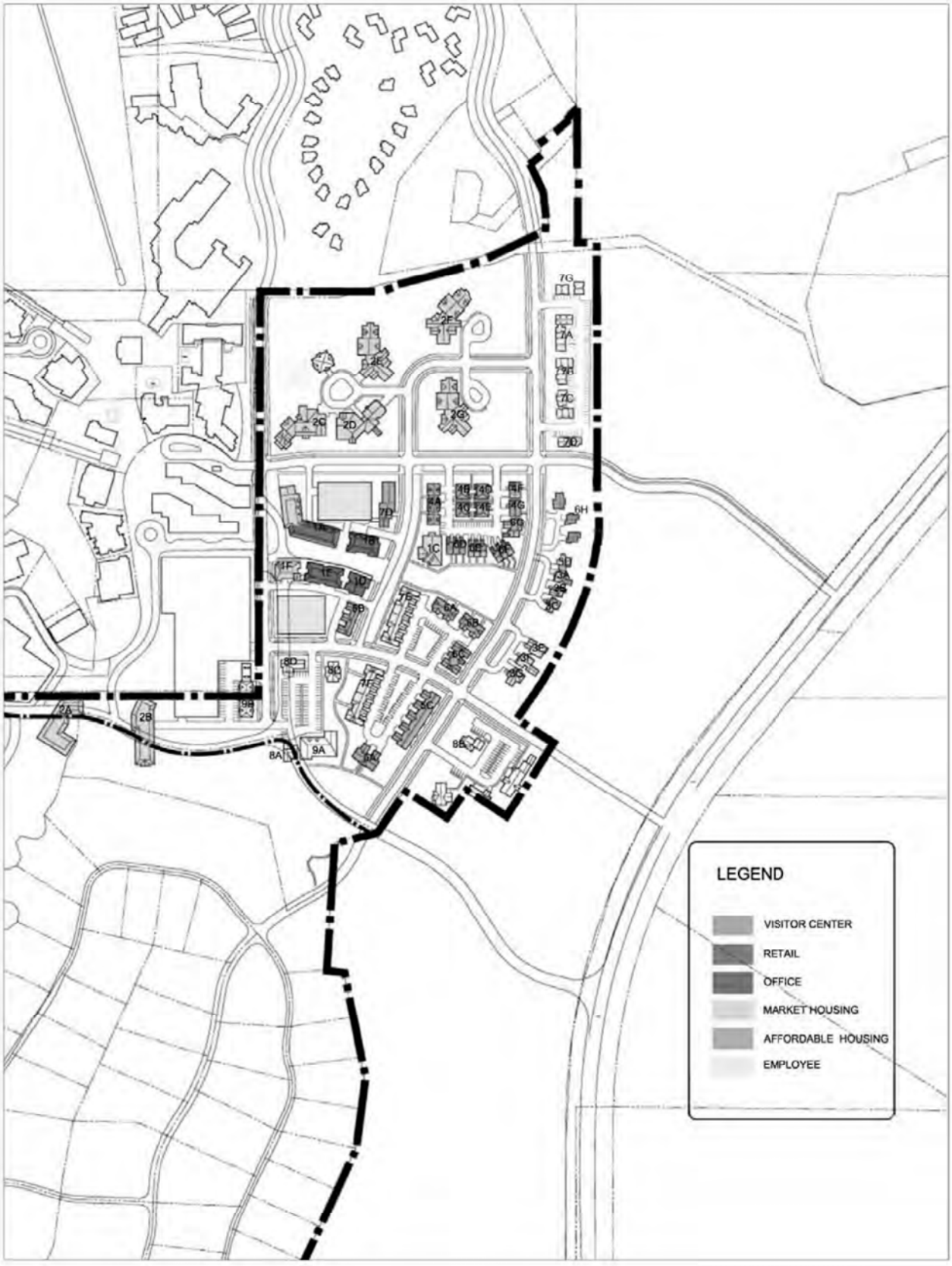
2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

5a	Conceptual Plan Teton Village Expansion PUD **First Floor Use Diagram** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX Q Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 100 200 400



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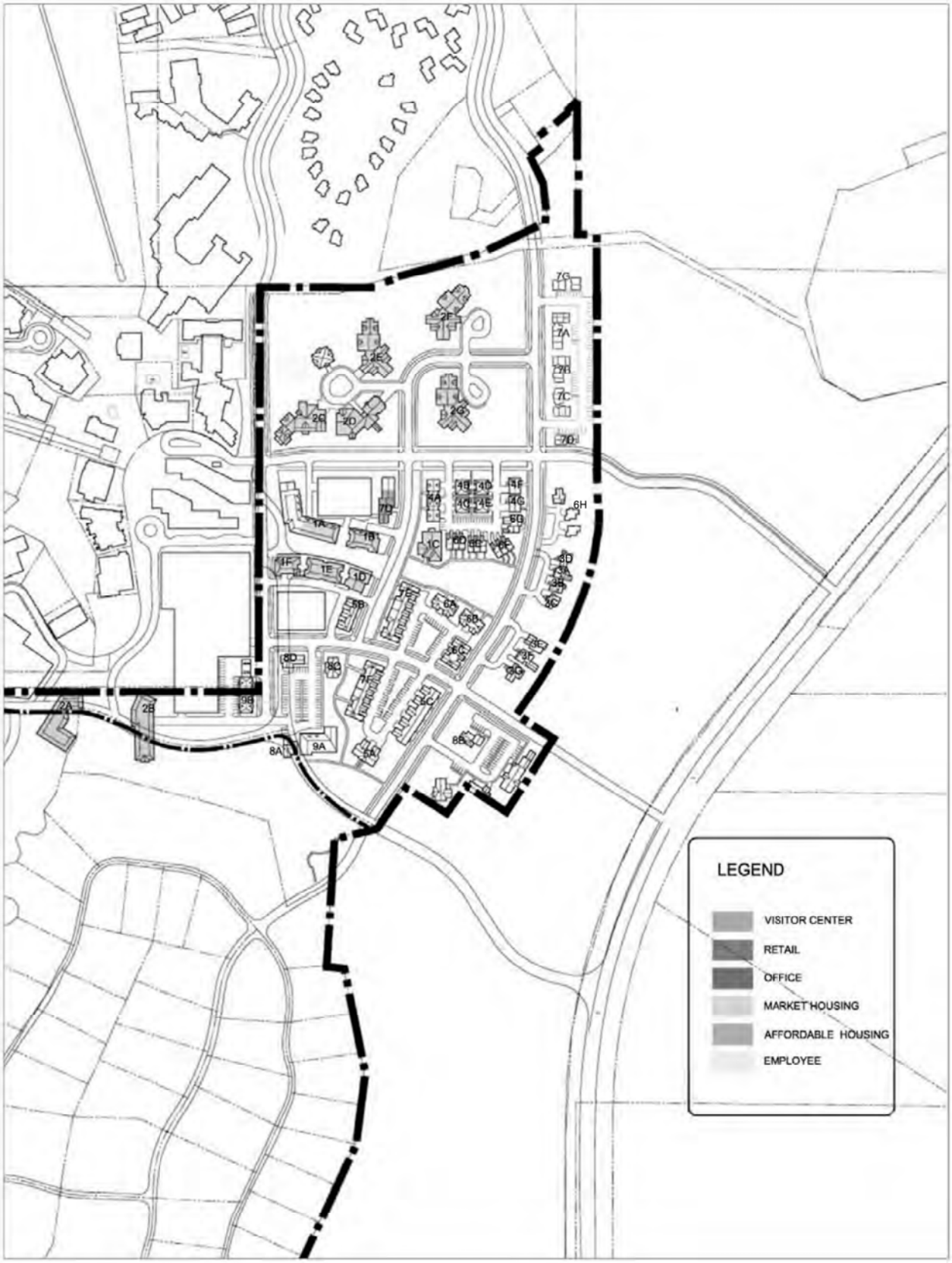
2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

5b	Conceptual Plan Teton Village Expansion PUD **Second Floor Use Diagram** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX Q Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 100 200 400



NOTE:

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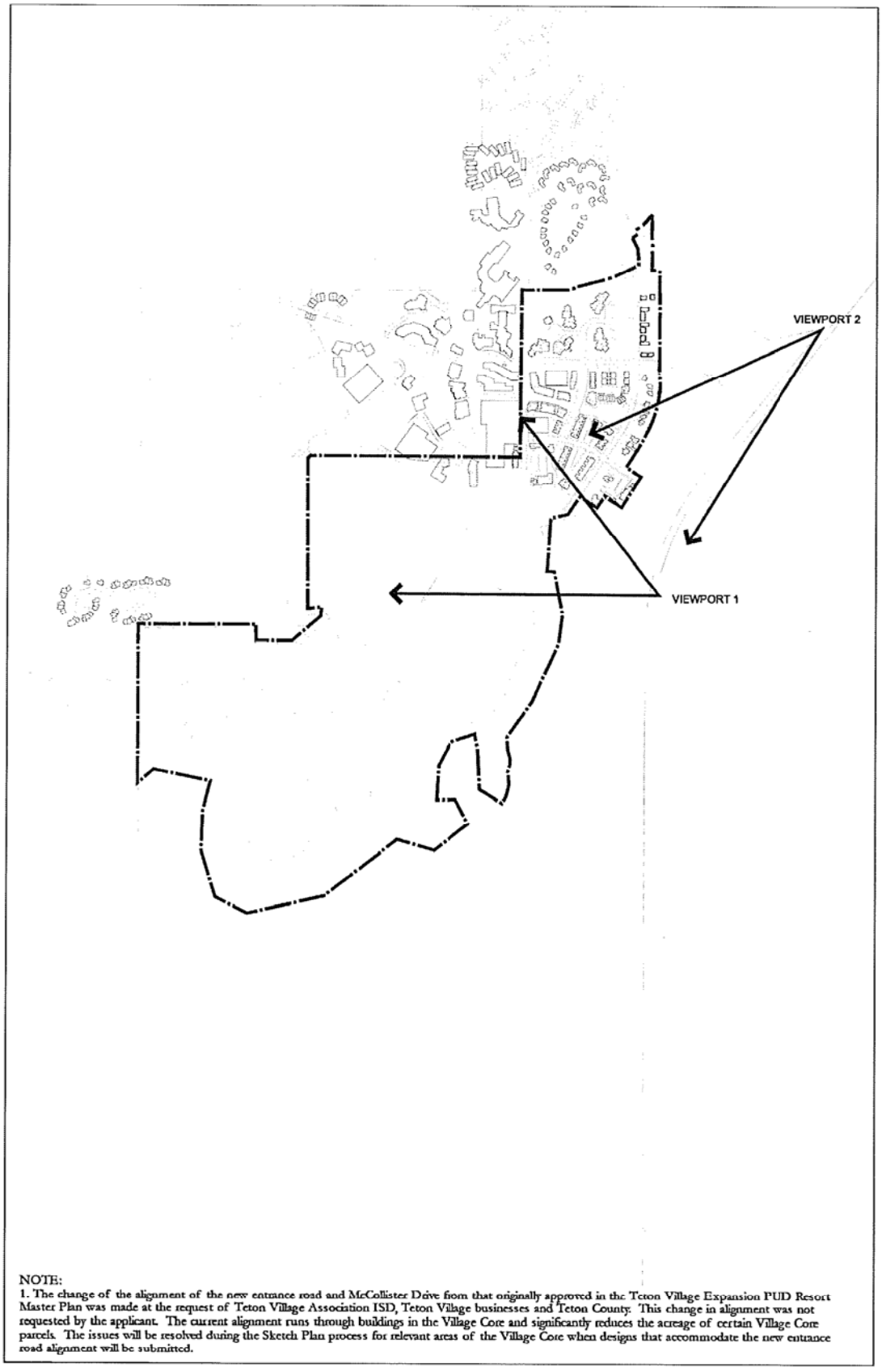
2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

5c	Conceptual Plan Teton Village Expansion PUD **Third Floor Use Diagram** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX Q Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 100 200 400



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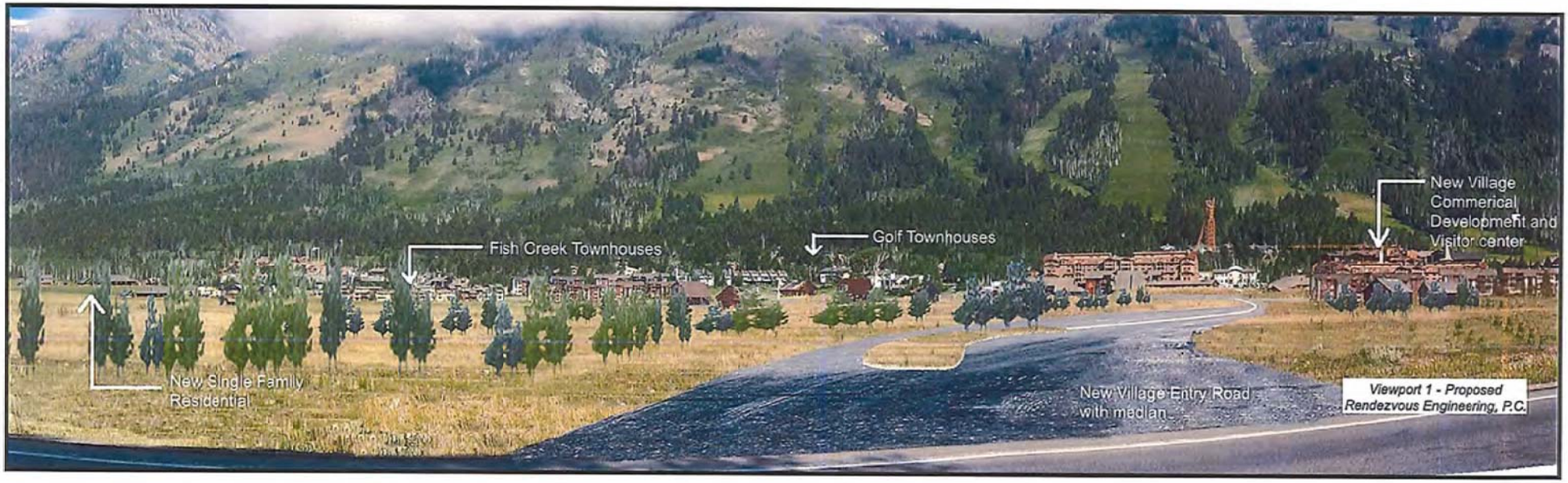
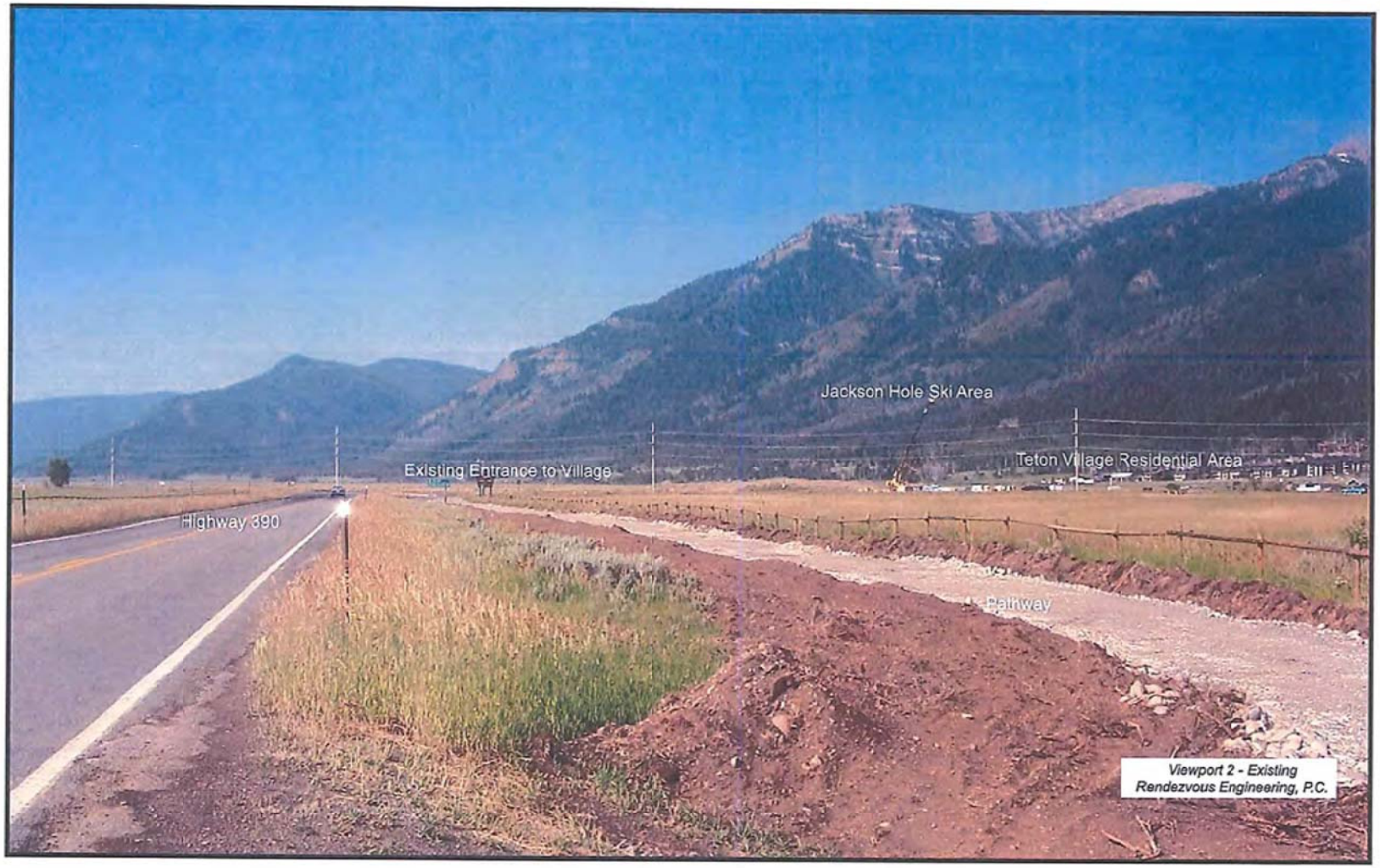
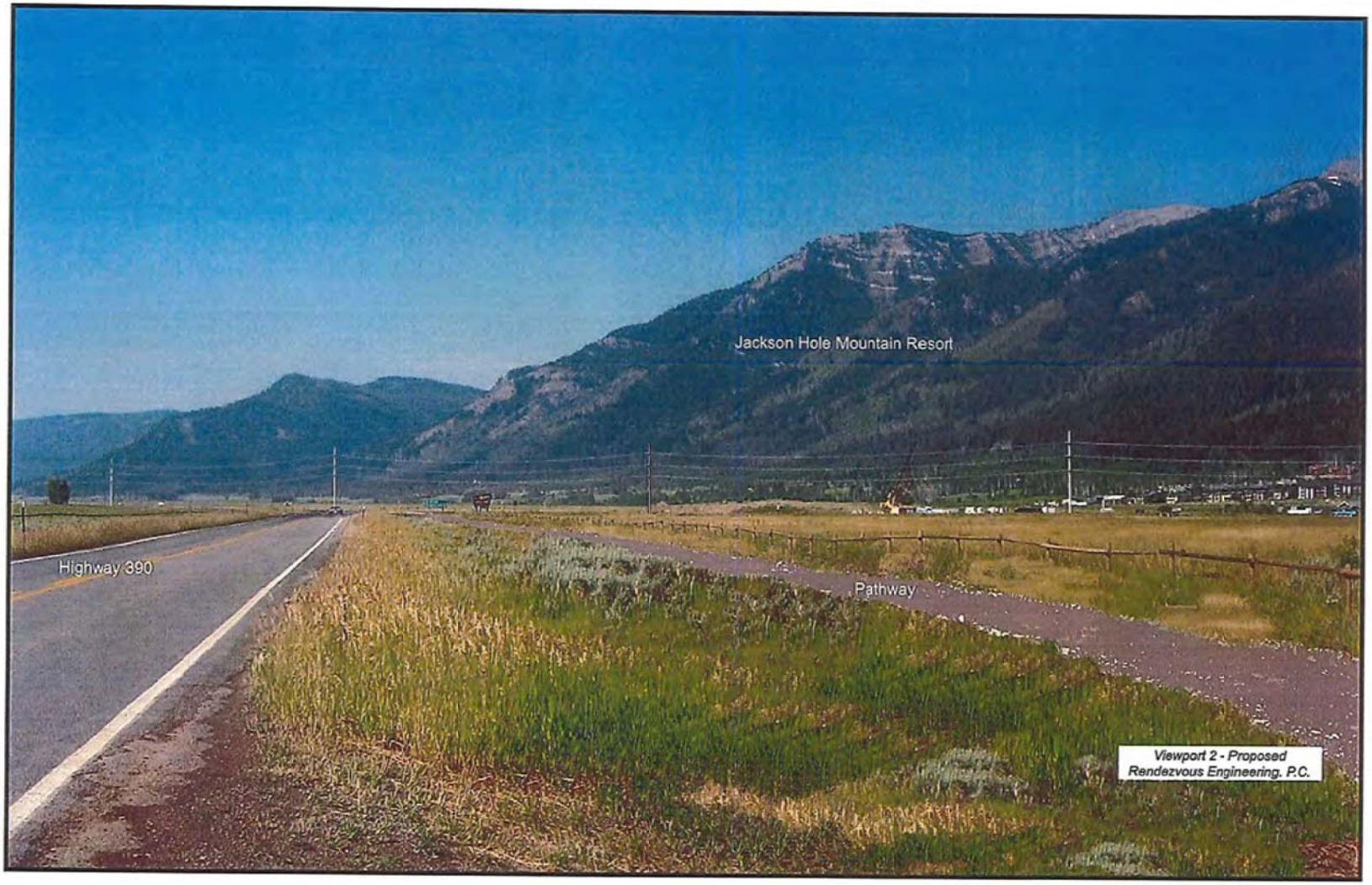
V1	Conceptual Plan Teton Village Expansion PUD **Visual Analysis** **Viewports** Revised March 27, 2012	RESORT MASTER PLAN APPENDIX R Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 250 500 1000

Teton Village Residential Area
Teton Village Commerical Area
Viewport 1 - Existing
Rendezvous Engineering, P.C.


New Village
Commerical
Development and
Visitor center
Golf Townhouses
Fish Creek Townhouses
New Single Family
Residential
New Village Entry Road
with median
Viewport 1 - Proposed
Rendezvous Engineering, P.C.


Jackson Hole Ski Area
Existing Entrance to Village
Teton Village Residential Area
Highway 390
Pathway
Viewport 2 - Existing
Rendezvous Engineering, P.C.


Jackson Hole Mountain Resort
Highway 390
Pathway
Viewport 2 - Proposed
Rendezvous Engineering. P.C.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOTS 1 THROUGH 100 OF THE TETON VILLAGE SOUTH SINGLE FAMILY SUBDIVISION, A SUBDIVISION OF TETON COUNTY, WYOMING

This is a Declaration of Covenants, Conditions and Restrictions regulating and controlling the use and development of real property, made effective the _____ day of_____ _____, 2004 by Snake River Associates, a Wyoming limited partnership, Declarant.

1. Purpose. Declarant is the owner of certain real property located in Teton County, Wyoming, which property is more particularly described as Lots 1 through 100 of Teton Village South Single Family Subdivision of Teton County, Wyoming, according to that plat recorded in the office of the Teton County Clerk on the same day as this Declaration of Covenants, and which is hereinafter referred to as the "Property". The Property contains scenic and natural value, and the Property is of high residential and recreational value, and Declarants are adopting the following Covenants, Conditions and Restrictions to enhance, preserve and maintain the scenic and natural character and value and the residential and recreational character and value of the Property for the benefit of all owners of the Property or any part thereof.

2. Declaration. Declarant hereby declares that the Property, and any part thereof, shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following Covenants, Conditions, and Restrictions, which are sometimes referred to hereafter as the "Covenants". The Covenants shall run with the Property and any Lot thereof, and shall be binding upon all parties having or acquiring any legal or equitable interest in or title to the Property or any part thereof, and shall inure to the benefit of every owner of any part of the Property.

3. Definitions.

The following terms and phrases used in these Covenants shall be defined as follows:

a. "Association" shall mean the Teton Village South Single Family Subdivision Homeowners Association, Inc., a Wyoming nonprofit corporation.

b. "Board" shall mean the board of directors of the Association.

c. "Building" shall mean any building, outbuilding, garage, or shed, including any part thereof, such as roof overhangs, foundations, porches, or balconies.

d. "Building Envelope" shall mean that portion of a Lot identified as such on the subdivision plat of the Property.

e. "Common Roads" shall mean the private roadways within the Property that provide access to individual Lots.

f. "Common Services" shall mean roadway maintenance and snow removal for the Common Roads and for the Shared Access Roads, winter and summer maintenance of common trails, common maintenance of landscaping, noxious weed control, and any other

Common Services that the Board determines are appropriate, including any Common Services for any unusual or emergency circumstances.

g. "Design Guidelines" shall mean the "Design Guidelines for Lots 1 through 100 of the Teton Village South Single Family Subdivision, a Subdivision of Teton County, Wyoming" attached hereto as Exhibit A and made a part hereof.

h. "Design Review Committee" shall mean the Design Review Committee as defined and established in paragraph 4.1 of The Design Guidelines.

i. "Development" shall mean any alteration of the existing land surface or vegetation on a Lot or construction or placement of any building, Structure or other improvement on a Lot.

j. "Lot" shall mean any and all of the single family Lots numbered one through 100 of the Teton Village South Single Family Subdivision, a Subdivision of Teton County, Wyoming, which comprise part of the Property.

k. "Owner" shall mean the record Owner of a Lot, including a contract purchaser, but excluding anyone having an interest in a Lot as security for the performance of an obligation.

l. "Principal Residence" shall mean the single family residential building, constructed on any Lot of the Property which is the principal use of such Lot and to which other authorized Structures on such Lot are accessory.

m. "Shared Access Roads" shall mean the roadways that provides access from the Teton Village County Road (McCollister Drive) to the Common Roads, and any extension or realignment thereof.

n. "Structure" shall mean any improvement including, but not limited to, buildings, roads, walls, retaining walls, decks, patios, bridges, lights, satellite dishes, fences, swing sets, pools, and dog runs; but not including underground utilities (together with above ground appurtenances), underground electronic dog fences, landscaping, cut or fill slopes, street number/owner signs, and foot paths.

o. "Transfer Fee" shall mean the fee payable by an owner to the Association upon transfer of a lot, as provided in Paragraph 8 hereof.

4. Association. The Teton Village South Single Family Homeowners Association, Inc., a Wyoming corporation is established to administer and enforce the provisions of this Declaration of Covenants.

a. Membership. Every Owner shall be a member of the Association. Membership in the Association shall be appurtenant to each Lot and shall not be subject to severance from the ownership of such Lot. Each Lot Ownership shall constitute one member.

b. Voting. Each member shall have one vote to cast upon any matter to be decided by a vote of the members. If there is more than one person or entity owning a Lot, the vote of

such member shall be cast as determined by the Owners of such Lot. In the event of any dispute among joint Owners of a Lot, the Board shall have the right to disqualify such member from voting on an issue unless or until the joint Owners of such Lot have reached agreement as to such member's vote.

c. Authority of the Board. The Board shall have full power and authority to manage the business and affairs of the Association, as more fully set forth in the articles of incorporation and bylaws of the Association, and to enforce the provisions of this declaration, and the covenants of any other subdivisions which become members of the Association.

d. Meetings. The members of the Association and the Board shall hold annual meetings as set forth in the bylaws of the Association. Additional regular or special meetings of the members and/or the Board may be held in accordance with the provisions of the bylaws of the Association. All matters pertaining to all such meetings, including notices thereof, quorums, and provisions for voting in person or by proxy, shall be set forth in the Bylaws of the Association.

5. Development Permit Required. No Structure or improvement of any kind shall be erected, placed, altered, added to, reconstructed or permitted to remain on any Lot, and no construction activities, grading, or removal of trees or other vegetation shall be commenced until a development permit has been issued therefore by the Board. The Board shall issue development permits as specified in and consistent with the Design Guidelines.

6. Development and Use Restrictions. All Development and use shall conform to the following requirements:

a. Provisions in Addition to County Land Use Regulations. Conformity with any and all applicable land use regulations of Teton County and the Teton Village South Planned Residential Development Final Development Plan shall be required, in addition to the requirements of these Covenants. In case of any conflict, the more stringent requirements shall govern.

b. Authorized. Only single family residential use shall be permitted, together with the keeping of domestic pets as set forth hereafter.

c. Prohibited Uses. No Lot within the property shall be subject to division or subdivision. No commercial, industrial or other non-single family residential use whatsoever shall be permitted on any Lot, including, by way of example, but not limited to, the rental of a guest house separate from a principal residence. However, the following two uses shall not constitute prohibited commercial uses and may be permitted under these Covenants:

i. Rental of the principal residence to groups on a week to week basis only and to families on a week to week or longer basis (Note that, as of the effective date of these Covenants, the Teton Village Expansion Resort Master Plan, PUD does not permit rental of single family houses for less than thirty days.); and

ii. Home occupations, as defined regulated and permitted by Teton County from time to time.

d. Authorized Structures. The first Structure constructed or placed on any Lot shall be the principal residence, and it shall have a minimum floor area of 2,500 square feet of habitable space. In addition to and appurtenant to the principal residence, a second or third building may be approved to allow for a guest house or detached garage or storage building, if consistent with these Covenants and with the Design Guidelines. However, in no case shall there be more than three buildings on any one Lot nor more than one guest house or guest apartment. In addition to the authorized building or buildings, minor Structures appurtenant to the principal residence may be approved.

e. Building Envelope. All Structures shall be constructed wholly within the Building Envelope, except for access driveways and except for the exceptions listed below. Based upon these Covenants and the Design Guidelines, the Board may allow:

i. Parking areas, patios, retaining walls, and fences enclosing a vegetable garden to extend beyond the Building Envelope one-half the width of the setback or fifteen (15) feet, whichever is less;

ii. Eves, balconies, decks or porches to extend beyond the Building Envelope one-half the width of the setback or six (6) feet, whichever is less;

iii. Temporary fencing anywhere on a Lot for construction envelopes and to protect landscaping from deer and moose until it is established.

f. Construction. No used materials except for architectural detailing shall be permitted on any Lot. No pre-cut, prefabricated or modular Structures of any kind shall be permitted on the outside of any building on any Lot. However, pre-manufacturing, such as the pre-assembly of log buildings, or used materials may be permitted in the discretion of the Board, if the result is consistent with these Covenants and with the Design Guidelines. All construction shall be completed within eighteen (18) months from the commencement date of construction, unless the Board approves an extension for good cause, not to exceed six (6) months in length.

g. Height Limitations. No building shall exceed thirty (30) feet above finished grade, as measured and defined by the Teton County land Use Regulations.

h. Floor Area Limitations. The total floor area of all habitable space (except any habitable space that is completely below original grade) of all buildings on a particular Lot shall not exceed the maximum limits as specified below:

Lots 75, 76, 77	5,000 square feet
Lots 91, 92, 94, 95, 97, 98, 100	6,000 square feet
Lots 40, 45, 48-51, 65, 66, 68, 74, 78-81, 87-90, 93, 96, 99	7,000 square feet
Lots 1-39, 41-44, 46, 47, 52-64, 67, 69-73, 82-86	8,000 square feet

i. Prohibited Fences. No boundary fences around the exterior Lot lines of any Lot or around the perimeter of any Building Envelope shall be permitted, except underground electronic fences to restrain and control dogs.

j. Utilities. Electrical, telephone and cable television utility lines have been installed underground in utility easements and in the Shared Access Roads and Common Roads rights-of-way. Connections from the Lots to the underground utility lines shall be completed at the Lot Owners' expense and shall be underground.

k. Temporary Structures Prohibited. No temporary Structures, such as trailers, tents, shacks or other similar buildings, shall be permitted on any Lot, except during construction as authorized by the Board.

l. Maintenance. Each Lot and all improvements thereon shall be maintained in a clean, safe and sightly condition. Boats, trailers, vehicles other than automobiles, campers whether or not on a truck, snow removal equipment, and garden or maintenance equipment shall be kept within an enclosed Structure at all times, except when in actual use. Refuse, garbage and trash shall be kept at all times in a covered container, and any such container shall be kept within an enclosed Structure or, if outside, appropriately screened from view and kept in a container that will not be accessible to or attract bears or other wildlife. Service areas, storage piles, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view. No lumber; grass, shrub or tree clippings or plant waste (except in screened compost piles); metals; bulk materials; scraps; refuse; or trash shall be kept, stored or allowed to accumulate on any Lot.

m. Pets. No livestock or pets shall be kept or maintained on any Lot except as provided herein. Any animals or livestock permitted to be kept on a Lot shall be restrained and controlled at all times so that they do not cause a nuisance to neighboring Lot Owners, and so that the presence or activity of any such pets or livestock does not harass or endanger wildlife. Cats or other domestic animals which are normally kept and maintained indoors shall be permitted on any Lot. No horses or other livestock shall be kept or maintained on any Lot. The presence of a horse or any other livestock on any Lot for more than eighteen (18) hours shall constitute keeping or maintaining a horse or other livestock on such Lot in violation of these Covenants. Not more than two (2) dogs may be kept on any Lot, provided, however, that a litter of puppies born to a dog owned by a Lot Owner may be kept or maintained upon any Lot for a period not to exceed four (4) months, provided that said puppies are maintained and restrained in accordance with the provisions of these Covenants. If any dog or dogs are caught or identified chasing or otherwise harassing livestock, wildlife or people, the Board shall have the authority to have such animal or animals impounded at any available location, and shall assess a penalty against the Owner of such animal or animals of not more than Five Hundred Dollars ($500.00) plus all costs of impoundment. If any such animal or animals are caught or identified chasing or harassing wildlife, livestock or people on a second occasion within two (2) years, the Board shall have the authority to have such animal or animals impounded or destroyed, the determination of disposition being in the sole discretion of the Board. In the event that such animal or animals are not destroyed, the Board shall assess a penalty of not more than One Thousand Dollars ($1,000.00) per animal, plus costs of impoundment. If any such animal or, animals

are caught or identified chasing or harassing wildlife, livestock or people on a third or subsequent occasion within three (3) years of the previous two (2) occasions, such animal or animals shall be either destroyed or permanently removed from the property. No Owner of any animal or animals impounded or destroyed for chasing or harassing livestock, wildlife or people shall have the right of action against the Board or any member thereof, for the impoundment or destruction of any such animal or animals.

n. Noxious or Offensive Activities. No noxious or offensive activity shall be permitted on any Lot. No light that is unreasonably bright or causes unreasonable glare shall be emitted from any Lot. No unreasonably loud or annoying noises or noxious or offensive odors shall be emitted beyond the Lot lines of any Lot.

o. Signs. No signs or advertising devices shall be erected or maintained on any Lot, except one sign, not greater than 2 square feet in area that identifies the street number or the street number and the Owner. However, the Board may approve no trespassing and private property signs for the perimeter of the Property.

p. Water and Sewer Systems. Water and sewer mains have been installed underground in the shared access road and Common Roads rights-of-way, and these lines are part of and connect to the Teton Village Water and Sewer District's System. In addition, where necessary to provide connection to the District's system by gravity flow, common sewer mains have been installed underground in utility easements along certain Lot boundaries, and these common mains are the property of and responsibility of the Association. Sewage lift pumps may also be necessary for some lots depending on the final building configuration and elevations.

q. Common Roads. The Common Roads on the property shall be private roads at all times, and each Lot Owner shall be responsible for an equal portion of the snow removal and maintenance costs for said roads.

r. Shared Access Roads. The shared access roads providing access to the property are private roads, and each Lot Owner shall be responsible for a proportionate share of the snow removal and maintenance costs for the Shared Access Roads. Snow removal and maintenance costs on the shared access roads shall be divided with Owners of other properties to which access is provided by said roads, in accordance with the determinations of the Board.

s. Snowmobiles, Motorcycles and Off Road Vehicles Prohibited. No snowmobile, motorcycle, all-terrain vehicle or other similar device shall be operated on any Lot for recreational purposes. Snowmobiles, motorcycles, all-terrain vehicles, golf carts or similar vehicles may be used for access to and from residential Structures only with the prior written approval of the Board. The approval of the Board for access use may be terminated if such vehicles are not strictly limited to access use.

t. Wildlife Protection. It is recognized by the Declarants and the purchasers or Owners of any Lot within the property that many wildlife species live on or migrate through the property during various times of year. The following limitations on use and Development

are intended, in addition to all the other requirements of these Covenants to protect, preserve and maintain the existing wildlife habitat on the property and to minimize the adverse effects of Development on wildlife habitat:

i. Dogs and other domestic animals shall be controlled and restrained at all times, and shall not be allowed to run at large on any portion of any Lot, except within an enclosed improvement area or within an effective electronic fence.

ii. No hunting or shooting of guns shall be allowed on any Lot, except that individual animals causing damages, such as porcupines girdling trees, may be controlled with the prior approval of the Board.

iii. No artificial feeding of moose, elk, deer and/or bears shall be allowed on any Lot.

iv. No non-native animal or fish species shall be released on any Lot.

v. Every Lot Owner of the property by acceptance of a deed to his or her Lot releases the Wyoming Game and Fish Department from any and all claims for wildlife damage.

u. Mineral Activities Prohibited. No mining or other mineral extraction or Development activities shall be permitted on any Lot, including the removal of gravel; provided that excavation for landscape purposes may be permitted with the prior written approval of the Board.

v. Control Noxious Weeds. Lot Owners shall take all actions necessary to control noxious weeds as defined by the Teton County Weed and Pest Control Board or the Board. Because the timing for effective control of noxious weeds is very critical, if a Lot Owner fails to respond immediately to a written request for weed control from the Board, the Board shall have the right to contract for such control services and the company so contracted shall have the right to enter upon any such Lot to control noxious weeds, by applying herbicides or by other means, without any liability for trespass. In the event that the Board provides for noxious weed treatment as described herein, the Owner of a Lot treated for noxious weed control shall pay all costs incurred by the Board.

w. Satellite Dishes. A satellite dish may be permitted within the Building Envelope of any Lot, provided that any satellite dish must be visually shielded from adjacent Lots and from lands outside of the Property with landscaping or screening approved by the Board before such satellite dish may be installed.

x. Alteration of Streams Prohibited. No stream or pond shall be altered in any way, unless the proposal for alteration has been submitted to and approved by the Board.

7. Easements Created By The Plat. The final plat of the Shooting Star Subdivision, a Subdivision of Teton County, Wyoming, creates certain easements within the Property. The definition, restrictions and conditions of these easements are specified in this paragraph.

a. "Underground Utilities" Easements. These easements shall be for underground utilities and the necessary above ground appurtenances, such as manholes, pedestals and junction boxes. However, all above ground appurtenances shall be installed and maintained in such a manner as not to significantly interfere with other uses of the easements, such as pathways or driveways.

b. "Underground Sewer Lines" Easements. These easements shall be for underground sewer lines and the necessary above ground appurtenances, such as manholes. However, all above ground appurtenances shall be installed and maintained in such a manner as not to significantly interfere with other uses of the easements, such as pathways or driveways. These sewer lines shall be the property of and the responsibility of the Association and shall be maintained as a common service. However, the Board shall have the right to transfer these lines and these easements to the Teton Village Water and Sewer District.

c. "Underground Utilities and Sewage Pump Station" Easement. This easement shall be for underground utilities and a structure housing water sewage pumps and related equipment. The structure has been designed and shall be constructed and maintained to be reasonably inconspicuous. Any reconstruction of the building or substantial alteration of the building shall be subject to review and approval by the Board and may not commence without the prior issuance of a development permit by the Board as specified in paragraph 5.

d. "Driveway and Utility" Easements. These easements shall be for driveways and underground utilities and for general access to and from the Lots specified. However, no construction, grading or removal of vegetation may commence without the prior issuance of a development permit by the Board as specified in paragraph 5.

e. "Skier and Pedestrian Access With Clearing, Grading and Grooming Allowed and with Conditional Bicycle Access" Easements. These easements shall be for groomed trails for skiers and pedestrians and are for the benefit and enjoyment of the Owners. However, the use, improvement and maintenance of these easements shall be determined by the Board and may be limited or extended as determined by the Board. For example, the Board may permit, prohibit or limit the use of bicycles on these easements. The foregoing notwithstanding, the Board's right to extend to people other than the Owners the right to use these easements shall be limited as follows: the Board may extend to others, including the general public, permission to use the trails on these easements if and only if the permission is revocable and can be revoked by the Board at its sole discretion on no longer than an annual basis.

f. "Skier Access with Clearing, Grading and Grooming Allowed, But with No Summer Use Other Than Maintenance" Easements. These easements are for groomed trails for skier use during the ski season only and are for the benefit and enjoyment of the Owners. However, the use, improvement and maintenance of these easements shall be determined by the Board and may be limited or extended as determined by the Board, but in no case shall any non-ski season use be allowed other than maintenance. The foregoing notwithstanding, the Board's right to extend to people other than the Owners the right to use these easements shall be limited as follows: the Board may extend to others, including the general public, permission to use the ski trails on these easements for skiing during the ski season if and only if the

permission is revocable and can be revoked by the Board at its sole discretion on no longer than an annual basis.

g. "Skier Access with Conditional Clearing, but with No Summer Use Other Than Conditional Maintenance" Easements. These easements are for skier access on ungroomed ski trails to the specified Lots only. However, the use, improvement and maintenance of these easements shall be determined by the Board and may be limited as determined by the Board. The use of these easements shall not be extended to others and no non-ski season use shall be permitted other than maintenance. Grantees shall have no right to clear vegetation without prior approval of the Board, and the Board shall approve clearing of only the vegetation necessary to allow safe ski passage on an ungroomed ski track.

8. Transfer Fee.

a. Payment to Association. Pursuant to the provisions of an agreement dated as of _____, 2004, between the Association and the _____ Trust, a Wyoming nonprofit corporation with its principal office in Jackson, Wyoming (the "Trust"), the Trust has agreed to provide certain monitoring and stewardship services in respect of a certain 42-acre parcel subject to a conservation easement conveyed to the Trust on _____, 2004 as an integral part of protecting the scenic approach to the Teton Village South Residential Development, said parcel being more particularly described in said conservation easement. The Trust has also committed to continue its historical efforts to ensure the preservation and conservation of the scenic, natural, and open-space values of Jackson Hole, including in particular those values on land adjoining or visible from State of Wyoming Highway 390, and those efforts will provide continuing and substantial benefits to the Association. In respect of those services, the Association is obligated to pay to the Trust a fee based on the value of each lot sold or exchanged by an owner. Accordingly, in order to meet its obligations to the Trust under said agreement, the Association shall be entitled to receive from the proceeds of each lot sold, whether by Declarants or by any subsequent owner (or in the case of an exchange, directly from the owner), a Transfer Fee equal to the following percentage of the Purchase Price:

Date of Disposition	Percentage
During the calendar year 2007	1/7 of 1%
During the calendar year 2008	2/7 of 1%
During the calendar year 2009	3/7 of 1%
During the calendar year 2010	4/7 of 1%
During the calendar year 2011	5/7 of 1%
During the calendar year 2012	6/7 of 1%
On or after 2013	1%

The Transfer Fee shall be paid to the Association from the proceeds of sale by the closing agent, pursuant to appropriate instruction, or, in the event of a disposition of a lot as to which a closing agent is not employed, directly by the disposing owner pursuant to a procedure approved in advance by the Board. In the event of nonpayment of the Transfer

Fee, the Association shall have a lien against the lot sold or exchanged, as provided in Paragraph 10 hereof.

b. Purchase Price. The "Purchase Price" upon which the Transfer Fee is computed, pursuant to subparagraph 8.a. hereof, shall be the full fair market value of the lot (including improvements thereon), as represented by the contract price agreed to by owner and vendee, unreduced by any transaction cost; provided, however, that as to any (i) exchange of a lot for consideration other than cash and deferred-payment obligations, in whole or in part, or (ii) sale under circumstances in which the Board has reason to believe that the contract price does not fairly represent the value of the lot (and improvements thereon), the Purchase Price shall be established by such method, including appraisal, as is satisfactory to the Board, at owner's expense.

c. Excepted Dispositions. Notwithstandnig the provisions of subparagraphs 8.a. and 8.b. hereof, no Transfer Fee shall be paid upon the conveyance of any lot (or interest therein) by --

(i) gift (including a gift in trust), bequest, devise, or inheritance,
(ii) transfer to a corporation, partnership, limited liability company, or revocable trust in which all beneficial interest are owned by the transferor(s), or
(iii) transfer attributable to foreclosure (including transfer of title in lieu of foreclosure) or resale by a mortgage of a lot obtained in satisfaction or partial satisfaction of an owner's mortgage obligation.

Except to the extent that the transferee in the exceptions set forth in (i) or (ii) above provides consideration for such transfer, in which even the Purchase Price shall be limited to the present value of the consideration the transferee is committed to pay.

d. Notice. On or before the disposition of any lot, whether subject to a Transfer Fee or exempt therefrom under subparagraph 8.c., the owner (including an executor or executrix) shall furnish to the Board evidence that the intended transferee has been informed of the provisions of the Paragraph 8, in such manner as the Board may reasonably establish.

9. Association – Board of Directors. The Association is a Wyoming nonprofit corporation, established to administer and enforce the provisions of this Declaration of Covenants. The Board of Directors of the Association shall consist of three (3) directors, or such additional number as may be approved by the members of the Association in accordance with, the Articles and Bylaws. The terms of the directors of the initial board
shall be one, two and three years. Thereafter all directors shall serve for a term of three
(3) years. The directors shall be elected by a majority vote of the members. Membership in the Association is not required for directorship on the Board. All Lot Owners agree to serve on the Board.

a. Authority and Duties. Pursuant to the powers and authority vested in it by Wyoming statute and by the Articles of Incorporation and Bylaws of the Association, the Board shall be responsible for the enforcement and administration of the requirements of these Covenants and shall issue development permits, contract for and supervise Common

Services, enforce the Development and use regulations and take all other actions necessary to administer and enforce these Covenants.

b. Meetings. The Board shall call and conduct the annual meeting of Lot Owners, at which time expiring or vacant directors' terms shall be filled and such other business shall be conducted as brought before the meeting by the Design Review Committee or the Lot Owners. The Board shall also meet from time to time as necessary to administer and enforce these Covenants.

c. Common Services. The Board shall contract for Common Services as defined in Paragraph 3k hereof. The Board shall prepare an annual budget estimate and submit annual statements to each Lot Owner based upon the budget estimate. All billings for Common Services shall be paid by Lot Owners within a payment period and subject to payment conditions as established by the Board. Each Lot Owner shall be responsible for and billed for one one-hundredth of the cost of all Common Services. In the event that the estimate of the Board exceeds the actual costs of Common Services, the Board may keep the balance in the Association's account as a reserve and may reduce the next budget estimate accordingly in the event that the estimate of the Board is less than the actual cost of Common Services, the Board shall bill each Lot Owner based upon an estimate for Common Services for the remainder of the year. The initial assessment for Common Services will commence from and after _____, 2004.

d. Limitation of Liability. No director of the Board shall be liable to any party for any action or inaction with respect to any provision of these Covenants, provided that such director has acted in good faith. No director shall have any personal liability in contract to a Lot Owner or any other person or entity under any agreement or transaction entered into by the Board or a director on behalf of the Association.

10. Violations-Enforcement-Liens-Costs. The limitations and requirements for land use and Development set forth in these Covenants shall be enforceable by the Declarant, or by the Board, or by any Owner. In addition, the Board of County Commissioners of Teton County, Wyoming shall have the authority to enforce those portions of these Covenants that establish Building Envelopes and thereby to enforce setbacks as determined by said Building Envelopes. Every Owner hereby consents to the entry of an injunction against him or her or his or her tenants or guests to terminate and restrain any violation of these Covenants. Any Owner who uses or allows his or her Lot to be used or developed in violation of these Covenants further agrees to pay all costs incurred by the Board or other Lot Owner or the Declarants or William B. Resor in enforcing these Covenants, including reasonable attorney's fees. The Board shall have a lien against each Lot and the improvements thereon to secure the payment of any billing or penalty due to the Board from the Owner of such Lot for any billing or penalty that is not paid as provided for in these Covenants, plus interest from the date of demand for payment at the rate of eighteen percent (18%) per annum. The Board is authorized to record a notice of lien in the office of the County Clerk of Teton County, Wyoming, that shall include a description of the Lot and the name of the Owner thereof and the basis for the amount of the lien. A copy of the notice of lien as filed in the County Clerk's office shall be sent to the Owner by certified or registered mail, Any lien may be foreclosed in the manner provided for foreclosures of mortgages by the statutes of the State of Wyoming.

Alternatively, the Board shall have the right to initiate civil proceedings as allowed by Wyoming law to collect any delinquent assessment, billing for Common Services and/or penalty. In addition to the principal amount of any assessment, charge for common service and/or penalty, plus interest, the Board shall be entitled to the payment of all costs incurred in the establishment or enforcement of any lien, and/or the costs involved in any civil proceeding, including filing costs and attorney's fee.

11. Amendment-Variance. These Covenants may be amended with the written consent of 60% (60) of the Owners, except for the provisions that establish Building Envelopes, the amendment of which shall also require the written consent of the Board of County Commissioners of Teton County. A variance shall allow from the requirements of these Covenants, upon approval of 60% (60) or more of the Owners provided that any variance relating to Building Envelopes shall also require the approval of the Board of County Commissioners of Teton County. The foregoing portion of this paragraph notwithstanding, until_____, 20___, any amendments of or variance from these Covenants shall also require the written consent of the Declarant.

12. Duration of Covenants. All of the Covenants, Conditions and Restrictions set forth herein shall continue and remain in full force and effect at all times against the amendment as set forth in paragraph 11 hereof. If required by law, these Covenants shall be deemed to remain in full force and effect for twenty (20) year periods, and shall be automatically renewed for additional consecutive twenty (20) year periods unless all of the Owners subject to these Covenants otherwise agree in writing.

13. Severability. Any decision by a court of competent jurisdiction invalidating any part or paragraph of these Covenants shall be limited to the part or paragraph affected by the decision of the court, and the remaining paragraphs and the Covenants, Conditions and Restrictions therein shall remain in full force and effect.

14. Acceptance Of Covenants. Every Owner or purchaser of a Lot within the Property shall be bound by and subject to all of the provisions of this Declaration, and every Lot Owner or purchaser through his or her purchase or ownership expressly accepts and consents to the operation and enforcement of all of the provisions of this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration effective the _____ day of _____, 2004.

Snake River Association, a Wyoming Limited Partnership

By:_____
William B. Resor, General and Managing Partner

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by William B. Resor, as General and Managing Partner of Snake River Associates, a Wyoming limited partnership this _____ day of_

_____, 2004.

Witness my hand and official seal.

_____

Notary Public

My Commission Expires:

EXHIBIT "A"

DESIGN STANDARDS
TETON VILLAGE SOUTH SINGLE FAMILY SUBDIVISION

1.0 INTRODUCTION

Teton Village South Single Family Subdivision is a planned residential community on a spectacular site with great views, access to skiing and other recreational opportunities and is less than two miles from Grand Teton National Park. The site is located on the valley floor with subtle topographic change providing views in many directions. Fish Creek runs through the property, along with other streams and ponds and they have served as strong determinants for the planned location of roadways and building sites. Homesites have been organized to maximize views and paths provide access to Teton Village and surrounding amenities. Privacy and view protection is enhanced through the incorporation of landforms, as well as by establishing building envelopes. Homesites have been organized to allow views, water, sun, privacy and pedestrian or skier access to amenities.

The basic concept of the Teton Village South Single Family Subdivision is to enhance spectacular views, privacy and integration of streams and ponds with convenient connections to Teton Village and surrounding amenities. The master plan for Teton Village South Single Family Subdivision reclaims the land through the integration of streams and ponds, indigenous plant materials and broad landforms found in the surrounding landscape, allowing views and nature to dominate the site and manmade structures to compliment their surroundings.

Unplanned, haphazard growth would destroy the natural character of this special place. Well conceived, carefully designed facilities will prove an addition to the community. To ensure that the design intent of the master plan is preserved, these Design Guidelines and review procedures have been adopted.

On _____, 2003, the Board of County Commissioners of Teton County approved the Final Master Plan for the Teton Village South Single Family Planned Unit Development. This plan embodies extensive analysis and careful site planning for the residences and facilities which will set the physical framework for the community. The purpose of these guidelines is to ensure that buildings will compliment the outstanding natural character of the site and surroundings.

These guidelines set forth the rules that will govern the design and construction of all buildings, structures and landscaping and shall be used in conjunction with the design review process. These are not rigid regulations, but are recommendations for good design which are based upon extensive experience and a concern for the quality of the manmade and natural

environment at Teton Village. Administration of the guidelines will focus on prudent application of these ideas to the development of buildings and landscaping.

The objectives and guidelines presented here are meant to provide designers and builders with a clear sense of what the Design Review Committee will be looking for in the review process. The purpose of these guidelines is not to discourage creativity, but to ensure that the major design elements in buildings and landscaping are compatible with surrounding structures and the quality of their environment. In order for Teton Village South Single Family Subdivision to succeed, the concepts must be maintained and continuously developed for future homeowners, residents and visitors to the valley. These rules are intended to ensure that the special character of Teton Village South Single Family Subdivision not be diminished by arbitrary or unthoughtful design and construction.

2.0 DESIGN OBJECTIVES

Teton Village South Single Family Subdivision is part of Teton Village which is, in turn, part of the Greater Yellowstone and Grand Teton National Parks ecosystem. Architecture in this setting has historically played a secondary role which is respectful of the principal attraction of the place, the natural environment. It is not proposed that national park buildings be copied, but that important lessons regarding scale and choice of materials be learned. There are three important design objectives for all buildings at Teton Village South Single Family Subdivision. Building design should strive to:

1. Understand and be sensitive to the architectural traditions of Jackson Hole and the Rocky Mountain region.
2. Be sensitive to and in harmony with the site, its natural features, and the climatic conditions of the mountains. .
3. Produce buildings which reflect thoughtful design and excellent craftsmanship.

These three principles guided a mountain architectural style that developed throughout the national park system during the 1900-1940 period. In Jackson Hole, this style is evident in many buildings, both public and private, within and outside of Grand Teton National Park. Even today, many of these buildings are memorable and are central to exceptional vacation experiences. The quality of the Teton Village South Single Family Subdivision landscape will be preserved by capturing elements of this style and using them in the design of the neighborhood and individual buildings.

This design theme does not require the copying of historical ideas, but suggests an update of historical ideas subject to current building technology, functional requirements, and desires of property owners. The major elements of the theme are:

1. Buildings should be sympathetic to the landscape and should blend rather than affront the land.

2. Buildings should be built with natural materials. Historically mountain and ranch buildings used these materials because they were the only ones available, the choice for Teton Village South Single Family Subdivision is proper because they fit the setting, can be used in logical construction systems, and will be the feature that visually ties the community together.

3. Quality site planning and landscaping will be as important as architecture in establishing the theme. Special attention to these design areas will be required.

4. An architecture of roofs and porches will fit well. Thick roofs with large overhangs that hold snow and protect living spaces are desirable for visual and climatic reasons. This is contrary to an urban architectural style in which walls are the dominant feature.

5. Architectural design should be informal and organic rather than formal and imposing.

Additional more specific objectives are as follows:

General

- Investigate each site thoroughly. Read the Declaration of Covenants, Conditions, and Restrictions with natural features in mind.
- Prepare individual design submissions with sufficient site information to have them effectively evaluated.
- Show all proposed projects in their neighborhood context.

Landscape Design

- Retain existing streams and ponds and keep slope modification to a minimum.
- Make the transition from private land to common spaces as natural as possible.
- Plant and landscape with indigenous materials to create a gradual transition from the structures to the natural landscape consistent with the overall Master Plan.
- Eliminate formal landscaping or minimize it and restrict it to the immediate vicinity of the buildings.

Forms/Space

- Recognize appropriate proportion, massing and scale.
- Indicate artful and functional organization of building and site elements.
- Relate projects to adjacent land uses.
- Produce buildings which fit well into a Rocky Mountain setting.

Roofs

- Provide shelter against elements and create a logical building cover.
- Integrate roof design with building form.
- Make roofs the predominant visual element in the built environment of the project.

- Design roofs to hold snow through the winter.

Building/Construction Detail

- Demonstrate pride in design and craftsmanship.
- Use available natural materials.
- Bring a clear sense of order and hierarchy to buildings and sites.
- Be creative, imaginative and inventive.
- Be technically and scientifically aware and energy conscious.
- Recognize wisdom of traditional mountain building forms and systems of construction.

Materials

- Use natural materials, especially those indigenous to the mountain setting.
- Use materials to create a sense of permanence.
- Use real materials not imitations.
- Limit the number of different materials.
- Be resource conscious.

3.0 DESIGN GUIDELINES

3.1 General

The quality of Teton Village South Single Family Subdivision as a resort community and place to live will be strongly influenced by the quality of its residential architecture.

These guidelines specify the details for the major architectural forms which will influence the visual quality of Teton Village South Single Family Subdivision. Within the general forms prescribed in this guide, a vast array of design opportunities will allow the development of rich, residential architecture which will reflect favorably upon individual owners and the community as a whole.

Roof forms and construction details are recommended as the result of extensive experience in maintenance of snow in mountain environments. Cold roofs or super insulated warm roofs will allow the accumulation of snow pillows on roofs which will be easy to maintain individually and will contribute to a soft winter landscape with roofs and land blending.

Landscaping and site improvement details will create a smooth transition from the stream and open space corridors to developed, private residential sites.

For each single family lot, a building envelope has been identified. These envelopes have been selected to optimize:

1. Views
2. Access to amenities
3. Visual screening
4. Relationship to water
5. Vehicular and non-vehicular access
6. Ease of construction due to topography
7. Setback requirements
8. Solar exposure
9. Privacy

Site improvement guidelines are directed to the improved portions and building envelope of each lot. Site improvements, earth grading, or landscape alteration outside of building envelopes should be minimized should be developed consistent with the overall Master Plan to frame and protect views, enhance the stream corridors and transition the architecture to native landscape.

3.2 **Architecture**

3.2.1 Roofs

3.2.1.1 Roof Slopes

All major roofs shall have pitches between 5:12 and 8:12. These pitches are deemed necessary to:

a. Ensure general continuity of design
b. Retain snow
c. Preserve human scale in buildings

Major roofs with greater or lesser slopes will be prohibited unless a compelling reason is presented to the Design Review Committee along with a variance request.

3.2.1.2 Roof Construction

Cold roofs, which incorporate super insulation (greater than R-50) and maintenance of snow accumulation, are encouraged. Roof construction must incorporate the cold roof concept with air space, vented to the outside, on the underside of the roof cladding. The combination of roof design and the abrasive character of the roof materials must be sufficient to prevent snow from sliding.

3.2.1.3 Roof Shapes

Gable roofs, partial hip roofs, and full hip roofs will be permitted at Teton Village South Single Family Subdivision. Mansard roofs, false mansard roofs, gambrel, joined shed, curvilinear, A-frame, and domed roofs will not be permitted.

In most cases, roofs should not descend closer than seven feet from the ground. The roof should clearly provide a cover for the building and should not substitute for a wall as in the A-frame design approach. Sloped roofs descending from the main ridge beam must have the same pitch on either side of the beam.

3.2. 1.4 Roof Overhangs

In mountain environments especially, roof overhangs protect walls and wall openings from rain and snow and contribute to the building's character. Roofs should overhang walls a minimum of 36" Roofs flush with walls will not be permitted.

In connection with each application, the project architect should present a snow management plan which delineates snow storage areas and snow shedding areas. All entrances and routes thereto must be fully protected and clearly defined. Dormers may be used to deflect snow away from traveled pedestrian areas. Consideration of formation of icicles must be incorporated into the roof plan and plan for entrances and circulation around the building.

3.2.1.5 Roof Surfacing Material

Because of the elevation changes which exist between building sites at Teton Village South Single Family Subdivision, roof structures will be highly and will constitute an important element of the manmade environment. As outlined above, cold roofs are encouraged with abrasive materials with pitches that will retain snow. As a result, during winter months, retained snow will serve to soften the visual impact of roof materials. On the other hand, appropriate roof colors that blend into the landscape will be very important during the summer.

The following roof materials are encouraged:

a. Fire-resistant wood hand split shakes
b. Fire-resistant wood resawn shingles
c. Concrete or composite tiles with approved color and abrasive qualities
d. Slate

The following roof materials are permitted:

a. Asphalt-composition shingles, consistent tone
b. Sod roofs with irrigation plan.

Depending on the site, certain metals may be permitted. However, they are discouraged and are particularly inappropriate for major roofs. Use of metal roofs should be discussed at the pre-application stage.

3.2.1.6 Roof Appurtenances

Roof appurtenances including dormers, clerestories and skylights create interesting, attractive interior spaces. Their location on the roof is critical to avoiding an over decorated, visually confusing appearance.

Approved Roof Appurtenances:

- Dormers can be of a shed, gable or hip form. Dormers can be placed at the roof eave or within the field of the roof.

- Ornaments, in general, such as finials, scroll work or ridge, barge and eave boards, or decorative turrets are discouraged.

- Snow diverters or clips should be designed as an integral part of the roofscape.

- Rooftop Access Stairways, elevator shafts, vent shafts, and mechanical equipment areas, shall be confined within the roof. Antennae on roof ridges will not be permitted and should be unnecessary due to centralized cable TV service.

- Skylights can be placed flush against the roof or up to three feet above the roofs surface. Skylights higher than three feet above the roof or placed at an angle to the roof should be avoided. Also, skylights should not extend to the eave line.

- Chimneys with wood, stucco, concrete and masonry finished flush will be permitted. Flat tops are preferred and side venting of the flue (with a flat cap and spark arrestor) is recommended. Exposed metal chimneys are not permitted.

- Clerestories should be placed within the field of the roof.

- Solar collectors shall lie flat on the plain of the roof. Collectors which are angled with supports will not be permitted. (See Section 3.2.2 for an alternative location for solar collectors.)

3.2.2 Lower Wall Design

The lower portions of exterior walls should be protected from extreme weathering and staining as a result of snow accumulation. Snow accumulation will vary throughout Teton Village South Single Family Subdivision depending on location and solar exposure. In general, the lower three to five feet of exterior walls should be surfaced in materials such as concrete block with stucco finish, concrete formed with rough timbers, concrete with exposed aggregate, or stone. Under no circumstances should lower walls be surfaced with wood or plywood, aluminum or plastic siding, asphalt composition, transite, tiles or brick. However, solar collectors maybe located near ground level if integrated into the structure at a location that is not visible from off of the lot.

3.2.3 Upper Wall Materials

The upper wall materials should convey a sense of human scale, warmth and well crafted construction. Material choices should reflect the rural setting of the valley rather than urban or industrial values. The upper wall may differ from the lower wall or be of the same material. The following materials may be used for upper walls:

1. Stone
2. Concrete formed with rough timbers
3. Concrete finished with a stucco dash coat (or modern equivalent such as Dryvit)
4. Wood shingles or wood siding
5. Logs
6. Stucco on wood framing

The upper walls may not be made of the following materials:

1. Brick
2. Ceramic tile
3. Plastic siding
4. Aluminum siding
5. Steel siding
6. Simulated stone or brick
7. Asphalt or hardboard siding

3.2.4 Number of Wall Materials

Use of multiple wall materials can lend visual interest to a building. Too many materials can create a garish appearance which allows building to compete with and visually overpower their surroundings. Walls at Teton Village South Single Family Subdivision may consist of from one to three materials.

3.2.5 Wall Openings

Window, door and porch openings are an important part of a building's appearance and character. While rich ornamentation of openings is not required or recommended, windows and doors should be logically situated in the building form. Windows and doors should function as individual openings rather than continuous horizontal or vertical bands.

3.2.6 Colors

Exterior wall colors should harmonize with the landscape of the site and surrounding buildings. Colors should respect the legacy of the region and Rocky Mountain rural color schemes. Warm earth tones in paint or stain will be encouraged.

Bright or dramatic colors may be used to accent or highlight building features in a subtle way, but may not be applied to the majority of the building's surface.

As outlined in the review process, color boards and samples may be required by the Design Review Committee for review prior to approval.

3.2.7 Window Materials

Windows must be constructed of wood, be wood covered or metal coated with an approved finish. Metal, vinyl clad windows will be permitted subject to color review.

3.2.8 Door Openings

Door openings should be protected from wind and overhanging snow or drifting snow. Protected entryways communicate a strong sense of orientation and will be encouraged.

3.2.9 Wall Appurtenances

Wall appurtenances can help enhance the functioning of windows and doors and lend visual interest to the building facade. However, wall appurtenances should not be overstated or over decorated.

1. Painted relief or trimmed design work is not recommended. Where it occurs, it should be confined to wall surfaces which are not in public view.
2. Shutters should be operable and made of wood. Fake shutters will be discouraged.
3. Bay windows will be permitted, but should be designed in a straightforward, direct manner.

3.2.10 Building Height

Single family residences and all other buildings shall be restricted in height to 30' above finished grade, as measured and defined by the Teton County Land Development Regulations. Height measurements shall be presented by the designer to the Design Review Committee at the schematic design and design development phases.

3.2. 11 Building Size

The principal residence shall have a minimum floor area of 2,500 square feet of habitable space. A maximum total floor area of all buildings on a particular lot has been specified for each lot in the Covenants. In no case shall the maximum or minimum requirements of the Covenants be exceeded. In addition, all buildings shall be sized appropriately for the site, and there is no guarantee that the maximum floor area can be achieved.

3.3. **Site Planning**

3.3.1 Building Siting

Every building shall be located entirely within the building envelope, except that minor encroachments may be permitted for eves and other portions of a structure as specified in paragraph 6.e. of the Covenants.

Building siting shall be responsive to existing features of terrain, drainage patterns, vegetation, views, solar exposure and access.

Landscaping and grading for any site shall interface with all adjacent properties. The designer shall indicate the means of accomplishing this interface in the landscape plan.

3.3.2 Grading

Grading requirements resulting from development shall be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain, within the property boundary. Retaining walls and cribbing should utilize natural materials such as wood timbers, logs, rocks and board-formed or color-tinted concrete. Slope of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote revegetation opportunities, but in any case should be limited to a maximum of 2:1 slope.

3.3.3 Drainage

Drainage patterns within the site should be modified as little as possible. Storm drainage shall not connect into the sanitary sewer system. Runoff from impervious surfaces such as roofs and pavement areas shall not be directed to natural or improved drainage channels, but shall be dispersed into shallow sloping vegetated areas or isolated wetlands created for impervious surface runoff absorption.

3.3.4 Service and Storage Areas

Trash containers, utility tanks, storage of patio furniture, and maintenance and recreational equipment shall be screened from the view of the public and adjacent property owners. Trash containers shall be inaccessible to wildlife. Walls enclosing these areas shall be compatible with the materials and integral with the forms of the residence.

3.3.5 Utilities

All utility lines at Teton Village South Single Family Subdivision will be installed underground. Connections from trunk lines to individual structures must also be underground. Sewage disposal systems must be installed pursuant to the regulations of the Teton Village Water and Sewer District. No individual septic tanks, leachfield systems or wells are permitted except for a septic tank or pump storage tank necessary for a sewage lift station.

No exterior antenna or satellite dish will be permitted without approval by the Design Review Committee.

3.3.6 Driveways

Driveways should reflect a residential scale and be smaller in dimension and softer in appearance than the common roadway that provides access to the lot. Choice of driveway materials should provide a sensible response to climate, grade, and drainage characteristics of the lot. Driveways within site boundaries and connecting to the paved portion of any street (including the construction of any culverts, landscaping, and maintenance and snowplowing areas that may be necessary) are the responsibility of the owner. Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway, and shall not exceed 10% elsewhere without written approval of the Design Review Committee. Driveway and parking surfaces may be asphalt, gravel, concrete, unit pavers, or cobbles.

Recommended driveway locations are indicated on the Teton Village South Single Family Subdivision Final Plat. These were based upon the overall design of the Community. These access and driveway locations shall be used unless an alternative location is shown to have less impact on the site or another compelling reason is accepted by the Design Review Committee.

3.3.7 Parking

Site design should accommodate adequate space for off-street parking for residents and guests for each residence. A minimum of two outdoor spaces and one garage space per residence will be required. Parking should be designed and landscaped so that it is screened from view from off of the lot. More spaces may be required by the Design Review Committee for larger structures and a general rule of one space per bedroom will be utilized.

3.3.8 Signs

All signs must have written approval of the Design Review Committee. All lots must have street number signs located at the driveway entry, high enough to be visible above the snow and located out of the way of snow plows. The homeowner's name may be included on the street number sign. Signs shall not exceed two square feet in total area.

3.3.9 Exterior Lighting

The key to exterior lighting is understatement. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. Indirect lighting should be used wherever possible. Exterior lighting shall not be installed where its direct source is visible from neighboring properties or where it produces excessive glare to pedestrian or vehicular traffic. The use of other than white or pale yellow exterior lights will require written approval of the Design

Review Committee, except for colored lighting used as Christmas decoration. It is recommended that a professional lighting designer be consulted.

3.3.10 Landscaping Materials

The landscape design objective for Teton Village South Single Family Subdivision is to enhance the water corridors, frame views, minimize architecture and development, and fit buildings into the existing setting. Lawn areas will be permitted only in limited "accent" spaces. Expansive irrigated lawns of drought intolerant grasses will not be permitted. Ornamental and incongruous plant materials shall be discouraged.

Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the naturalized landscape and the inherent form, line, color and texture of the local plant communities. New planting should use plants that are indigenous to Teton Village South Single Family Subdivision or to the Rocky Mountain region and should be located to extend existing materials or planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Opaque plantings at traffic intersections are not permitted. Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species will be used to provide 80% surface cover within one growing session.

No trees or other vegetation shall be removed from any lot without the specific approval of the Design Review Committee.

4.0 REVIEW PROCESS

4.1 Design Review Committee

The Teton Village South Single Family Subdivision Design Review Committee derives its existence and authority from the Declaration of Covenants, Conditions and Restrictions for Lots 1 through 100 of Teton Village South Single Family Subdivision, a Subdivision of Teton County, Wyoming.

The Design Review Committee shall consist of five regular members plus alternates. At least one member and a second member or one alternate shall be members of the Board of Directors of the Teton Village South Single Family Homeowners Association. One member and one alternate shall be architects licensed to practice in the State of Wyoming. Until _____ _____, 200__, all appointments to the Design Review Committee shall be made by Snake River Associates. After_____, 200__, all appointments to the Committee shall be made by the Teton Village South Single Family

Homeowners Association Board of Directors. However, a representative of Snake River Associates shall serve as one regular member until_____, 200__.

The Committee shall meet based on an established schedule subject to the level of design review required. Owners or their representatives may call to schedule items on the agenda by calling 307-_____ and applicants will be notified of scheduled times. The agenda will be closed at 5:00 p.m. two days prior to the scheduled meeting.

4.2 Review Process and Issuance of Development Permits

Any development, including any alteration of the natural land surface or vegetation, on any lot or on the common area lot shall be in conformance with the Covenants, including these Design Guidelines. A development permit issued by the Board shall be required before the commencement of any development on any lot. The Board shall issue development permits only after submittals have been reviewed and approved by the Design Review Committee. Approval of submittals must have the affirmative vote of the architect member plus two other members of the committee.

4.3 Review Sequence

The review sequence set forth herein is to be used for approvals of single family residences and accessory buildings. The information and review process required for review of minor site improvements and building modifications will be determined by the Design Review Committee based on the magnitude and potential visibility of the improvement. The Design Review Committee shall determine what constitutes minor site improvements on a case by case basis.

4.3.1 Informal Pre-application Conference

Prior to submitting a plan to the Design Review Committee an owner/applicant should confer with the Committee to obtain information and guidance. The purpose of such a conference is to permit the applicant and the members of the Committee to review informally the proposal before substantial commitments of time and money are made for architectural design. Any preliminary approval or disapproval shall be for informational and guidance purposes only and shall in no way bind the Design Review
Committee. Topics of the discussion may include, but are not limited to:

4.3.1.1 Review of the planning process and criteria used to create the Teton Village South Single Family Subdivision plan and location of the building sites

4.3.1.2 Review the design objectives and design criteria for the specific lot and for the project in general.

4.3.1.3 Review the characteristics of the lot and surrounding area.

4.3.1.4 Review and discussion of the significant natural features of the lot to be preserved.

4.3.1.5 Review and discussion of significant architecture and design features of surrounding structures.

4.3.1.6 Review of specific guidelines which will apply to the residence.

4.3.1.7 Technical questions about building expenses at Teton Village and climatic or code applications.

4.3.2 Schematic Design Review

The first review of the proposed plan will be at schematic or conceptual design. This review has been established to provide the Design Review Committee and owner an opportunity to discuss the design concepts early in the design process before a significant amount of time and money is spent on architecture.

The schematic design review will focus on the following issues:

4.3.2.1 Determine that the proposed building and site uses are within the appropriate buildable areas of the lot.

4.3.2.2 Determine that the architecture is sited and designed to blend into the landscape and follow the profile of the site and that the transition between the building and the surrounding landscape has been designed to accomplish the intent of the design objectives and guidelines.

4.3.2.3 Determine that the roofs, massing, colors, tones, building materials, landscape materials and other site and architectural improvements are consistent with the design objectives and guidelines.

4.3.2.4 Determine that no part of the building will be readily visible from that portion of State Highway 390 due east of Teton Village South Single Family Subdivision.

4.3.3 Design Development Review

The second review will be of design development plans to confirm that the detailed design is consistent with the plans approved at the schematic phase. Additional reviews will be required if design concepts are changed and are found unacceptable by the Design Review Committee. At the end of the Design Development Review, the Design Review Committee shall vote to approve or not approve the proposal.

4.3.4 Construction Documents and Check Conformance

The final review will be of construction plans and monitoring the building during the construction period as follows:

4.3.4.1 Determine that the construction is consistent with the plans approved by the Design Review Committee.

4.3.4.2 Review the construction activity to minimize the off-site construction impacts on the surrounding residents.

4.3.4.3 Check construction progress relative to the construction schedule.

4.4 **Submission Requirements**

4.4.1 Schematic Design

The schematic design submission is the first stage of review. The applicant shall file an application for schematic design approval with the Design Review Committee that includes the following:

4.4.1.1 A site plan of the lot at a scale of at least 1 *"=20'* showing: lot, easement and building envelope boundaries; recommended driveway centerline; location of buildings within the lot; driveway alignment, surfacing, and lighting; existing topography, vegetation, drainage and other relevant site features; location and design of outdoor use areas including arrival areas, parking, and outdoor living areas; location of sewage pump station, if required; a schematic landscape plan; and a schematic grading plan showing existing and proposed contours and vegetation to be disturbed.

4.4.1.2 Architectural plans at a scale of 1/8" or 1/4" showing the building floor plan and floor elevations of various building levels.

4.4.1.3 Appropriate elevations, sections, sketches or models demonstrating how the building fits the site, blends into the vegetation edges, has minimal impact when viewed from adjoining roads or other area, and is consistent with the design objectives and guidelines.

4.4.1.4 Color and material samples for buildings, walls and roofs.

4.4.1.5 Three dimensional study model at 1/16" scale of the proposed building with surveyed trees depicted.

4.4.1.6 On the lot itself, marking and flagging of lot, building envelope and easement boundaries; recommended driveway centerline; and utility locations; all by a registered surveyor.

The applicant shall submit to the Design Review Committee not less than three (3) sheets of all required documents for the schematic design submission.

When the submission is certified complete in writing by the Design Review Committee, the committee shall have fourteen (14) days thereafter within which to review and familiarize itself with the submission. Within this fourteen (14) day period, the Committee

shall notify the applicant of a date for a meeting with the applicant and his representative. This meeting shall be held not less than fourteen (14) days after the date on which the submission is certified complete by the Design Review Committee.

The meeting shall be held at a date, time and location as is reasonably determined by the Design Review Committee, after consultation with the applicant. In the event the applicant is unable to attend the meeting and desires to do so, the applicant may postpone the meeting to a date, time and location mutually convenient to the applicant and the Design Review Committee. An applicant need not be present for the Committee to act on an application before it.

Before the Committee shall approve any schematic design application, the applicant must demonstrate and the Design Review Committee must find that:

a. The proposed buildings and improvements are within the building envelope or are otherwise in conformance with these Covenants.

b. The architecture is sited and designed to blend into the natural, existing features of the property and that the transition between the building and the surrounding natural landscape features has been designed, without dependence on new vegetation, to hide, screen or diminish the visual impacts of the proposed building.

c. The buildings shall provide a horizontal profile and a change of elevation that follows the contours of the land as described in these Design Guidelines.

d. The colors and tones and materials shall be consistent with these Design Guidelines.

e. The site plan preserves significant, existing trees to the maximum degree practicable.

The Design Review Committee shall approve only those submissions it finds to be in conformance with the provisions and intent of these Guidelines and the Covenants and may approve the proposal with conditions that it finds to be necessary to insure compatibility with the provisions of these Guidelines and the Covenants. The Committee's approval may specify any additional information to be included in any subsequent submission. The Committee may return the submission to the applicant for modification or further study if it finds there is insufficient evidence to make the above required determination. Such a return, for the purpose of any time periods required by these Guidelines and/or the Covenants, shall be deemed disapproval. In the event the Committee fails to take any action within sixty (60) days after the Committee meeting, then all of such submitted plans shall be deemed approved.

Approval of the schematic design submission by the Design Review Committee shall not constitute acceptance or approval of any required subsequent submission. If after one year from the schematic design approval, reasonable grounds exist to withdraw the approval, the Design Review Committee may do so.

4.4.2 **Design Development**

The design development submission is the second stage of the review process. Applicant shall file a design development submission with the Design Review Committee that includes the following:

4.4.2.1 *Site Plan* of the lot at a scale *of* at least 1"=20' showing:

1. Proposed building footprint
2. Utility locations
3. Existing vegetation 4. Existing and proposed grades (2'.minimum interval)
5. Limit of site disturbance.
6. Drainage
7. Proposed driveways, walks, decks, retaining walls, and any other proposed improvements.

4.4.2.2 *Floor Plans* (scale 1/8"=1" minimum) showing:

1. Room dimensions
2. Door and window locations and sizes
3. Location of mechanical and electrical systems

4.4.2.3 *Footing* and *Foundation Plan* (scale 1/8"=1'0" minimum)

1. Site elevations of footings
2. Breaks in elevation (stepping)

4.4.2.4 *Elevations* (scale 1/8"=1'0" minimum) showing:

1. The exterior appearance of all elevations labeled in accordance with the site plan
2. Height of chimney as compared with the ridge of the roof
3. Natural and finished grade for elevations of all views
4. Description of all exterior material, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.)
5. Shadow patterns and material textures

4.4.2.5 *Building Sections* (scale 1/8"=1'0" minimum) showing:

Building walls, floors, interior relationships, finished exterior grade and any other information required to describe the interior/exterior relationships of the building.

4.4.2.6 *Sketches* or *Model* (scale 1 "=20' minimum) showing:

Building massing, form, openings and relationship to the surrounding site. The sketches or model will be used to review the image of the proposed building from the important viewpoints adjacent to the site, and including when viewed from State Highway 390, McCollister Drive, and Crystal Springs Road.

4.4.2.7 *Details*

Design details required to sufficiently describe the design of the building.

4.4.2.8 *Landscape Plan* (scale 1"=20' minimum) showing:

1. Proposed grading plan with spot elevations and a minimum of 2' contour interval
2. Drainage plan required for drainage control including rim and invert elevations for all drains and culverts
3. Irrigation plan if proposed;
4. Planting plan with proposed plant materials indicated according to common and botanical names and size
5. Seeded areas
6. Location of decks or patios, service yards, driveways, other freestanding structures, etc.
7. Location and detail of all outdoor lights

4.4.2.9 *Vegetation Protection and Revegetation Plan* showing the means and time schedule by which the protection of existing vegetation and the prevention of erosion will be addressed during and after construction, including any of the following that are appropriate for the site in question:

1. Tree and vegetation protection including construction fence location
2. Placement and type of perimeter filters
3. Water control methods
4. Spoil storage and stabilization measures
5. Landscaping methods
6. Seed and fertilizer types, application rates and methods
7. Mulch type, rate of application and stabilization methods
8. Type and location of any permanent or temporary irrigation to be used.

4.4.2.10 *Specifications.* Specifications or color boards are to be provided as necessary to describe the following items:

1. Exterior wall materials and colors
2. Roof materials and colors

3. Chimney materials
4. Exterior lighting fixtures

The applicant shall submit to the Design Review Committee not less than three (3) sets of all required documents for the design development submission. The Committee shall review the submission for completeness and may request additional information if the submission does not contain necessary information to show conformance with the provisions of the schematic design approval, and the rules and regulations of the Design Review Committee and the Covenants.

When the submission is certified complete by the Design Review Committee, the Committee shall have fourteen (14) days thereafter within which to review the application to determine if the design development submission is in substantial conformance to the schematic design plan and conditions of the schematic design approval and notify the applicant of the findings. If a meeting is required to review the findings, it shall be held at a date, time and location mutually convenient to the applicant and the Design Review Committee. An applicant need not be present for the Committee to act on an application before it.

Before the Design Review Committee shall approve any design development submission, the applicant must demonstrate and the Committee must find that the design development submission is in substantial conformance with the schematic design and with any condition of the Committee's approval of the schematic design submission and to show resolution of any technical problems raised by the schematic design submission.

In the event the Design Review Committee fails to take any action within sixty (60) days after the Committee meeting or, when no meeting is scheduled, within seventy-four (74) days after the submission is certified complete, then all such submitted plans shall be deemed approved.

4.4.3 Construction Documents and Construction

From and after the time an applicant receives design development submission approval, the applicant may proceed toward commencement of the proposed improvements, provided however that improvements shall strictly conform to all the requirements and provisions of the design development submission. After receipt of design development submission approval an applicant shall submit a set of construction documents to the Design Review Committee. The construction documents shall be reviewed by the Architect member, and if they are found to be in conformance with the design development approval, the Board shall issue the development permit. An applicant must receive the development permit prior to commencement of construction.

In addition, prior to commencement of construction, the applicant shall install a temporary construction fence delineating the limits of the immediate building site and construction area. The enclosed area shall be as small as practicable in order to protect the existing vegetation. This fence may be of wire bound wood slat or "snow fencing" material.

Contractors shall be prohibited from construction activity or site disturbance outside this fenced area. The fencing must be reviewed and approved, in the field, by the chairperson of the design review committee or his or her designated representative before construction may commence.

Any members of the Design Review Committee may, from time to time, review construction progress to determine:

a. Construction is consistent with the plans approved by the Committee.

b. Off-site construction impacts on the surrounding residents are minimized.

c. Construction progress conforms to the construction schedule.

d. All construction activity is within the construction fence.

In the event construction differs in any material or significant fashion from the design development submission approval, after notice to the owner and a hearing at which owner shall be entitled to be present to determine whether a violation of the approvals have occurred, which hearing shall be held not more than seventy-two (72) hours after the discovery of the violation or as soon thereafter as is reasonably practicable, the Design Review Committee, if it determines that a significant and/or material deviation from the approved plans has occurred, may withdraw its approvals. If the approvals are withdrawn, the Board shall void or suspend the development permit. In such case the Design Review Committee or the Declarant or the Board shall be entitled to exercise such remedies it may have under the law and/or which may have been granted to it pursuant to these Design Guidelines and/or Covenants.

5.0 MISCELLANEOUS

5.1 Records

The Design Review Committee shall appoint a secretary, who may or may not be a member of the Committee, to keep a record of all Committee meetings and actions. An official copy of such records shall be filed with the records of Teton Village South Single Family Homeowners Association.

5.2 Amendment to Design Guidelines

These guidelines may be amended at any time by the unanimous vote of the Design Review Committee, provided however, no amendment before September 7, 2014, shall be effective unless approved by the Snake River Associates or its appointed representative.

5.3 Variance Process for Design Guidelines

This process is for the variance of the Design Guidelines only and not for the variance of the main body of the Covenants. The Design Review Committee shall have the power, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Design Guidelines or where creative alternative design solutions are proposed. to vary or modify the applications of these guidelines relating to the construction or alteration of buildings or structures. so that the spirit of the Design Guidelines and the Covenants governing the Design Guidelines will be observed, safety and welfare secured and substantial justice done.

The affirmative vote of the architect member plus two other members of the Design Review Committee shall be necessary to grant a variance under the provisions of this Section.

Before a variance shall be granted, the Committee shall make a finding that the conditions in this Section are satisfied by evidence supplied to the Committee by the applicant for the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Committee, in granting a variance, may prescribe appropriate conditions and safeguards in conformity with the Design Guidelines and the Covenants; and a violation of these conditions and safeguards shall be deemed a violation of the Design Guidelines and the Covenants.

The following shall be considered valid reasons for granting a variance

a. That the special conditions and circumstances do not result from the actions of the applicant.

b. That special or extraordinary circumstances apply to the subject property that do not apply to other building sites at Teton Village South Single Family Subdivision.

c. That the granting of a variance recognizes a creative and positive design solution and the variance will not adversely affect the intent and purpose of the Design Guidelines and Covenants of Teton Village South Single Family Subdivision.

d. That the design solution proposed by the applicant is as good as or better, given the underlying intent and purpose of the Design Guidelines, than that provided for in the Design Guidelines.

The Design Review Committee may request such additional documentation, reports and other documentary evidence from the applicant as it deems necessary to process the variance application. It shall be the duty of the applicant for development approval to request a variance from the Design Review Committee if such is necessary as a result of the applicant's development proposal. If an application is submitted to the Design Review Committee that does not request a variance and varies from the requirements of the Design Guidelines the Committee shall deny such application. If a variance is properly requested, it shall be processed in conjunction with the processing of the entire Design Review application. If a variance and the application of which it is a part are approved by the Design Review Committee, then the development permit subsequently issued by the Board shall specifically include and describe the variance.

5.4 **Fees**

The Design Review Committee shall collect the following fees:

Pre-Application Conference	No Fee
Schematic Design Review	$200.00
Design Development Review	$500.00
Construction Review	No Fee
Variance Request	$200.00

Upon the recommendation of the majority of the Design Review Committee, the Board may change the fees or establish additional fees.

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DESIGN STANDARD AND GUIDELINE COMPARISON BETWEEN THE 1997 TETON VILLAGE MASTER PLAN, AND THE PROPOSED TETON VILLAGE EXPANSION RESORT MASTER PLAN

General Note:
Additional comments regarding the comparison between the two design standard documents are indicated in bold italics located within a box.

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Teton Village Master Plan
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I. Site Planning (p. 52)

Site Planning is the melding of a number of design and land planning principles which will allow the vision for the village to become reality. ....

Street network and street design is not addressed specifically in Teton Village Master Plan Design Guidelines.

I.E. Pedestrian circulation (p. 55)

Teton Village will create a community boardwalk, walkway and trail system to link community facilities, public amenities and to provide a connection to the regional trail system.

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I. URBAN DESIGN AND SITE PLANNING

IA. INFRASTRUCTURE FRAMEWORK

IA1. STREET NETWORK AND STREET DESIGN

Objectives:

- *To ensure well-designed streets that can effectively accommodate all modes of transportation.*
- *To create a walking environment composed of regular urban blocks with a village-like scale.*

a. Streets and roadways **shall be** designed for efficient and attractive circulation. Grid and/or modified grid patterns are **recommended** street paterns to maximize connectivity. *See Illustration IA.a.* Within the Village Core, cul-de-sac streets and dead-ends are **discouraged**. *See Illustration IA.b.*

b. The Master Plan delineates a roughly North South East and West net of public ways, modified to fit existing structures, topography, and connected to existing and planned circulation systems.

IA1.1 Typical street design

a. Streets **shall** include the following elements:
- Wider moving lanes where more traffic is expected or where buses are present.
- Two way traffic with no on street parking.
- Detached sidewalks with street trees and/or other landscaping;
- Except at major intersections with McCollister, no separate left or right turn lanes at intersections.

b. All streets **shall** incorporate public vehicular and pedestrian access either by being publicly dedicated ROWs, or by including public access easements on private streets.

IA1.2. Access to existing and future transit routes

Where applicable, site planning for all development projects **shall** accommodate and encourage bus access into or adjacent to the development. Potential START and local bus routes and terminal are illustrated in the Teton Village Expansion Master Plan. See exhibit 4b.

IA2. PEDESTRIAN / BICYCLE NETWORK

Objectives:

- *To provide a continuous pedestrian path network within the Village Core and to adjacent areas.*
- *To create links to public plazas, parks, and building entrances.*
- *To create a bicycle network that links together the*

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I.E.2 Walkways (p. 56)

- Primary pedestrian walkways shall be a minimum 10 feet wide for a majority of the walkway length and provide adequate space for pedestrian movement.
- Secondary pedestrian walkways shall be a minimum 6 feet wide.

I.E.3 Trails (p.57) - Trail connect the Village to regional recreational uses.

Trail materials shall be gravel-surfaced or compacted earth with a minimum width of 4 feet.

I.E.1 Boardwalks (p. 55-56)

.... A continuous boardwalk and protective arcade providing uninterrupted pedestrian circulation are required to be constructed as part of each individual development on Lots 3-9.

- Boardwalk widths may vary, but must maintain a minimum width of 8 feet.

I.C.1 Relationship to common open space, street scape, walkways, and trails (p. 54)

- Each commercial lot 3-16 shall maximize public seating spaces, terraces and access to retail uses along lot 20a.

Pedestrian crossings not addressed specifically in Teton Village Master Plan Design Guidelines.

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Village Core, residential neighborhoods, and off-site bicycle trails.

IA2.1. Typical conditions

Sidewalks

Sidewalks along streets in the Village Core **shall be provided** to improve pedestrian circulation and to maximize pedestrian connectivity. With the exception of Saratoga Road, and Clock Tower Walk, streets **shall** include a minimum 8 feet clear walking zone, buffered from the street by street trees in grates or landscaped street tree cut-outs.

Trails

Off-street bicycle trails **shall** be a minimum of 10 feet wide and be separated from streeets be at least an 8 foot planting strip.

a. Where a bicycle trail runs through the Village Green, it shall be separated by at least 10 feet from the face of any building or porch.

b. Where a bicycle trail merges with the pedestrian zone of Clock Tower Walk, it shall become a dismount zone for bicyclists.

IA2.2. Special conditions

- Clock Tower Walk is primarily a pedestrian street with emergency vehicle access.
- A continuous boardwalk and protective arcade providing uninterrupted pedestrian circulation shall be constructed along building frontages on the south side of Clock Tower Walk. This boardwalk **shall** be a minimum clear width of 10 feet. *See Illustration IA.c.*
- The reminder of the walk shall be composed of paving designed to be both walkable and attractive.
- Outdoor seating for restaurants and cafes may encroach into this space so long as emergency vehicle clearances are maintained.

IA2.3. Pedestrian crossings

Pedestrian crossings at selected intersections **shall** provide special paving treatments in the street to indicate that pedestrians have priority. These intersections are: Clock Tower Walk at Crystal Springs Road; and McCollister Road at Crystal Springs Road. In addition, the pedestrian paving treatment at the Clock Tower Walk/Crystal Springs Road intersection helps to unify the existing Teton Village with the Teton Village Expansion.These elements shall be detailed at the sketch plan submittal stage.

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I.E. Pedestrian circulation (p. 55)

Teton Village will create a community boardwalk, walkway and trail system to link community facilities, public amenities and to provide a connection to the regional trail system.

Pedestrian access to structured parking not addressed specifically in Teton Village Master Plan Design Guidelines.

I.E.2 Walkway Details and Materials (p. 56)

I. Site Planning (p. 52)

... Criteria to be used in positioning improvements on the land in order to minimize impact on the terrain and natural systems are set forth in these simple and achievable guidelines.

I.E.2 Walkways (p. 56)

Walkways provide strong visual continuity and enhance the pedestrian environment throughout the Village. Walkways are defined as paved pedesrian surfaces which provide connections through the Village.

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IA2.4. Pedestrian connections

Pedestrian connections **shall** be made to adjacent neighborhoods, the ski resort area, and county path system. *See Illustration IA.d.*

IA2.5. Pedestrian access to structured parking

Easy and clear pedestrian access shall be provided to and from parking structures that serve the public.

Walkway details and materials not specifically addressed in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

IA3. OPEN SPACES, PARKS, AND PLAZAS

Objectives:

- *To integrate open areas (parks, plazas, greenways, etc.) with the adjoining developments in order to maximize the use of the open space, to provide informal oversight and security; and to take advantage of the open space as an amenity.*
- *To provide desirable view corridors and access to the mountains and surrounding open lands.*
- *To maintain natural areas as village amenity.*
- *To locate Fish Creek and an irrigation ditch along McCollister Road to add to the rural feel of the entry.*
- *To maintain a more rural and regional character along McCollister Road by providing substantial setbacks and landscaping.*
- *To create a more rural and regional sense of place at the entry of the village and resort by locating riding stables at the intersection of McCollister Road and Highway 390.*
- *To interweave a green necklace of linear, naturalized open space featuring a watercourse network of natural and manmade drainages through the street-block pattern.*
- *To create a linked set of special public open spaces: Clock Tower Walk and Village Green.*

IA3.1. Open spaces in the Village Core

These areas include Clock Tower Walk and Village Green. *See Illustration IA.e.*

Clock Tower Walk

a. Clock Tower Walk **shall** make a pedestrian/bicycle connection to the resort pedestrian network across Crystal Springs Road. It **shall** also provide a view of the tram tower at least by the half-way point between Crystal Springs Road and Saratoga Road.

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I.E. General (p. 55)

- Where possible, walkways should be located and align to maximize views of surrounding natural features and commons areas.

Parks not addressed specifically in Teton Village Master Plan Design Guidelines.

Open Space not addressed specifically in Teton Village Master Plan Design Guidelines.

Waterways not addressed specifically in Teton Village Master Plan Design Guidelines.

I.B. Siting/orientation: (p. 54)

Placement of buildings shall respect existing landform, follow contours and fit into the topography.

- Building entries shall be oriented to maximize solar exposure to the extent possible.
- Siting of exterior seating areas, terraces, pedestrian circulation areas and vehicular drop-off areas shall be designed to maximize solar exposure.
- Shadow diagrams shall be provided by the applicant as deemed necessary by the Committee to evaluate the extent of shadows cast on adjacent pedestrian circulation walkways and public gathering areas.

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b. The bicycle portion of the connection shall be a dismount zone.

c. Clock Tower Walk shall be designed to accommodate programmed activities such as small outdoor musical events, farmers markets, art and craft shows and other similar activities. See IA2.2, and section c1.

Village Green

a. A neighborhood park (Village Green) **shall** be provided within the Village Core. The Village Green shall be bordered by predominantly residential units which orient their entries and primary facades toward it. It **shall** also be easily accessible from other residential uses via the village core's pedestrian and bicycle network.

b. The Village Green shall be visible to the retail/ commercial area centered on Clock Tower Walk. Activities encouraged in the Village Green are;
1) Informal recreation
2) Picnicing
3) Walking
4) Sitting, reading, etc.

IA3.2. Open space along McCollister Drive

Fish Creek Parks

a. Two small open spaces focused on a realigned Fish Creek **shall** be provided along McCollister Road.

b. These parks primarily provide a publicly accessible natural open space zone along McCollister Road. They **shall** include a continuous pedestrian/bicycle trail, and some outdoor seating opportunities.

IB. SITE DESIGN

IB1. BUILDING SITING AND ORIENTATION

Objectives:

- *To encourage a pedestrian oriented environment with vital streets.*
- *To maximize synergies among residential uses, street life, and successful resort businesses and offices.*
- *To promote activity and safety on the street by providing frequent entries to buildings and uses.*

IB1.1. General siting

a. Within the Village Core, buildings **shall** be sited to create meaningful outdoor spaces.

b. Streets, plazas, and parks **shall** not be "left over" areas, but **shall** be of useable size and well defined by buildings.

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- *in the general statements at the beginning of the design guidrelines (p.54).*

I.C Relationship to common open space, streetscape, walkways, and trails. (p. 54)

The Village commercial area is a combined effort between individual entities. The responsibility for continuity in design rests with all property owners involved. A developer must be conscious of the necessity of design integration between their proposed development and what is planned for development, or what is existing, outside of his/her lot:...

Distance to transit route, centers and skier parking not addressed specifically in Teton Village Master Plan Design Guidelines.

I.B. Siting/orientation: (p. 54)

Placement of buildings shall respect existing landform, follow contours and fit into the topography.

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c. All buildings **shall** have facades, access, and primary landscaping that reinforces the street as the organizing element in the area.

d. In general, buildings **should** be oriented toward the street or public open space, except buildings in parcels G, H, and parcel M. *See Illustration IB.a.*

IB1.2. Distances to transit route and centers

In the Village Core, the transit center **shall** be located to be within a short walking distance of both the ski resort facilities and the Village Core commercial / mixed use area. Other transit stops (if any) **should** be located near higher residential concentrations within the Village Core. *See Illustration IB.b.*

IB1.3. Building orientation and entrances

Front façade and main doors of all buildings **shall** be oriented towards streets, parks, or pedestrian plazas.

a. Ground floor businesses and stores **shall** have their own entrances opening directly from the sidewalk. Businesses that are not on the ground floor **shall** have their own entrances from the sidewalk whenever possible. Indoor malls and indoor shopping arcades are **discouraged** because they tend to reduce pedestrian activity on the street.

b. Views into leased ground floor businesses and offices should remain unobstructed. Blank walls are strongly **discouraged** on ground floors.

c. For residential uses and mixed-use buildings with residential units, separate entrances from the sidewalk are required.

IB2. SETBACKS AND BULK

Objectives:

- *To create physically well-defined streets.*
- *To develop an urban form that allows adequate daylight to its buildings and sidewalks.*
- *To insure that buildings maintain a scale appropriate to a rural ski village.*
- *To provide a transition between the public realm and the private realm.*

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I.A. Building Envelopes (p. 52)

- *Platted Lots*
  .... Building siting and site development within this envelope shall be responsive to existing features of terrain, drainage patterns, vegetation, views and sun exposure.
- *Tracks*

Building and parking setbacks from streets not addressed specifically in Teton Village Master Plan Design Guidelines.

Setbacks along Clock Tower Walk not addressed specifically in Teton Village Master Plan Design Guidelines.

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- *To provide space on private property to locate building appurtenances such as porches, steps, bay windows, and roof overhangs.*

Platted Lots and Tracks not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

IB2.1. Building and parking setbacks from streets

a. In general, purely residential buildings **shall** be set back from the street R.O.W. enough to provide a transition from the public realm of the street to the private realm of the residence, to provide shelter over the front door of the building, and to provide space for steps or ramps from entries. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*

b. In general, commercial or mixed use buildings with commercial uses on the ground floors **shall** be set back only a minimum distance from the R.O.W. or public pedestrian way to allow for door swings to occur within private property. A minimum setback maintains a strong relationship between pedestrians on the sidewalk, and the commercial uses on the ground floor. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*

c. Parking lots **shall not** occur between the front of a building and a street R.O.W. or open space.

Clock Tower Walk

a. Along the northern boundary of Parcel B, buildings **shall** be set back from Clock Tower Walk (a public pedestrian way described in A1.3) enough to allow for a covered board walk along and between buildings. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*

No covered walkway on northern side of clock tower walk is recommended in order to increase solar exposure to the street.

b. Along the southern boundary of Parcel C, buildings **shall** be set back at only the minimum distance to ensure that door swings do not extend into the public pedestrian way. *See the Schedule of Dimensional Limitations for setback requirements per Parcel.*

c. In general (with some exceptions), at least 65% of a building's frontage along Clock Tower Walk **shall not** be set back further than 5 feet from the minimum front setback. in order to maintain informal oversight

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Building envelopes addressed in the general statements at the beginning of the Teton Village Master Plan Design Guidelines (p. 52).

I.E. General (p. 55)

- Where possible, walkways should be located and aligned to maximize views of surrounding natural features and commons areas.

Parking siting not addressed specifically in Teton Village Master Plan Design Guidelines.

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of the street from the uses that adjoin it, and in order to spatially define the street so that it provides a sense of place. *See Illustration IB.c.*

d. Front doors to commercial uses that adjoin the covered boardwalk along the northern boundary of Parcel B **shall** be set back at least 3 feet to ensure that door swings do not extend into the boardwalk.

IB2.2. Building separation

If two or more separate buildings are built on the same lot, the minimum separation between these buildings **shall** be 10 feet. Minor building appurtenances such as chimneys and fireplaces, pilasters, roof overhangs and eaves, gutters and downspouts **may** encroach into the separation by 1 (one) foot.

Buildings are defined by setback/build-to-lines, and height limits as described in the Schedule of Dimensional Limitations.

IB2.3. View corridors

a. Views toward the Tetons and the Jackson Hole Mountain Resort from the Village Core **shall** be respected by placing higher buildings to the western edge of the Village Core, and by spacing buildings to reduce view conflicts. *See Illustration IB.d.1.*

b. Views toward Sleeping Indian and down the valley from the Village Core **shall** be respected by locating lower buildings along the eastern edge of the Village Core, and spacing buildings to reduce view conflicts. *See Illustration IB.d.2.*

c. A view of the Tram Tower **shall** be preserved for at least the western half of the Clock Tower Walk pedestrian space. *See Illustration IB.d.3.*

d. View corridors along McCollister Road **shall** emphasize the rural architecture of the horse riding center and information center. *See Illustration IB.d.4.*

IB3. PARKING LOTS AND PARKING STRUCTURES

Objective:

- *To provide a vehicular circulation and parking system that provides safe, efficient, and convenient access while minimizing pedestrian/vehicular conflicts.*

IB3.1. Parking siting

a. Parking garages and large surface parking lots **shall** be screened from the street as much as possible by retail, residential or mixed uses in order to provide desirable activities along the sidewalks.

b. Wrapping the exterior of parking garages with retail, mixed-use buildings or residential buildings is highly

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Parking location not addressed specifically in Teton Village Master Plan Design Guidelines.

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encouraged. *See Illustration IB.e.*

c. Where it is not possible to entirely surround a parking lot or garage with buildings or to line the garage with other uses, the lot or garage **should** be placed on the least important street in terms of character or pedestrian activity.

IB3.2. Parking location

Parking garages or off-street surface parking lots shall not adjoin Clock Tower Walk.

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II. Landscape Design (p. 65)

...Teton Village should appear to blend into the surrounding landscape. Informal planting masses are appropriate; formal, rigid planting is not. ... The use of native materials, both in plant and building materials, shall be selected based on adaptability to climate and complimentary character to the surrounding built and natural environments.

Landscape design elements include:
A. Exterior Signage

B. Lighting Concept

C. Plant Materials

D. Landscape Furnishing

II.C. Plant Materials (p. 90)

The landscape concept is to mesh the surronding natural landscape into the tightly-clustered, urban fabric of the Village.

II.C. Plant Materials (p. 90)

- The street face of a lot with a secondary pedestrian walkway shall include informal planting areas that separate pedestrians from the rodways wherever possible. A formal planting of street is unacceptable.

II.C. Plant Materials (p. 90)

- Combinations of proposed plant materials shall be organized in a manner consistent with native plant types found in native communities to have similar water, light and soil needs.

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II. LANDSCAPE DESIGN

IIA. GENERAL LANDSCAPE CHARACTER

Objective:

- *To support the desired character of the Village Core, or portions of the Core.*

Exterior signage not detailed in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.
See IV SIGNAGE, Teton Village Expansion Resort Master Plan Design Guidelines.

See IIIG4, Teton Village Expansion Resort Master Plan Design Guidelines.

See IIA1, Teton Village Expansion Resort Master Plan Design Guidelines.

Landscape furnishing not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

a. Within the Village Core, landscaping **shall** be more formal in order to accentuate the urban character of the built environment. Plant materials, massing, spacing, and height characteristics **shall** complement the urban character of the village. *See Illustration II.a.*

b. Along the perimeter of the Village Core, landscaping **shall** be less formal. Street trees and buffer landscaping in front of buildings **may** follow informal western landscaping schemes. *See Illustration II.b.*

c. Native materials **shall** be used wherever possible and shall be planned and designed to have a natural appearance.

IIA1. PLANT MATERIALS

Plant materials that can tolerate harsh climatic conditions **are preferred** over other plant materials. The use of native, drought-tolerant plant materials that optimize water conservation **are recommended**, especially in less visible and lower traffic areas.

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II.C.1 Streetscape (p. 93)

- Planting areas used to protect pedestrians from roadway shall be a minimum of 8 feet wide and planted with informal native plant groupings.

II.B. Lighting (p. 89)

- Lighting standards with a max height of 15 feet may be utilized at transit drop-off locations, parking areas, and along primary pedestrian walkways, using the minimum number of fixtures necessary for safety. ...
- Lighting should be incorporated within architectural facade, arcades, site walls, and steps. Free-standing fixtures are discouraged exccept in transit locations and at the Mall Pond.
- No "up-lighting" shall be permitted.
- Light sources shall be shielded (indirect) and should be as close to daylight as possible. High-density flood lights or light sources at the viewer are prohibited.
- Lighting fixtures types and colors shall compliment architecture and landscape elements.

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IIB. INFRASTRUCTURE

IIB1. STREETSCAPE (See also I.A.1.)

Objectives:

- *To reduce the scale and give spatial definition to the street through a consistent tree planting.*
- *To provide a comfortable zone for walking and other street activities.*

IIB1.1. Street trees

a. Within the Village Core, streets without covered boardwalks **shall** have a minimum of one tree per 35 linear feet of street frontage.

b. When street trees are planted in tree grates or other creative devices, the un-paved surface **shall** be a minimum of 36 square feet. *See Illustration II.c.*

c. Street trees **shall** be strong wooded and able to endure pollution, compacted soils, minimal water, and low maintenance. The type of street tree **shall** meet Teton Village Association standard.

d. Street trees in tree lawns **shall** be a minimum of 2.5 inch caliper at time of planting. Larger trees **are encouraged** at key locations.

e. Trees and irrigation techniques, requiring minimal water **are recommended**. Irrigation **shall** be designed and installed for street trees to deliver the appropriate amount of water to each tree with minimal waste.

IIB1.2. Lighting

a. Free standing pedestrian lights along pedestrian ways **shall** be no higher than 15 feet from the ground to the bottom of the light fixture.

b. Lighting for public areas **shall** be incorporated into buildings where possible (see III Architecture, Building Lighting IIIG4). *See Illustration III.v.*

c. Free standing light fixtures **shall** be limited to those locations and areas where buildings are not close enough to paths and spaces to provide effective lighting.

d. Lighting standards **shall** use the minimum number of fixtures necessary for safety.

e. No "up-lighting" **shall** be permitted. All lighting **shall** be downcast. Light spillover and glare **shall** be minimized, and **shall** conform to Teton County Land Development Regulations, Sec. 49370.

f. Light sources **shall** be shielded (indirect). High-density flood lights or light sources directed at the viewer are prohibited.

g. Fixture selection **shall** be unified throughout the Village, using materials such as timber and dark metal. No reflective surfaces **shall** be allowed.

h. Within the Village Core, the following streets **shall**

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- Free-standing lighting fixtures may be placed along the secondary pedestrian walkways using minimum amount necessary for safety. Lighting on architecture or site walls, such as sconces or grilled surface fixtures, shall be incorporated at building entries and other areas for safety.

3. Pedestrian Parking and Access Area

- Lighting fixtures located on the uppermost parking structure deck or surface parking lots are discouraged, but may be allowed as required for safety.
- Methods allowing natural light into lower decks of structured parking, such as graded openings or lightwells, are encouraged.
- Elevator and stairway entrances to parking structures shall include safety lighting.

II.D Landscape Furnishings (p. 93)

Landscape furnishings are essential to providing a vital, active and well-maintained pedestrian environment in Teton village.

- Furnishings may include: lighting fixtures, benches, trash and ash receptacles, gratings, bicycle and ski racks.

Parks not addressed specifically in Teton Village Master Plan Design Guidelines.

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have pedestrian lights - free standing and/or sharp cut-off wall mounted fixtures: Clock Tower Walk through the Village Green; Saratoga Road; Apres Vous Road; Crystal Springs Road between McCollister Road and Apres Vous Road. *See Illustration II.d.* Wherever possible, pedestrian lighting **shall** be provided by wall mounted sharp cut-off fixtures. A detailed plan for these elements **shall** be provided at the sketch plan submittal phase.

i. Free standing pedestrian lights and posts in the Teton Village Expansion Area **shall** match the existing Teton Village pedestrian lights and posts unless the existing pedestrian lights do not meet Sec. 49370 A of the Teton County LDRs. If the existing lights do not meet this section, the pedestrian lights of the expantion area **shall** meet Sec. 49370 A and be designed to match the existing Teton Village lights as closely as practicable.

j. Parking lot lighting **shall** be provided only to insure safe conditions at pedestrian/vehicular crossings. Such lighting **shall** be provided by sharp cut-off, low bollard type fixtures.

k. The color of the light source **shall** be the same for pedestrian, and parking lot lighting. A white light such as that provided by metal halide and fluorescent sources is preferred.

Landscape furnishings addressed in general under Park and Oen Space Landscpaing in Teton Village Master Plan Design Guidelines.

IIB2. PARKS AND OPEN SPACE LANDSCAPING

IIB2.1. Village Green

a. Landscaping **shall** support this space's passive and informal recreation activities through the provision of irrigated sod, and formally aligned shade trees edging the space.

b. The character of this space **should** be that of a town park, specifically designed to fit and support the urban character of the surrounding village.

c. Pedestrian lighting **shall** be provided along the perimeter of the park, matching that of the existing Teton Village.

d. Seating and trash receptacles **shall** be provided along the perimeter of the park.

e. Bicycle racks **shall** be provided along the bicycle path adjoining the park.

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Clock Tower Walk not addressed specifically in Teton Village Master Plan Design Guidelines.

II.C.1 Streetscape (p. 90)

- Trees that provide shade shall be utilized adjacent to public spaces such as outdoor dining and cafe areas where appropriate.

Waterways not addressed specifically in Teton Village Master Plan Design Guidelines.

Buffers not addressed specifically in Teton Village Master Plan Design Guidelines.

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IIB2.2. Clock Tower Walk

a. Hardscape and power outlets **shall** support this space's function as a pedestrian way and location for programmed activities such as musical events, farmer's markets, art and craft fairs, merchant displays, and other special events. This space may be punctuated by a carefully placed landscaped element, kiosk, or art piece.

b. The design of this space **shall** accommodate emergency vehicles, and delivery trucks.

c. The character of this space **should** feel like an old street closed to vehicular traffic, and reclaimed entirely for the pedestrian.

d. While part of the bicycle system, this street **shall** be a bicycle dismount zone with ample bicycle racks.

e. Pedestrian lighting **shall** be provided, either matching the lighting within the existing Teton Village, or specially designed to accentuate this central space.

f. Movable seating, or informal seating built-in around a special landscape feature, kiosk or art piece is **preferred** rather than fixed benches in order to maximize the flexibility of the space.

IIB2.3. Fish Creek Park

a. Landscaping **shall** support this space's function as a landscape corridor that separates the village from McCollister Road, as well as provides McCollister Road with an open space character.

b. Landscaping **shall** also support Fish Creek as a special riparian amenity.

c. Native grasses, wildflowers, trees, and shrubs **shall** be used in this park in order to blend it into the open space 'green belt' around the central portion of the Village Core.

IIB3. BUFFERS

Objectives:

- *To provide separation between uses and activities that may conflict with each other.*
- *To provide visually appealing environments by means of well-designed landscaping.*

IIB3.1. Perimeter landscaping along office, retail, or mix use setbacks

All street setbacks **shall** either be landscaped or developed with pedestrian amenities such as sidewalks and plazas.

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Surface parking lot landscaping not addressed specifically in Teton Village Master Plan Design Guidelines.

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IIB3.2. Perimeter landscaping along parking lots and parking structures

a. When surface parking lots and parking structures face the street, the street yard setbacks **shall** be landscaped to screen the parking.

b. Within these setbacks a minimum one tree per 200 square feet **shall** be provided.

c. Within these setbacks a minimum of three layers of plant materials **should** be provided, including shade, evergreen, and/or ornamental trees; shrubs; and ground covers.

IIB3.3. Ground floor residential buffers

The entire street yard setback between ROW and buildings with ground floor residential units **shall be** landscaped and designed with appropriate walks, stoops, or porches. *See Illustration II.e.*

IIB4. SURFACE PARKING LOT LANDSCAPING

Objectives:

- *To screen parking lots from the street.*
- *To reduce the scale of surface parking lots.*
- *To soften the appearance of parking lots with the addition of landscaping.*

IIB4.1. Landscaped area percentage

a. For surface parking lots 16 spaces to 200 spaces, 5% of the interior of the lot **shall** be landscaped excluding landscaping within the perimeter setbacks.

b. For surface parking lots over 200 spaces, 7.5 % of the interior lot **shall** be landscaped excluding landscaping within perimeter setbacks.

c. Street trees and landscaping within the ROW **may not** be counted to meet parking lot landscaped area percentage requirements.

IIB4.2. Landscaped islands and medians

a. Landscaped islands and medians **shall** be used in order to define circulation patterns, provide shading of paved areas, and visually break up continuous rows of parking.

b. Minimum 8-foot-wide landscaped islands **shall** be provided at the ends of parking aisles.

IIB4.3. Landscaping within setback areas

Use shrubs, landscaped berms or low garden walls to screen parking from peripheral streets.

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I.F. Site Walls (p. 57) **I.G. Grading (p. 57)**	***Site walls and grading details are not specifically addressed in in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.***
I.H. Drainage (p. 63)	***Drainage details are not specifically addressed in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.***
I.I. Utility/Sevices (p. 63)	***See section IIIG2, Teton Village Expansion Resort Master Plan Design Guidelines.***

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III.B. Building Massing and Scale (p. 94 Revised 2/01/01)

- The massing of buildings should attempt to bring down the scale by lowering the eave line of the roof and tucking occupied spaces into the roof form. This has the effect of reducing the apparent size of the building, making the roofs more prominent, and giving reason to break the roofline through the use of dormers, chimneys and other appurtenances.

III.E. Roofs (p. 96 Revised 2/01/01)

- Roofs must be sloped. Slopes shall be in the range of 4:12 to 9:12.
- Minor roofs may deviate from this restriction with specific approval from TVAC. Mansard roofs and roofs that appear perched on top of a flat-roofed building are prohibited.
- Dormers are encouraged for roof slopes greater than 6:12 to break large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape.

III.B. Building Massing and Scale (p. 94 Revised 2/01/01)

- Buildings should have a clearly defined base, middle, and top in conformance with sound architectural principles. Roofs should comprise in the range of 20% to 25% of the total elevation. The base should be one to two stories in height, or 20% to 25%, and the middle section should be 40% to 50% of the overall height. These proportions are intended as guidelines and are subject to negotiation and TVAC approval. The proper application of this design guideline will result in a lower eave line and a building that appears smaller. Assuming a 62.5' ridge height, this would bring the eave down into the range of 46' to 50'.

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III. ARCHITECTURE

IIIA. ROOFS

Objectives:

- *To maintain visual uniqueness of Teton Village and the surrounding natural landscape.*
- *Teton Village, as a family of buildings nestled into its setting at the point where the open valley rises into the mountains, has a prominent visual identity from a great distance away. From those distances, its aggregate roof forms and their basic harmonious nature are critical to the Village's visual uniqueness and cohesion. See Ill. III.a.*
- *To enhance the existing Teton Village character.*
- *To maintain the shape of the primary residential roof form.*
- *To maintain the generally uninterrupted simplicity of a slope roof form, and any attendant architectural forms such as dormers, as seen from the street or public open space.*

IIIA1. ROOF FORMS AND PROPORTIONS

a. All buildings **shall** have a simple gable as their principal roof form. No flat roofs or hipped roof forms **shall** be allowed, with the exception of the deck surfaces of balconies, parking garages and small rooftop mechanical areas of 200 square feet or less.

b. Shed roofs **shall** be allowed by special review; review will consider the extent to which the application of the shed form supports the overall intent to create a village of roofs.

c. The main gable **shall** have the same slope angle in each direction.

d. Gable ends **should** continue the siding material of the highest habitable story continuously to the rake to avoid the appearance of a hat-like roof perched on a box. *See Illustration III.b.*

e. The main gable pitch **may** vary from a minimum of 5: 12 to a maximum of 12:12. *See Illustration III.c.*

f. Shed and hipped roof forms **may** be allowed on secondary roofs. Secondary roofs are defined as the sheltering forms provided for articulations of the main building mass (bays, niches, porches, vestibules, balconies, and projections). *See Illustration III.d.*

g. Long unbroken expanses of roof **shall** be articulated with cross-gable and shed dormers or changes in the ridge line. Dormers are **preferred** over flat skylights where light and ventilation are required. *See Illustration III.e.*

h. To maintain a consistent preeminence of the roof vocabulary, the projection of the eave beyond the main building face **should** have a minimum proportional

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relationship to the building height at the eave of 1:7. The rake projection/building height ratio **should** be a minimum of 1:10 at the eave where the eave ratio is established. *See Illustration III.f.*

i. Buildings with asymmetric ridge locations are **encouraged**, as are buildings with broken roofs, where both forms grow out of changes in building story height or volume.

III.E. Roofs (p. 96 Revised 2/01/01)

- Roofs materails shall be limited to fire treated cedar singles or shakes.
- Large roof overhangs shall be held up by heavy timber beams or knee braces.

IIIA2. CHARACTER AND MATERIAL

a. The essential character of the buildings that compose this "Village of Roofs" derives from a traditional vocabulary of heavy timber framing and detailing.

b. Accordingly, the utilization of exposed dimensional timber larger than a nominal 2 inches is **encouraged**, especially in the detailing of roof overhangs, porches, arcades, trellises, balconies, open stairs, and guardrails.

c. Roofs materials **shall** be made of wood or from materials having the appearance of wood; metal that does not have the appearance of wood is allowed for minor roof areas.

III.A. Character Elements and Architectural Detailing (p. 94 Revised 2/01/01)

Buildings should reflect the uniquely identifiable regional character. Buildings and landscape feel like they belong in this part of the world. They are not "imported" from someplace else. They should reflect an ability to deal with the severe climate, and have the honesty, directness and structural simplicity of the best indigeneous structures such as barns and sheds, or some of the structures in Yellowstone or Grand Teton National Parks.

III.I. Exterior Surfaces and Materials (p. 98 Revised 2/01/01)

Buildings should have texture and visible structural purpose. Appropriate materials are predominantly simple.

- Walls will be horizontal or vertical wood siding, wood shingles, natural stone, cultured stone, heavy timbers, stucco, or synthetic stucco.
- Stucco or synthetic stucco shall not be used at ground level of buildings.
- Wood may be painted or stained. Stone should have a rough, natural finish- not polished.
- Buildings should sit on a base sized to be in scale with the building. Base materials shall consist of stone or colored concrete, and give the feel of being firmly rooted to the ground. These

IIIB. EXTERIOR CHARACTERISTICS AND MATERIALS

Objectives:

- *To avoid large areas of undifferentiated or blank facades.*
- *To use lasting materials that convey a sense of quality and attention to detail.*
- *To use materials which reflect regional resources and building traditions.*
- *To avoid the use of highly reflective metal and glass.*

a. Wood siding and cladding is the **preferred** standard for general elevation treatment.

b. Special treatment areas include the lower 2/3 of the ground-to-eave height of a building, columns at ground level, exposed retaining walls, and miscellaneous site walls. These special treatment areas **shall** utilize wood siding, wood shingles, natural stone, cultured stone, or heavy timbers. *See Illustration III.g.*

c. Windows and French doors **shall** be wood frame, either painted or clad. Window exterior trim should be based on traditional methods and proportions.

d. The use of architectural metalwork **shall** be limited to use as an accent material brackets, exposed decorative structural connections, special door and window hardware, and railing accessories. Such metalwork **shall not** constitute the primary material in any major architectural element.

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materials must withstand the extreme weather conditions and snow piling at the foundation.

III. Architecture (p. 93)

Architecture of the new buildings should allude to the vernacular past but not blindly copy or imitate it. Architecture must attempt to integrate the old with the new; rustic with the modern. Architectural forms should be simple and practical, not elaborate.

III.B. Building Massing and Scale (p. 94 Revised 2/01/01)

- Large buildings must use a combination of several architectural devices to scale their facades with the intent of reducing the apparent size of the building mass. Changing materials, jogging the wall line, using cross gable, dormermers, other roof forms, and adding balconies are some of the devices that must be employed.

III.C. Building Heights (p. 95 Revised 2/01/01)

- All buildings in the commercial core...shall have a maximum height 62.5'...

...No part of any structure may exceed the maximum structural height except for the following:

1. Chimneys, vents, radio or TV antennae or aerials, provided that the maximum height is not exceeded by more than four feet; and/or,

2. Microwave receivers, transmitters, repeaters, or satellite receivers are not permitted above the roofline and require specific approval by TVAC.

Corner buildings architecture not addressed specifically in Teton Village Master Plan Design Guidelines.

III.B. Building Massing and Scale (p. 94 Revised 2/01/01)

- All sides of buildings should receive equal architectural treatment.

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e. 'Synthetic stucco' or External Insulated Finish System (EIFS) **shall not** be used. The use of a hard coat cement stucco system in lieu of EIFS is preferred.

IIIC. MASSING, BULK AND PROPORTIONS

Objectives:

- *To create visually interesting facades.*
- *To provide human scale and detail.*
- *To use traditional mountain architecture as a model for new design. Traditional Alpine architecture and many other cold-weather vernacular buildings tend to be cubic in general massing. Cubic forms, when applied to buildings of multiple stories, can produce imposing bulk and dramatically massive roofs.*

a. Simple plan forms are encouraged, they **should** be carefully articulated and detailed to maintain a human scale whenever a structure's plan and elevation dimensions are greater than 24 feet in any two of three main dimensions. *See Illustration III.h.*

b. Attached elements such as projected bay windows, long balconies, porches, and galleries are **encouraged** generally and required under certain conditions. *See Illustration III.i.*

IIIC1. SPECIAL CONDITIONS

Objectives:

- *To emphasize important components of a building, such as special interior spaces and corners.*
- *To border streets and public open space with high quality building facades.*

Chimneys, vents, radio or TV antennae or aerials not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

Microwave receivers, transmitters, repeaters, or satellite receivers not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

IIIC1.1. Corner buildings

a. Buildings that occupy corner sites, with frontages on two streets, **shall** provide appropriate facades on both sides that extend the continuity of the street character and that animate the facades with windows, doors, and other architectural features to create an interaction between the interior spaces and the street.

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- Windows shall be placed to provide architectural interest.

Building fronting onto open space not addressed specifically in Teton Village Master Plan Design Guidelines.

III.B. Building Massing and Scale (p. 94 Revised 2/01/01)

- Larger buildings may be broken into smaller elements that appear to be a collection of smaller buildings. Overly differentiated facades on a single building are not encouraged, but the judicious use of a varied palette of materials can give the building a sense of scale and help it to fit into its context.
- No unbroken expanse of building may exceed 100'. When the 100' limit is reached, one of the following must occur:
  - The building mass must bend at an angle of at least 8 degrees.
  - The wall line must be offset a minimum of 10'
  - The roofline shall shift up or down at least 10', or take on a different ridge alignment.
- The above 10' offsets may be reduced to 8' if two of the above defined elements occur.

III.C. Building Heights (p. 96 Revised 2/01/01)

- The facade must step back a minimum of 6 feet horizontally at a 25-foot height or less where buildings abut primary pedestrian areas, unless there is a reason for a significant architectural feature such as an entry.
- Special circumstances where a building exceeds the 25-foot limit, such as a prominent building entry, maybe approved by TVAC.

III.D. Foundations (p. 96 Revised 2/01/01)

- Foundation walls on buildings and site walls shall not be exposed for more than 8" vertical, unless faced with wood or stone.

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b. In addition, building features located at the corner, such as projected bays, corner entries, and balconies, are **encouraged**, especially in the case of buildings with ground-floor retail spaces. *See Illustration III.i.*

IIIC1.2. Buildings fronting onto open space

a. Buildings that adjoin Clock Tower Walk and The Village Green **shall** orient high quality facades to these spaces.

b. Those buildings that adjoin Clock Tower Walk and the Village Green **shall** incorporate primary public entries for the building's commercial space or residential units within the length of façade fronting the spaces.

c. A 'corner building' relationship **shall** be required for residential buildings along the Village Green where the secondary façade faces the open spaces.

d. Buildings **shall** reduce their bulk by incorporating at least two of the following approaches:
1) Design significant changes in form, ridge lines or wall alignments so that larger buildings appear to be composed or multiple buildings, or wings.
2) Varying the height of the building.
3) Enclose the top floor largely within the roof form.
See Illustration III.r.

IIIC1.3. Upper level building stepbacks

In order to reduce the bulk of buildings higher than three stories or 35 feet to the eave line of the roof, **shall** step back a minimum of 50% of the fourth and higher floors at least 5 feet from the lower wall plane of the building. *See Illustration III.j.*

Foundation exposure not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

IIID. COMMERCIAL/MIXED-USE

Objectives:

- *To provide transparent glazing at the ground floor that ensures visibility of active uses and goods.*
- *To design retail storefronts and other pedestrian-*

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III.I. Exterior Surfaces and Materials (p. 98 Revised 2/01/01)

- Retail storefronts should appear light, glassy, and as transparent as possible, but should avoid the appearance of a continuous glass curtain-wall by breaking the facade with elements of stone and/or timber.

III.G. Arcades (p. 97 Revised 2/01/01)

Arcades are useful in providing entry areas and areas of external circulation from wind, rain and snow. They also lend a human scale and visual interest to the building facade. Arcades comprise a frame structure with a solid roof or covering supported on columns. They are an established design element of Jackson...and are a required element of the Mall Pond Area in Teton Village.

III.B. Building Massing and Scale (p. 94 Revised 2/01/01)

- Commercial and lodging structures shall utilize existing topography in establishing mass and scale.

III.C. Building Heights (p. 95 Revised 2/01/01)

- All buildings in the commercial core...shall have a maximum height 62.5'...

III.B. Building Massing and Scale (p. 95 Revised 2/01/01)

- Expansive walls and/or glass walls must be interrupted with supporting colums of log and/or stone in proportionate scale to the

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active buildings with integrated architectural features that shield pedestrians from sun and adverse weather conditions.

- *To create human scaled structures with varied forms that define building units and break down the scale of larger buildings. Larger footprint buildings with potentially long street frontages characterize this building type. These buildings are associated primarily with the creation of the main urban streetscapes in the Village Core, and will accommodate most of the street related commercial and retail activities.*

IIID1. BUILDING TRANSPARENCY

a. Commercial/Mixed-use buildings **shall** provide a ground floor with a high degree of transparency between their interior and the adjacent pedestrian zones.

b. Glazed areas of commercial uses at the ground floor level **shall** be no less than 60% of any secondary bay area measured between fin. floor, fin. ceiling, and centerline of bay division.

IIID2. BOARDWALK

The provision of a fixed, permanent, covered public pedestrian way **shall** be required for the entire length of all buildings fronting the south side of Clock Tower Walk. This covered way **shall** incorporate a raised boardwalk, guardrails where required by building codes, and all necessary devices to accommodate level changes at points of entry and at transitions between adjacent buildings, including steps and ramps as required by building codes and ADA requirements. *See Illustration III.k.*

IIID3. BUILDING PROPORTION

In order to achieve an appropriate level of articulation and scale, derived from that of old commercial vernacular buildings, the following proportional system **should** be applied for all mixed-use buildings with ground floor commercial space in the Village Core;

a. In no instance **shall** a building exceed 62'-6" from ground level to the top of the roof.

b. The minimum height from ground floor finish floor to second floor finish floor for commercial mixed use buildings **should** be at least 14 feet. *See Illustration III.l.*

c. The façade **should** be divided into horizontal bay modules of 0.6 x height. This bay module **should** be the basis for developing building massing offsets, façade detailing and material articulation, opening placement and division, and signage configuration. *See Illustration III.m.*

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building. Large, uninterrupted walls and/or glass areas shall be avoided.

- Buildings shall contain details that are harmonious with the overall building architecture.

Building ground floor elevation not addressed specifically in Teton Village Master Plan Design Guidelines.

III.F. Entries, Doors, and Storefront Windows (p. 97 Revised 2/01/01)

Recessed entries provide shelter and help define the entrances to buildings and shops...

Buffer not addressed specifically in Teton Village Master Plan Design Guidelines.

Usable space not addressed specifically in Teton Village Master Plan Design Guidelines.

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d. Each ground floor bay module **should** be subdivided into at least two secondary bays, with a maximum width of 0.5 x module width. *See Illustration III.n.*

e. All glazed opening subdivisions at ground floor level shall have a width to height proportion no greater than 1:2.

f. All window and door openings at upper floor levels of Village Core mixed use buildings **should** have a width to height proportion no greater than 1:2. True subdivided lights are encouraged but no window sash **should** have more than four individual lights.

IIIE. RESIDENTIAL

Objectives:

- *To provide privacy.*
- *To create both semi public spaces where residents can informally interact with their neighbors, and private spaces where residents can be generally screened from public view.*
- *To maximize usable spaces.*
- *To create well proportioned, visually interesting facades with generous amounts and sizes of windows, particularly for facades that face the street or public open spaces.*

IIIE1. BUILDING SITING

Residential buildings within the Village Core are **encouraged** to have their ground-attached units raised above adjacent public sidewalk level by at least three steps, in order to provide a degree of privacy. Covered stoops or porches **shall** be provided for building or unit entries. *See Illustration III.o.*

IIIE2. BUILDING ENTRANCES

Ground-attached unit entries are encouraged to the maximum extent possible. Where a multi-unit residential building requires a common street entry for more than two units, this common entry **shall** incorporate a covered porch or stoop regardless of ground-floor relationship to grade. *See Illustration III.p.*

IIIE3. BUFFER

Where ground floor levels incorporate one-level residential units, these units **shall** be buffered from adjacent public ROWs by porches, balconies, or a minimum 10 feet wide landscaped buffer for at least 25% of its ROW frontage. *See Illustration III.q.*

IIIE4. USABLE SPACES

The utilization of the space developed under large gable roof forms for living space is **encouraged**,

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Window proportion not addressed specifically in Teton Village Master Plan Design Guidelines.

Parking garages not addressed specifically in Teton Village Master Plan Design Guidelines.

Parking garages design not addressed specifically in Teton Village Master Plan Design Guidelines.

Parking garages materials not addressed specifically in Teton Village Master Plan Design Guidelines

I.I. Utility/Sevices (p.64)

- Service storage area and equipment shall be integral to the building and screened from view of the public and adjacent property owners. ...
- It is encouraged that property owners seek joint solutions to service and loading needs where practicable to conserve space and minimize access locations off the main roadways.

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whether in the form of an additional level of living space or as part of a vaulted high space on the level below. *See Illustration III.r.*

IIIE5. WINDOW PROPORTION

Window and door proportional relationships **should** conform to a maximum width/height ratio of 1:2 for all unit, sub-unit, and glazing light units. Basic units of these proportions **may** be ganged into multiple units. Window proportions of greater than 1:2 **should** be allowed for window units with a width of less than 1.5 feet. These windows **should** constitute less than 20% of the total building window count.
See Illustration III.s.

IIIF. PARKING GARAGES

Objectives:

- *To edges parking garages with active ground floor uses, or locate parking garage so that other buildings with active uses are between them and the street.*
- *To design a parking garage exposed to a street so that it fits with the character of a village in a rural, ranching area.*

IIIF1. DESIGN

a. Any parking garage that adjoins a street **shall** incorporation one of the following approaches:
1) Locate ground floor uses within the parking garage where it adjoins a street.
2) Design the parking garage so that it appears to be a commercial building with window-like openings, and at least one bay with display windows providing information or art.

b. Parking garages **shall** not be required to incorporate sloped roofs or mansard roofs.

IIIF2. MATERIALS

Wall materials for parking garages **shall** match or be closely related to the materials used in the adjoining buildings. In no case **shall** finished garage walls be composed or tilt-up concrete, poured-in-place concrete, or precast concrete.

IIIG. SERVICE AREAS, LOADING AREAS, AND MECHANICAL EQUIPMENT

Objectives:

- *To minimize the visual impact of services areas, refuse storage and mechanical/electrical equipment on streets, open spaces and adjoining development.*
- *To design rooftop screening elements and penthouses to compliment the architecture, materials and colors of the building. The intrusion of the sights, sounds, and functions of building services into the public*

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I.I. Utility/Sevices (p.63)

- All utility and service lines abd storage fuel tanks shall be buried; provided, however, that in the event safety codes prohibit the burying of fuel tanks may be above ground, provided that they are screened from view in a manner acceptable to the TVAC.
- All electric services, telephone, and cable television lines shall be located underground.
- Above ground utility appurtenances, including electric transformer switch and junction boxes, cable television switch and junction boxes, gas vents and valves, and irrigation controllers and valves boxes, shall be located so as not be viewed from public walkways and open space areas.
- Where possible, electric switch boxes should be placed on the non-walkway side of streets. When they must be on the walkway side, they may be adjacent to walls. ...

II.B. Lighting (p. 89)

- No "up-lighting" shall be permitted.
- Lighting fixtures types and colors shall compliment architecture and landscape elements.
- Lighting should be incorporated within architectural facade, arcades, site walls, and steps. Free-standing fixtures are discouraged exccept in transit locations and at the Mall Pond.
- Lighting shall not be directed upon the building.
- Indirect/concealed lighting shall be used such that its light source is not visible.
- Light sources shall be shielded (indirect) and should be as close to daylight as possible. High-density flood lights or light sources at the viewer are prohibited.

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realm can discourage and disrupt the commercial and social activities it is meant to support, as well as distract from the general visual character of the Village.

IIIG1. SERVICE AND LOADING AREAS

Refuse storage and collection areas, service areas, and loading docks **shall** not be located along street frontage and **shall** be screened from view from public streets, open areas, and pedestrian corridors.

IIIG2. MECHANICAL EQUIPMENT

a. Rooftop mechanical units **shall** be screened. *See Illustration III.t.*

b. Architectural screening, including wall or roof forms, **shall** be required to be at least 1 foot higher than the height of the equipment so that the equipment is not visible from distant viewpoints as well as street level.

c. Vents, flues, exhaust ports, and electrical equipment mounted to or penetrating walls **shall** either be screened by architectural details consistent with the Exterior Characteristics and Materials section, or painted to blend in with adjacent finished surfaces.

d. These mechanical elements **shall** not visually compromise the architectural character of the building through their number, size, or position.

With the exception of the commitment to bury the high tention power lines across the project boundaries, specific utility details are not specifically addressed in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

IIIG3. BUILDING LIGHTING

a. Lighting **shall not** be directed upon the building. Indirect/concealed lighting **shall** be used such that its light source is not visible. All building lighting **shall** follow Sec. 49370 of the Teton County LDRs.

b. No neon **shall** be used externally, **nor shall** any light fixtures be located on buildings above the eaves.

c. Interior garage lighting **shall** be baffled to eliminate the visibility of the light source from the garage exterior. No pole lighting **shall** be allowed on the roof-top garage level. All lighting at this level **shall** only be provided by wall lights embedded into the garage parapet.

d. Lighting **shall** be provided within any arcade over a boardwalk or sidewalk in such a way as to eliminate glare. *See Illustration III.u.*

e. Porch lighting at the front entry is encouraged particularly if it is located within the porch roof

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structure where the light source is shielded from the street.

f. Residential garage door lighting **shall** be downcast, with the light source shielded from view.

III.H. Decks and Balconies (p. 98 Revised 2/01/01)

Decks and balconies are an important part of the program and design palette, adding visual interest as well as bringing activity and life outside, ...

Decks and balconies not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

III.I. Exterior Surfaces and Materials (p. 98 Revised 2/01/01)

Buildings should have texture and visible structural purpose. Appropriate materials are predominantly simple.

See IIIB. Exterior Characteristics and Materials, Teton Village Expansion Resort Master Plan Design Guidelines.

III.J. Auxiliary Structures (p. 99 Revised 2/01/01)

Auxiliary structures are prohibited, with the exception of transit-related shelters and ski operations-related facilities.

Auxiliary Structures not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

III.K. Solar and Energy Conservation Design (p. 99 Revised 2/01/01)

Where possible, buildings should be designed such that the southern side has the largest surface area to maximaize its solar exposure.

Solar and Energy Conservation Design not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

III.L. Temporary Structures (p. 99 Revised 2/01/01)

The definitions for temporary structures shall be the same as in Section 2220 C.8 of the Land Development Regulations with the exception of Shelter, ...

Temporary Structures not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

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II. Landscape Design (p.65-p.87)

Teton Village Master Plan Sign Guidelines p.65 - p.87- covering sign size, location, number, height, design and lighting.

II.A. Commercial Retail Signage - General Criteria (p. 76)

3. Primary and secondary... . Free-standing signs will be allowed only in cases where sign structure is not placed in public right-of-ways or pedestrian walkways. Location must be aproved by Architectural; Review Committee. Roof signs will not be allowed.

II.A. Exterior Signage (p. 65)

Secondly, signs should be designed to reflect and enhance the surrounding environment. Signs can be part of the landscape, the site furnishings, and at times, the architecture.

II.A. Commercial Retail Signage - General Criteria (p. 76)

5. The size, location and number of primary and secondary signs shall be determined by the zone and frontage of the business. In the case of businesses with more than 40 feet of linear frontage, more than one primary identification sign and secondary identification sign

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IV. SIGNAGE

IV1. GENERAL CONDITIONS

Objectives:

- *To fit with the signs and graphic programs of the existing Teton Village.*
- *To respect the existing Teton County Sign Ordinance.*
- *To respect the 'night sky' lighting objectives of Teton County.*

The Teton Village expansion area sign standards **shall** match or closely follow the sign standards of the existing Teton Village, or follow any revisions to these standards.

It is the intent of the Teton Village Expansion sign design guidelines to match existing or revised Teton Village Master Plan Design Guidelines

IV2. FREESTANDING SIGNS

Objectives:

- *To provide effective signs that are sensitive to the area's development character.*
- *To attract and inform visitors without creating sensory overload and clutter.*

Where not specified here the Teton County land Development Regulations standards shall apply.

IV2.1. Monument signs

a. Only monument signs are **allowed** for free standing signs.

b. Freestanding monument signs on pedestals **shall** be used instead of freestanding signs on poles.

c. Only one monument sign is **allowed** for each commercial or mixed use building.

d. Monument signs **are prohibited** along Saratoga Road and Clock Tower Walk.

IV2.2. Landscaping

Monument signs **should** be combined with landscaping in order to provide attractive compositions whenever possible.

IV2.3. Dimensions

- Unless otherwise approved by the Teton Village Association and Board of County Commissioners, the sign face or text area **shall** be no higher than 4 feet, no wider than 8 feet and no bigger than 32 square feet per side.
- The overall height of a monument sign **shall not** exceed 6 feet. *See Illustration IV.a.*

Teton Village Master Plan
Design Guidelines 1997, (Revised 02/01/01)

may be allowed. This request may require approval by the Architectural guidelines for the Village.

6. All illumination of primary, secondary and tenant signs shall be indirect and fixture design, lighting color and wattage shall complement or be consistent with that specified in the architectural guidelines for the Village.

II.A. Commercial Retail Signage - General Criteria (p. 76)

- Primary and secondary identification signs shall be direct painted, wall mounted, projecting, or associated with entrance awning.

II.A. Exterior Signage (p. 66)

Similarly, the sign program design character is western in its rugged scale, proportion, materials and construction,...

II.A. Exterior Signage (p. 75)
Commercial Retail Signage
Sign Types

- Identified different types of signage by name and/or logo and their locations.

Unique signs not addressed specifically in Teton Village Master Plan Design Guidelines.

II.A. Exterior Signage (p. 66)
Signage Categories

- Highway Signage
- Resort Signage
- Commercial and Retail Signage

Teton Village Expansion Resort Master Plan
Design Guidelines

IV2.4. External illumination

If signs are externally illuminated, the lighting **shall** be shielded to avoid glare and over-spill, **shall** be oriented downward onto the sign face rather than upward, and **shall** comply with Teton County Land Development Regulations. *See Illustration IV.b.*

IV3. ATTACHED SIGNS

Objective:

- *To provide signs that enhance the architectural quality and pedestrian interest.*

IV3.1. Signs permitted along Clock Tower Walk

Only attached signs **are permitted** adjacent to Clock Tower Walk. Signage along these pedestrian areas **shall** utilize one or a combination of canopy sign, projecting sign, wall sign or window sign up to a maximum of three signs per commercial establishment. Corner locations may be allowed up to 5 signs subject to the approval of the Planning Director. *See Illustration IV.c.*

IV3.2. Scale

Signage attached to buildings **shall** be pedestrian scaled and located for viewing by pedestrians, cyclists, and drivers.

IV3.3. Types and dimensions

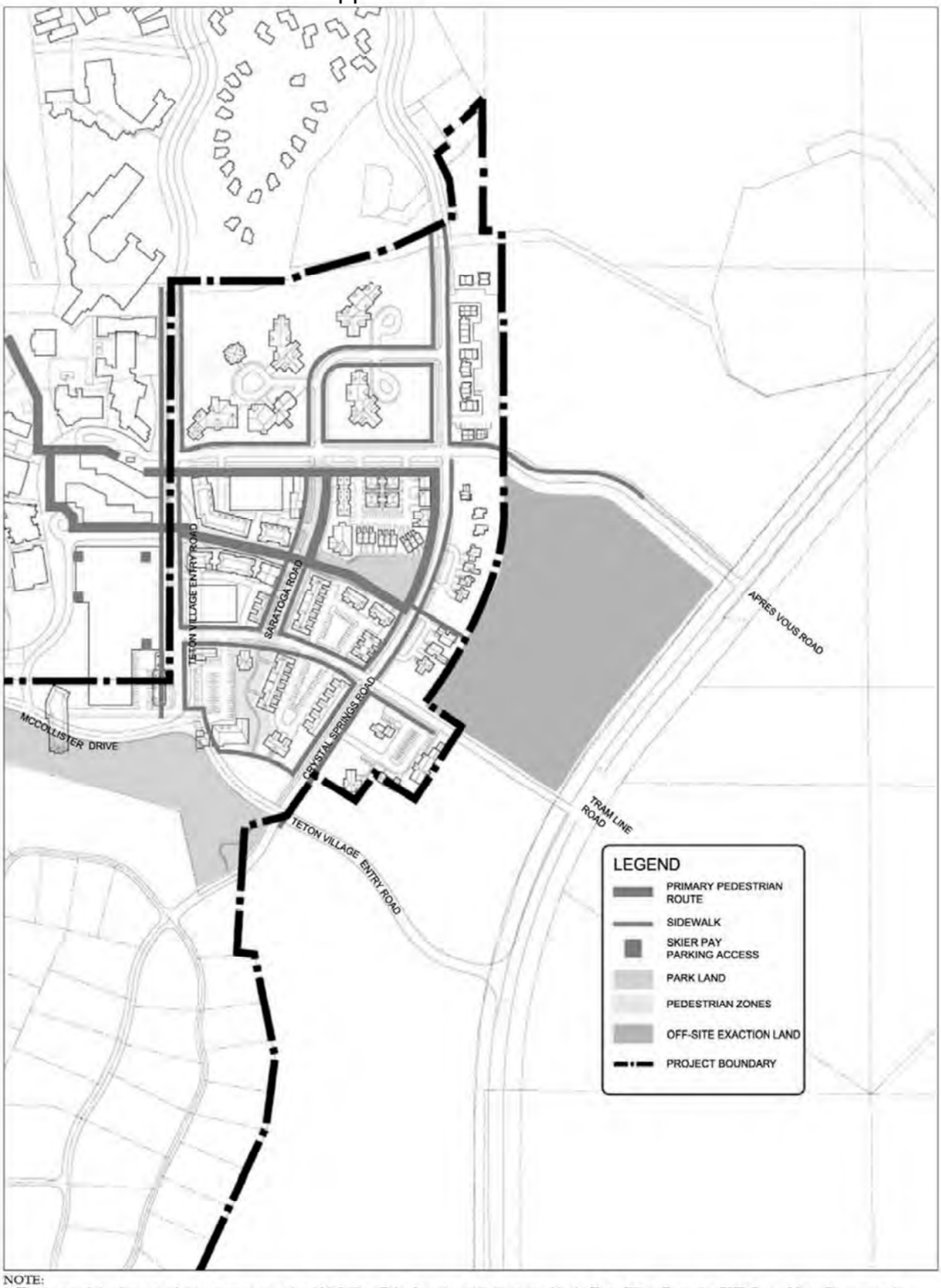
a. Awning signs **shall** be no taller than 8 inches and no longer than 8 feet.
b. Projecting signs **shall** be no larger than 12 square feet with a maximum projection of 4 feet.
c. Wall signs **shall** be no larger than 10 square feet.

IV3.4. Unique signs

Individual and unique signage **is encouraged**.

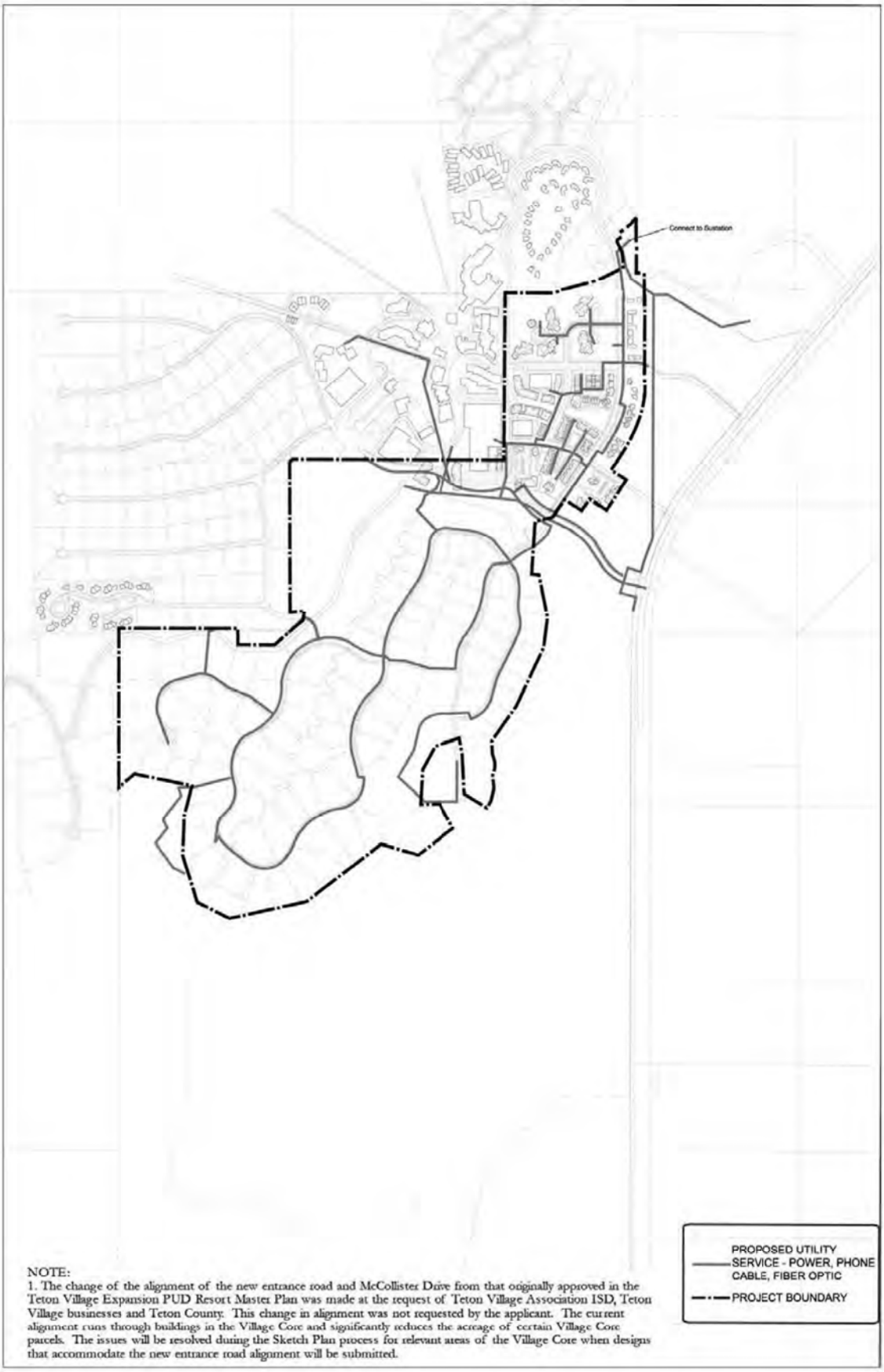
Highway signage, Resort signage, Commercial and Retail signage not addressed specifically in this phase of the Teton Village Expansion Resort Master Plan Design Guidelines, but will be addressed in the Sketch Plan phase.

END OF GUIDELINE COMPARISON



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

4d	Conceptual Plan Teton Village Expansion PUD **Village Core Day Skier Plan** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AB Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 100 200 400



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

U1	Conceptual Plan Teton Village Expansion PUD **Utility Service Plan** Revised March 27, 2012	RESORT MASTER PLAN APPENDIX AC Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 250 500 1000

IMPROVEMENT AND SERVICE DISTRICT AGREEMENT FOR PETITION FOR CHANGE OF BOUNDARIES BY ENLARGEMENT

This Agreement is made and entered into to be effective as of this _____ day of _____, 2004, by and between the Teton Village Special Fire District of P.O. Box _____ Teton Village, Wyoming 83025 (hereinafter referred to as "District") and Snake River Associates, a Wyoming Limited Partnership of Snake River Ranch Road, Wilson, Wyoming 83014, (hereinafter referred to as "SRA").

WITNESSTH

WHEREAS, the District is a duly formed and operating Special Improvement District under and pursuant to the Statues of the State of Wyoming providing certain improvement district services for the property and residences contained within the District boundaries; and

WHEREAS, SRA owns real property adjacent to the existing District boundary for which it is currently seeking a Zone Change pursuant to Application for Resort District designation pending before the Board of County Commissioners, of Teton County, Wyoming; and

WHEREAS, SRA desires that a portion of the property which is the subject of the Zone Change Application be annexed into and made a part of the District for all purposes; and

WHEREAS, the District has made a preliminary determination and examined the feasibility of inclusion of the SRA lands as in the boundaries of the District;

NOW THEREFORE, the parties hereto have agreed to as follows:

1. SRA represents and warrants that it is the sole owner of 100% of the real property described on Exhibit "A" attached hereto and by this reference made a part hereof, (the "Property").

2. SRA represents and warrants that there are no persons living or residing on any portion of the Property.

3. SRA represents and warrants that in the event the Property should be included within the boundaries of the District and it has the authority to and will provide and require that the Property and all improvements thereon, and residences thereof, if any, will be subject to the jurisdiction and authority of the

Board of the District as fully as all existing property, improvements and residents.

4. The District has examined the boundaries of the area proposed for inclusion within the District boundaries and has determined that the area constitutes a reasonable and logical extension of the boundaries of the District and that upon inclusion of the Property within the boundaries of the District, the District can reasonably provide services to the real property, improvements and residents therein in the same manner as services are provided to other properties, improvements and residents within the existing District boundaries.

5. The parties contemplate that as a part of the Application and Application review process for the Zone Change for the Property, SRA will submit an Enlargement/Change of Boundaries Petition pursuant to Section 22-29-301 Wyoming Statutes 1977 as amended.

6. Prior to the filing of the Petition for Enlargement/Change of Boundaries with the Board of County Commissioners, of Teton County, Wyoming, the Petition shall be submitted to the Board of Directors of the District for review and approval and the District by and through its Board agrees to review the Petition in a timely manner and provide the findings resulting from its review to the Board of County Commissioners for their consideration and approval.

7. The District shall be under no obligation to approve the Petition for Enlargement/Change of Boundaries unless and until the parties hereto have reached and agreed upon a Development Agreement fully setting forth the anticipated development by SRA, the standards for such development, arrangements for payments of costs of services, and all other matters deemed necessary and appropriate by the parties.

8. The parties further agree that they shall immediately upon execution hereof enter into discussions concerning the mutual rights and responsibilities of the parties to be included in and all of the terms and conditions of such Development Agreement.

9. The Development Agreement shall be agreed upon and signed by the parties prior to the submission of the Enlargement/Change of Boundaries Petition to the Board of County Commissioners and after the zoning of the Property is changed in accordance with SRA's Application.

IN WITNESS WHEREOF, the parties have hereunto set their hands to be effective as of the day and year first above written.

Teton Village Special Fire District

By:_____

Its:

Snake River Associates, a Wyoming limited partnership

By:_____

William B. Resor, General and Managing Partner

IMPROVEMENT AND SERVICE DISTRICT AGREEMENT FOR PETITION FOR CHANGE OF BOUNDARIES BY ENLARGEMENT

This Agreement is made and entered into to be effective as of this _____ day of _____, 2004, by and between the Teton Village Association of P.O. Box 866, Teton Village, Wyoming 83025 (hereinafter referred to as "District") and Snake River Associates, a Wyoming Limited Partnership of Snake River Ranch Road, Wilson, Wyoming 83014, (hereinafter referred to as "SRA").

WITNESSTH

WHEREAS, the District is a duly formed and operating Special Improvement District under and pursuant to the Statues of the State of Wyoming providing certain improvement district services for the property and residences contained within the Association boundaries; and

WHEREAS, SRA owns real property adjacent to the existing District boundary for which it is currently seeking a Zone Change pursuant to Application for Resort District designation pending before the Board of County Commissioners, of Teton County, Wyoming; and

WHEREAS, SRA desires that a portion of the property which is the subject of the Zone Change Application be annexed into and made a part of the Association for all purposes; and

WHEREAS, the District has made a preliminary determination and examined the feasibility of inclusion of the SRA lands as in the boundaries of the District;

NOW THEREFORE, the parties hereto have agreed to as follows:

1. SRA represents and warrants that it is the sole owner of 100% of the real property described on Exhibit "A" attached hereto and by this reference made a part hereof, (the "Property").

2. SRA represents and warrants that there are no persons living or residing on any portion of the Property.

3. SRA represents and warrants that in the event the Property should be included within the boundaries of the District and it has the authority to and will provide and require that the Property and all improvements thereon, and residences thereof, if any, will be subject to the jurisdiction and authority of the

Board of the District as fully as all existing property, improvements and residents.

4. The District has examined the boundaries of the area proposed for inclusion within the District boundaries and has determined that the area constitutes a reasonable and logical extension of the boundaries of the District and that upon inclusion of the Property within the boundaries of the District, the District can reasonably provide services to the real property, improvements and residents therein in the same manner as services are provided to other properties, improvements and residents within the existing District boundaries.

5. The parties contemplate that as a part of the Application and Application review process for the Zone Change for the Property, SRA will submit an Enlargement/Change of Boundaries Petition pursuant to Section 22-29-301 Wyoming Statutes 1977 as amended.

6. Prior to the filing of the Petition for Enlargement/Change of Boundaries with the Board of County Commissioners, of Teton County, Wyoming, the Petition shall be submitted to the Board of Directors of the District for review and approval and the District by and through its Board agrees to review the Petition in a timely manner and provide the findings resulting from its review to the Board of County Commissioners for their consideration and approval.

7. The District shall be under no obligation to approve the Petition for Enlargement/Change of Boundaries unless and until the parties hereto have reached and agreed upon a Development Agreement fully setting forth the anticipated development by SRA, the standards for such development, arrangements for payments of costs of services, and all other matters deemed necessary and appropriate by the parties.

8. The parties further agree that they shall immediately upon execution hereof enter into discussions concerning the mutual rights and responsibilities of the parties to be included in and all of the terms and conditions of such Development Agreement.

9. The Development Agreement shall be agreed upon and signed by the parties prior to the submission of the Enlargement/Change of Boundaries Petition to the Board of County Commissioners and after the zoning of the Property is changed in accordance with SRA's Application.

IN WITNESS WHEREOF, the parties have hereunto set their hands to be effective as of the day and year first above written.

Teton Village Association

By:_____
Its:

Snake River Associates, a Wyoming limited partnership

By:_____
William B. Resor, General and Managing Partner

IMPROVEMENT AND SERVICE DISTRICT AGREEMENT FOR PETITION FOR CHANGE OF BOUNDARIES BY ENLARGEMENT

This Agreement is made and entered into to be effective as of this _____ day of _____, 2004, by and between the Teton Village Wyoming Improvement and Service District of P.O. Box _____ Teton Village, Wyoming 83025 (hereinafter referred to as "District") and Snake River Associates, a Wyoming Limited Partnership of Snake River Ranch Road, Wilson, Wyoming 83014, (hereinafter referred to as "SRA").

WITNESSTH

WHEREAS, the District is a duly formed and operating Special Improvement District under and pursuant to the Statues of the State of Wyoming providing certain improvement district services for the property and residences contained within the District boundaries; and

WHEREAS, SRA owns real property adjacent to the existing District boundary for which it is currently seeking a Zone Change pursuant to Application for Resort District designation pending before the Board of County Commissioners, of Teton County, Wyoming; and

WHEREAS, SRA desires that a portion of the property which is the subject of the Zone Change Application be annexed into and made a part of the District for all purposes; and

WHEREAS, the District has made a preliminary determination and examined the feasibility of inclusion of the SRA lands as in the boundaries of the District;

NOW THEREFORE, the parties hereto have agreed to as follows:

1. SRA represents and warrants that it is the sole owner of 100% of the real property described on Exhibit "A" attached hereto and by this reference made a part hereof, (the "Property").

2. SRA represents and warrants that there are no persons living or residing on any portion of the Property.

3. SRA represents and warrants that in the event the Property should be included within the boundaries of the District and it has the authority to and will provide and require that the Property and all improvements thereon, and residences thereof, if any, will be subject to the jurisdiction and authority of the

Board of the District as fully as all existing property, improvements and residents.

4. The District has examined the boundaries of the area proposed for inclusion within the District boundaries and has determined that the area constitutes a reasonable and logical extension of the boundaries of the District and that upon inclusion of the Property within the boundaries of the District, the District can reasonably provide services to the real property, improvements and residents therein in the same manner as services are provided to other properties, improvements and residents within the existing District boundaries.

5. The parties contemplate that as a part of the Application and Application review process for the Zone Change for the Property, SRA will submit an Enlargement/Change of Boundaries Petition pursuant to Section 22-29-301 Wyoming Statutes 1977 as amended.

6. Prior to the filing of the Petition for Enlargement/Change of Boundaries with the Board of County Commissioners, of Teton County, Wyoming, the Petition shall be submitted to the Board of Directors of the District for review and approval and the District by and through its Board agrees to review the Petition in a timely manner and provide the findings resulting from its review to the Board of County Commissioners for their consideration and approval.

7. The District shall be under no obligation to approve the Petition for Enlargement/Change of Boundaries unless and until the parties hereto have reached and agreed upon a Development Agreement fully setting forth the anticipated development by SRA, the standards for such development, arrangements for payments of costs of services, and all other matters deemed necessary and appropriate by the parties.

8. The parties further agree that they shall immediately upon execution hereof enter into discussions concerning the mutual rights and responsibilities of the parties to be included in and all of the terms and conditions of such Development Agreement.

9. The Development Agreement shall be agreed upon and signed by the parties prior to the submission of the Enlargement/Change of Boundaries Petition to the Board of County Commissioners and after the zoning of the Property is changed in accordance with SRA's Application.

IN WITNESS WHEREOF, the parties have hereunto set their hands to be effective as of the day and year first above written.

Teton Village Improvement and Service District

By:_____

Its:

Snake River Associates, a Wyoming limited partnership

By:_____

William B. Resor, General and Managing Partner

IMPROVEMENT AND SERVICE DISTRICT AGREEMENT FOR PETITION FOR CHANGE OF BOUNDARIES BY ENLARGEMENT

This Agreement is made and entered into to be effective as of this _____ day of _____, 2004, by and between the Teton Village Resort District of P.O. Box _____ Teton Village, Wyoming 83025 (hereinafter referred to as "District") and Snake River Associates, a Wyoming Limited Partnership of Snake River Ranch Road, Wilson, Wyoming 83014, (hereinafter referred to as "SRA").

WITNESSTH

WHEREAS, the District is a duly formed and operating Special Improvement District under and pursuant to the Statues of the State of Wyoming providing certain improvement district services for the property and residences contained within the District boundaries; and

WHEREAS, SRA owns real property adjacent to the existing District boundary for which it is currently seeking a Zone Change pursuant to Application for Resort District designation pending before the Board of County Commissioners, of Teton County, Wyoming; and

WHEREAS, SRA desires that a portion of the property which is the subject of the Zone Change Application be annexed into and made a part of the District for all purposes; and

WHEREAS, the District has made a preliminary determination and examined the feasibility of inclusion of the SRA lands as in the boundaries of the District;

NOW THEREFORE, the parties hereto have agreed to as follows:

1. SRA represents and warrants that it is the sole owner of 100% of the real property described on Exhibit "A" attached hereto and by this reference made a part hereof, (the "Property").

2. SRA represents and warrants that there are no persons living or residing on any portion of the Property.

3. SRA represents and warrants that in the event the Property should be included within the boundaries of the District and it has the authority to and will provide and require that the Property and all improvements thereon, and residences thereof, if any, will be subject to the jurisdiction and authority of the

Board of the District as fully as all existing property, improvements and residents.

4. The District has examined the boundaries of the area proposed for inclusion within the District boundaries and has determined that the area constitutes a reasonable and logical extension of the boundaries of the District and that upon inclusion of the Property within the boundaries of the District, the District can reasonably provide services to the real property, improvements and residents therein in the same manner as services are provided to other properties, improvements and residents within the existing District boundaries.

5. The parties contemplate that as a part of the Application and Application review process for the Zone Change for the Property, SRA will submit an Enlargement/Change of Boundaries Petition pursuant to Section 22-29-301 Wyoming Statutes 1977 as amended.

6. Prior to the filing of the Petition for Enlargement/Change of Boundaries with the Board of County Commissioners, of Teton County, Wyoming, the Petition shall be submitted to the Board of Directors of the District for review and approval and the District by and through its Board agrees to review the Petition in a timely manner and provide the findings resulting from its review to the Board of County Commissioners for their consideration and approval.

7. The District shall be under no obligation to approve the Petition for Enlargement/Change of Boundaries unless and until the parties hereto have reached and agreed upon a Development Agreement fully setting forth the anticipated development by SRA, the standards for such development, arrangements for payments of costs of services, and all other matters deemed necessary and appropriate by the parties.

8. The parties further agree that they shall immediately upon execution hereof enter into discussions concerning the mutual rights and responsibilities of the parties to be included in and all of the terms and conditions of such Development Agreement.

9. The Development Agreement shall be agreed upon and signed by the parties prior to the submission of the Enlargement/Change of Boundaries Petition to the Board of County Commissioners and after the zoning of the Property is changed in accordance with SRA's Application.

IN WITNESS WHEREOF, the parties have hereunto set their hands to be effective as of the day and year first above written.

Teton Village Resort District

By:_____

Its:

Snake River Associates, a Wyoming limited partnership

By:_____

William B. Resor, General and Managing Partner

IMPROVEMENT AND SERVICE DISTRICT AGREEMENT FOR PETITION FOR CHANGE OF BOUNDARIES BY ENLARGEMENT

This Agreement is made and entered into to be effective as of this _____ day of _____, 2004, by and between the Teton Village Water and Sewer District of P.O. Box _____ Teton Village, Wyoming 83025 (hereinafter referred to as "District") and Snake River Associates, a Wyoming Limited Partnership of Snake River Ranch Road, Wilson, Wyoming 83014, (hereinafter referred to as "SRA").

WITNESSTH

WHEREAS, the District is a duly formed and operating Special Improvement District under and pursuant to the Statues of the State of Wyoming providing certain improvement district services for the property and residences contained within the District boundaries; and

WHEREAS, SRA owns real property adjacent to the existing District boundary for which it is currently seeking a Zone Change pursuant to Application for Resort District designation pending before the Board of County Commissioners, of Teton County, Wyoming; and

WHEREAS, SRA desires that a portion of the property which is the subject of the Zone Change Application be annexed into and made a part of the District for all purposes; and

WHEREAS, the District has made a preliminary determination and examined the feasibility of inclusion of the SRA lands as in the boundaries of the District;

NOW THEREFORE, the parties hereto have agreed to as follows:

1. SRA represents and warrants that it is the sole owner of 100% of the real property described on Exhibit "A" attached hereto and by this reference made a part hereof, (the "Property").

2. SRA represents and warrants that there are no persons living or residing on any portion of the Property.

3. SRA represents and warrants that in the event the Property should be included within the boundaries of the District and it has the authority to and will provide and require that the Property and all improvements thereon, and residences thereof, if any, will be subject to the jurisdiction and authority of the

Board of the District as fully as all existing property, improvements and residents.

4. The District has examined the boundaries of the area proposed for inclusion within the District boundaries and has determined that the area constitutes a reasonable and logical extension of the boundaries of the District and that upon inclusion of the Property within the boundaries of the District, the District can reasonably provide services to the real property, improvements and residents therein in the same manner as services are provided to other properties, improvements and residents within the existing District boundaries.

5. The parties contemplate that as a part of the Application and Application review process for the Zone Change for the Property, SRA will submit an Enlargement/Change of Boundaries Petition pursuant to Section 22-29-301 Wyoming Statutes 1977 as amended.

6. Prior to the filing of the Petition for Enlargement/Change of Boundaries with the Board of County Commissioners, of Teton County, Wyoming, the Petition shall be submitted to the Board of Directors of the District for review and approval and the District by and through its Board agrees to review the Petition in a timely manner and provide the findings resulting from its review to the Board of County Commissioners for their consideration and approval.

7. The District shall be under no obligation to approve the Petition for Enlargement/Change of Boundaries unless and until the parties hereto have reached and agreed upon a Development Agreement fully setting forth the anticipated development by SRA, the standards for such development, arrangements for payments of costs of services, and all other matters deemed necessary and appropriate by the parties.

8. The parties further agree that they shall immediately upon execution hereof enter into discussions concerning the mutual rights and responsibilities of the parties to be included in and all of the terms and conditions of such Development Agreement.

9. The Development Agreement shall be agreed upon and signed by the parties prior to the submission of the Enlargement/Change of Boundaries Petition to the Board of County Commissioners and after the zoning of the Property is changed in accordance with SRA's Application.

IN WITNESS WHEREOF, the parties have hereunto set their hands to be effective as of the day and year first above written.

Teton Village Water and Sewer District

By:_____

Its:

Snake River Associates, a Wyoming limited partnership

By:_____

William B. Resor, General and Managing Partner

NOTE:

1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

2. The location of the Affordable Housing Units on donated land and the "Additional Units" will be determined at Sketch Plan for the Village Core.

7a	Conceptual Plan Teton Village Expansion PUD **Affordable and Employee Housing Rendering** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AH Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 250 500 1000

Declaration of Covenants, Conditions and Restrictions for Affordable Units

This Declaration is made and executed effective the _____ day of _____, 20___, by Snake River Associates, a Wyoming limited liability company, hereinafter referred to as "Declarant".

RECITALS/DECLARATION

Declarant is the owner of certain real property located in the County of Teton, State of Wyoming, and more particularly described as follows:

> Units of [NAME], a subdivision of Teton County, Wyoming, according to that plat recorded _____, 1998 as Plat No. ____ (the "Property").

In order to provide for the orderly development and controlled use of the Property, and to provide for the maintenance, repair, replacement and management of the common areas for the benefit of present and future owners, and to protect the value and desirability of the Property, in a manner consistent with the applicable Teton County Land Use Regulations, Declarant adopts the following covenants.

Declarant hereby declares that the Property and each and every Unit thereof shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied and improved subject to the following limitations, restrictions, covenants and conditions, all of which are established and agreed upon for the purpose of enhancing and protecting the value and attractiveness of the Property. All of the covenants, conditions and restrictions shall run with the Property, and shall be binding upon all parties having or acquiring any right, title or interest in the Property, or any part thereof, and shall be for the benefit of each Owner of any portion of the Property, or any interest therein, and shall inure to the benefit of and be binding upon said successors in interest of the Owners thereof.

ARTICLE I
DEFINITIONS

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Section 1. "Association" or "Owners Association" means The Units at [NAME] Owners Association, a Wyoming nonprofit corporation, consisting of all Owners of the Units at [NAME], including Declarant as long as Declarant owns any Units.

Section 2. "Units" shall mean and refer to each of the Units in the Units at [NAME], and the Common Area lot, Lot [ ], in accordance with the final subdivision plat filed in the Office of the Teton County Clerk.

Section 3. "Common Area" shall mean the common area lot (Lot [ ] of the Units at [NAME]) which is designated as such on the Plat. All utility pipes, lines or systems, roads and streets, driveways, walkways, and other common property or facilities serving the Units shall be located within the Common Area and shall be operated and maintained by the Association.

Section 4. "Limited Common Areas" mean those portions of the Common Area as designated on the Plat, including the yards designated for each.

Section 5. "Yard Limited Common Areas" shall mean those portions of the Limited Common Areas as designated on Plat. Yard Limited Common Areas shall be used exclusively by the owner of the property to which the Yard is appurtenant, except that the Owners' Association shall have the right to install, maintain, repair or replace private pathways, underground utilities and appurtenant above ground structures and retaining walls, and to store snow within the Yard Limited Common Areas.

Section 6. "Property" means Lots [ ] of the Units at [NAME].

Section 7. "Plat" means the Final Plat for the Units at [NAME] recorded with the Teton County Clerk.

Section 8. "Owner" means the record owner, or owners if more than one, of a fee simple title to each residential Unit (including Declarant as long as any Unit remains unsold), including contract buyers, but excluding mortgagees, or others having an interest merely as security for the performance of an obligation.

Section 9. "Mortgage" means a mortgage, deed of trust or other security instrument

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encumbering title of a Unit.

Section 10. "Mortgagee" or "Beneficiary" means the holder of a mortgage or trust deed to all or any part of a Unit.

Section 11. "Board of Directors" or "Board" means the Board of Directors of the Association which is the management body of the Association.

Section 12. "Articles" means the Articles of Incorporation of the Association.

Section 13. "Bylaws" means the Bylaws of the Association.

Section 14. "Members" shall mean the Owners.

Section 15. "Declaration" shall mean these Covenants, Conditions and Restrictions.

Section 16. "Declarant" shall mean Granite Ridge Units, Inc., a Wyoming corporation, and its successors as developer of the Property.

ARTICLE II
THE ASSOCIATION

Section 2.1. Membership. Every Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Unit, and ownership of a Unit shall be the sole qualification for membership. The owner of the Common Area, shall not be a member of the Association since the owner of such Lot is the Association. Each residential Unit ownership shall constitute one Member.

Section 2.2. Voting. Voting by Members of the Association upon any matter allowing or requiring a vote of the Members shall be as follows: there shall be one (1) vote allowed for each Unit. If an Owner includes more than one person and/or entity, the vote for such Member shall be cast in such manner as the persons or entities constituting the same shall determine, but the decision of the Board as to the authority conferred upon one or more of the Owners in casting the vote of the Owner shall be conclusive and binding.

Section 2.3. Meetings of the Association.

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(a) There shall be an annual meeting of the Association on a date and time and at a location in Teton County, Wyoming as shall be designated by the Board. The Board shall give the Members written notice of each annual meeting not less than 30 days prior to the date of such meeting. At each annual meeting of the Association, the Members shall elect directors to fill any expiring or vacant positions, and shall conduct such other business as determined by the Members.

(b) Special meetings of the Members may be called by the Board, or by the written request of not less than 15% of the Owners. The business to be conducted at a special meeting of the Members shall be specified in the notice of the special meeting, which shall be given not less than 20 days prior to the date of such meeting.

(c) At any annual or special meeting of the Members, the presence in person or by proxy of a majority of the Owners shall constitute a quorum. In the event that a quorum is not present, the meeting may be adjourned by the chairman presiding at the meeting, and at any reconvened meeting after not less than 15 days written notice has been given, thirty five percent or more of the Owners present in person or by proxy shall constitute a quorum.

(d) At any annual or special meeting of the Members, Owners may vote in person or by proxy executed in writing by the Owner or a duly authorized attorney in fact. Proxies shall be filed with the secretary of the board before or at the time of the meeting.

Section 2.4. The Board of Directors. The administration of the Common Area and business of the Association shall be conducted by the board of directors, consisting of three members, or such other number as may be determined by the Members, who shall not be required to be Owners and shall not be required to be residents of the State of Wyoming. The initial Board of Directors shall be appointed by the Declarant, and succeeding Directors shall be appointed by the Board to fill vacancies (until the next annual meeting of Members) and otherwise elected by the Members as set forth in the bylaws of the Owner's Association. The Board of Directors shall be elected by vote of the general membership of the Owners' Association. The terms of Board members, and the right to remove and replace Board members, and the right to fill vacancies shall be set forth in the articles and bylaws of

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the Owner's Association. The Board shall have full power and authority to manage the business and affairs of the Association, as more fully set forth in the articles of incorporation and bylaws of the Association, and to enforce the provisions of this declaration. Without limiting the foregoing, the Board shall have the authority to:

a) Enforce the provisions of this Declaration;

b) Engage the services of managers, accountants, attorneys or other employees or agents, and to pay said persons a reasonable compensation for their services.

c) To operate, maintain, repair and improve the Common Area and Limited Common Areas and Yard Limited Common Areas and any improvments thereon, including entering into agreements for the use and maintenance of the Common Area, and the maintenance of Limited Common Areas and Yard Limited Common Areas.

d) To determine and pay Common Expenses of the Association.

e) To assess and collect the proportionate shares of Common Expenses and other applicable expenses from the Owners.

f) To enter into contracts, leases and other agreements and to authorize the execution and delivery thereof by the appropirate officers.

g) To open bank accounts on behalf of the Association and to designate signatories therefor.

h) To obtain insurance for the Association with respect to the Common Area, and for the Association's directors, officers and employees, and for recreational facilities operated or used by the Association;

i) To keep and maintain books and accounts for the Association, which shall be available to Owners for inspection on a reasonable basis.

j) To adopt design guidelines to carry out the purpose and intent of these covenants, to provide for landscaping on Common Areas, Limited Common Areas and Yard Limited Common Areas, to provide for maintenance of exteriors of structures, to protect the property values of Unit Owners and to insure that incompatible development does not occur.

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Section 2.5. Meetings of the Board.

(a) There shall be an annual meeting of the Board on a date and time and at a location in Teton County, Wyoming as shall be designated by the Chairman. The Chairman shall give written notice of each annual meeting not less than 30 days prior to the date of such meeting. At each annual meeting of the Board, the members shall elect officers to fill any expiring or vacant positions, and shall conduct such other business as determined by the members of the Board.

(b) Special meetings of the Board may be called by the the Chairman, and shall be called by the Chairman upon the written request of two or more members of the Board. The business to be conducted at a special meeting of the Board shall be specified in the notice of the special meeting, which notice shall be given not less than 20 days prior to the date of such meeting.

(c) At any annual or special meeting of the Board, the presence in person of a majority of the members of the Board shall constitute a quorum. In the event that a quorum is present, the decision of a majority of the entire Board shall be binding on the Board.

(d) Any member of the Board may waive notice in writing of any meeting of the Board, and such waiver shall be equivalent to the giving of notice to such member. If all members of the Board are present in person at a meeting, no notice shall be required and any proper business of the Board may be conducted at such meeting.

(e) The Board may act without a meeting as provided in the provisions of the Wyoming Nonprofit Corporation Act.

Section 2.6 Officers. The Board shall elect officers, including a Chairman, Secretary and Treasurer. Officers shall be elected at the annual meeting of the Board and shall serve a term of one year. Officers may serve more than one year in an office. The Board may appoint such assistant officers the Board may deem necessary or appropriate. No officer shall receive compensation for serving as such, but may be reimbursed for expenses incurred.

ARTICLE III
OWNERSHIP OF COMMON AREA

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The Association, as a separate entity, shall own the Common Area and improvements. Although the Association owns the Common Area each Unit Owner shall have the exclusive right, subject to the provisions of Article I, Section 4 and Article IV hereof, to use the Yard Limited Common Area designated as appurtenant to such Owner's Unit on the Plat.

It is expressly understood that the applicable provisions of this Declaration set forth elsewhere herein shall govern the ownership and management of Common Areas and improvements thereon.

ARTICLE IV
ASSESSMENTS

The making and collection of assessments of any nature from Owners for their share of common expenses (determined pursuant to this Article and the other applicable provisions of this Declaration) shall be carried out by the Board in accordance with the following provisions:

Section 1. Shares of Common Expenses. Each Owner of a Unit shall be responsible for an equal proportionate share of all General Common Expenses. "General Common Expenses" include the following services obtained or provided by the Association: road maintenance and snow removal services, utility line maintenance, landscaping, installation and maintenance of any walkways, sprinkler systems, common lighting, security systems and security personnel and equipment and facilities, installation and maintenance of Common Area facilities, and other areas approved by the Board, and the cost of the administration of the Property (including accounting, legal, equipment, insurance, personnel and overhead expenses), and the cost of liability insurance covering the Association and its directors, officers and employees.

Section 2. Payment of Assessments; Lien Created. Assessments not paid on or before fifteen (15) days after the date due shall bear interest at the rate of eighteen percent (18%) per annum. The Board may also impose a late charge of up to 5% of any amount remaining unpaid for fifteen (15) days or more. All payments on account shall be first applied to interest or other charges and then to the assessment payments in the order of when due (that is, the oldest unpaid amounts shall be paid first). All annual and special assessments, together with interest, reasonable attorney's fees and all costs and

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expenses incurred by the Board incident to the collection of such assessments, shall be a charge upon the Unit involved and shall be a continuing lien upon the Unit (including all improvements thereon) for which the assessment was made, as well as the personal obligation of each Owner, jointly and severally, who had any interest of record in or to such Unit at the time the assessment became due or any time thereafter. It is expressly understood and agreed that fines for any violations of this Declaration or the rules and regulations of the Board may be assessed against a Unit and against an Owner, for violations by that Owner or by tenants or invitees.

ARTICLE V
PURPOSE OF THE PROPERTY AND CERTAIN RESTRICTIONS ON USE

Section 1. General Purpose. The general purpose of this Declaration is to provide for the maintenance, administration and control of the Property as a residential development.

Section 2. Use as Residences Only. The Units may only be occupied and used for family residential purposes, and for such incidental purposes as may be approved by the Board. Short-term rental use of Lots is expressly permitted. Each Owner shall use or occupy their Unit in a manner consistent with all applicable Teton County rules and regulations.

Section 3. Use of Parking Facilities and Roadways; Storage. An Owner shall not permit designated parking spaces to be used for purposes other than to park vehicles on a short term basis. The Board shall have full power and authority to regulate the use of roadways by imposing and enforcing speed limits and other restrictions, all with full power and authority to impose and enforce (by special assessments hereunder or otherwise) fines and other penalties for violations of such regulations. The Board shall have full power and authority to adopt rules and regulations regarding parking.

Section 4. Certain Additional Restrictions. The following additional restrictions are applicable to Units. Each reference to "Owners" includes their tenants and invitees.

a. Keeping Outside Areas Clean and Sightly. The Owners shall not place or store anything within the Common Area without the prior written consent of the Board or its designee except in a facility specifically designated or approved for storage. The foregoing does not apply to the interiors of

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garages which are Limited Common Areas. All Owners shall keep their Units and appurtenant Limited Common Areas in a reasonably clean, safe, sightly and tidy condition, except for reasonable activities permitted by the Site Committee during the construction of an authorized improvement. Refuse and trash shall be kept at all times in a covered container, and such covered containers shall be screened from view at all times other than a specified regular time period for garbage pick-up.

b. Obstructing Common Area. Owners shall not obstruct the Common Area. Owners shall not place or store anything within the Common Area without the prior written consent of the Board or its designee except in a facility specifically designated or approved for such storage.

c. No Fireworks. The discharge of firearms, firecrackers or fireworks is forbidden without the prior express written consent of the Board.

d. Signs. Without prior written consent of the Board, Owners shall not permit any sign of any kind to be displayed to the public view from their Unit or from the appurtenant Limited Common Area. Said restrictions shall not apply to the Declarant during the construction or sales period or to traffic signs, Unit designations, project designations or similar signs displayed by the Board or the Declarant.

e. Animals. Owners shall not permit animals or livestock of any kind to be raised, bred or kept in their Unit, except that the Board may permit the keeping of dogs, cats and other household pets, subject to rules and regulations adopted by the Board from time to time. Any animals permitted to be kept on the Property at any time shall be restrained and controlled at all times so that they do not cause a nuisance to other Owners and do not harass or endanger wildlife.

f. Limitations on Certain Activities. Owners shall not permit any obnoxious or offensive activity or nuisance to be carried on in or around their Unit or the Limited Common Area(s) appurtenant to such Unit or in the Common Area. No light shall be emitted or reflected from any Unit which is unreasonably bright or causes unreasonable glare for any adjacent Owner. No unreasonably loud or annoying noises, or noxious or offensive odors, shall be permitted from any Unit. No snowmobile, motorcycle, all terrain vehicle ("ATV") or similar device shall be operated on the Property

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for recreational or access purposes.

g. Compliance with Rules and Regulations. Owners shall not violate any rules and regulations for the use of Common Areas adopted by the Board and furnished in writing to the Owners. Fines and other penalties for violations thereof may be imposed and enforced (by special assessment or otherwise) by the Board for violations of such rules and regulations, and it is expressly understood that Owners may be held responsible for acts of their tenants and invitees.

h. Limitation of Owners' Use. Each Owner's right to the use of Common Area, shall be restricted to their personal family, tenants, and guests, with the right of the Board to reasonably limit the number of guests which an Owner, tenant or lessee may invite to use such facilities. Subject to the Association's reserved rights of use as set forth herein, only the owners of Units to which Limited Common Areas or Yard Limited Common Areas are appurtenant and their personal family members, tenants and guests shall have the right to use such Limited Common Areas.

Section 5. Authorized Improvements /Requirement of Development Permit. No structure or improvement of any kind shall be placed, constructed, altered, repaired or reconstructed on any Unit unless and until a written development permit has been issued therefore by the Board specifically authorizing such activity. Duplicate sets of plans and specifications for any proposed Unit improvement or alteration shall be submitted to the Board. Sufficient information shall be submitted to demonstrate compliance with all of the requirements of these covenants. The Board shall review the complete plans and specifications as soon as practicable and determine if the proposed use or development conforms to the requirements of these covenants, the Plat, and the rules and guidelines adopted by the Board. The Board may approve plans and specifications subject to any conditions or modifications which the Board determines to be necessary in order to ensure conformity with the requirements of these covenants, the Plat, and such rules. The Board shall retain one set of plans and specifications. The Board shall set forth in writing its reasons for rejecting any proposed structure or other improvement, promptly after written request by the applicable Owner for a statement of such reasons.

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IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANY MODIFICATION OR ADDITION TO OR RECONSTRUCTION OF IMPROVEMENTS ON THE "UNITS AT [NAME]" UNITS MUST MEET STRICT DESIGN AND CONSTRUCTION AND LANDSCAPING GUIDELINES ADOPTED BY THE BOARD, so that the exterior architecture and design of all improvements are consistent and compatible. IT IS FURTHER UNDERSTOOD AND AGREED that no owner has the right to place or construct any structures on such Owner's Unit, or to modify the exterior of any existing structure, and any consent required therefore from the Board or laterally adjacent Unit Owners or Bowman Road Inc., may be withheld by such party in its sole and absolute discretion.

Any addition(s) to a Unit building which project into the Limited Common Area for such building may be allowed with the approval of the Owners' Association and with the approval of Teton County government as to any applicable regulations.

ARTICLE VI
MAINTENANCE

Section 1. General Maintenance, Etc. The maintenance, alteration, replacement and repair of the Common Area shall be the responsibility of the Board. The Board, as part of its responsibility shall maintain, repair and provide for snow removal and maintenance activities on all roadways constituting part of the Common Area. The maintenance, repair and replacement of all improvements on each Unit shall be the responsibility of the Owner of such Unit and not the Board except as otherwise expressly set forth below. Maintenance costs for garages located on the Limited Common Area shall be charged to the Unit Owner having the exclusive right to use such garage facility.

Section 2. Landscaping of Units - Maintenance of Exterior of Structures.

In order to ensure efficient and relatively uniform work in preserving an attractive appearance, the Association has the right to perform landscaping and regular maintenance for the exterior of any Unit at the expense of the applicable Owner (as a special assessment against such Unit), pursuant to

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specifications of the Association, if Owner fails to maintain the building exterior or to perform landscaping consistent with specifications adopted by the Association, and fails to correct such deficiency within thirty (30) days after notice from the Association. The notice from the Association to an Owner to complete exterior building maintenance or landscaping must allow the Owner not less than 30 days for correction during the season (non-winter conditions) when such activities can be reasonably completed in Jackson Hole. The specifications adopted by the Association may include, among other items, requirements as to exterior paint (color, type, quality and timing), lighting, landscaping and landscaping maintenance. Any such special assessment shall be paid in the same manner and shall have the same weight and effect as any other assessment made pursuant to this Declaration.

Section 3. Access; Certain Additional Improvements. The Board or manager shall have the irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair, or replacement of any common facilities, for activities referred to in Section 2 above, and for making emergency repairs necessary to prevent damage to the Common Area or to a Unit or a Limited Common Area, although there shall be no affirmative duty to do so.

The Association and personnel involved with recreational facilities shall have right to use the Common Areas for access, egress and for activities related to repairs, maintenance and improvements.

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The Association reserves full right, but not the obligation, to conduct landscaping activities on the Property, and to implement additional improvements (including without limitation, pathways, sign and outdoor lighting) on the Property in the future without the requirement of obtaining the consent or other authorization from any Owner.

ARTICLE VII
INSURANCE

Each Owner is solely responsible for obtaining casualty insurance covering any and all improvements on such Owner's Unit and any contents stored or kept in an appurtenant Limited Common Area garage, and liability insurance with regard thereto. The Association shall contract for and maintain liability insurance on the Common Area and any structures and improvements thereon, and casualty insurance on Common Area and Limited Common Area improvements.

ARTICLE VIII
DESTRUCTION, DAMAGE OR OBSOLESCENCE

Each Owner of a Unit is solely responsible for any damage, destruction, obsolescence, condemnation or abandonment of any improvements thereon, and for repair and reconstruction of all improvements thereon. The Board shall repair or reconstruct any damage to or destruction of improvements located on the Common Area or a garage located on a Limited Common Area.

ARTICLE IX
EMINENT DOMAIN

Whenever any proceeding is instituted that could result in the temporary or permanent taking, injury or destruction of all or part of the Common Areas and facilities by the exercise of the power in the nature of eminent domain or by an action or deed in lieu of condemnation, the Board shall be entitled to timely written notice thereof and the Board shall participate in the proceedings incident thereto.

ARTICLE X
ENFORCEMENT

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Each Owner shall strictly comply with the provisions of this Declaration, and any rules or regulations or decisions made by the Board pursuant to this Declaration. Every owner of a Unit within the Property hereby consents to the entry of an injunction against him or her or his or her tenants or guests, to terminate and restrain any violation of these Covenants. Any Unit Owner who uses or allows his or her Unit to be used in violation of these Covenants further agrees to pay all costs incurred by the Board or the Declarant or other Unit Owner in enforcing these Covenants, including reasonable attorney's fees. The Board shall have a lien against each Unit and the improvements thereon to secure the payment of any billing for common services, a special assessment, or penalty due to the Board from the owner of such Unit which is not paid within the time provided by these Covenants, plus interest from the date of demand for payment at the rate of ten percent (10%). The Board is authorized to record a notice of lien in the office of the County Clerk of Teton County, Wyoming, which shall include a description of the Unit and the name of the owner thereof and the basis for the amount of the lien. A copy of the notice of lien as filed in the County Clerk's office shall be sent to the owner by certified or registered mail. Any lien may be foreclosed in the manner provided for foreclosures of mortgages by the statutes of the State of Wyoming. Alternatively, the Board shall have the right to initiate civil proceedings as allowed by Wyoming law to collect any delinquent assessment, billing for common services and/or penalty. In addition to the principal amount of any assessment, charge for common service and/or penalty, plus interest, the Board shall be entitled to the payment of all costs incurred in the establishment or enforcement of any lien, and/or the costs involved in any civil proceeding, including filing costs and attorney's fees.

ARTICLE XI
AMENDMENTS/VARIANCE

These Covenants may be amended with the written consent of **[ ]** or more of the Unit Owners. Any amendment so authorized shall be accomplished by recordation of an instrument executed by the Board. A variance shall be allowed from the requirements of these Covenants, upon approval of **[ ]** or

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more of the Unit Owners. Notwithstanding the foregoing, until June 1, 2009, any amendment of or variance from these Covenants shall also require the written consent of an officer of Bowman Road Inc., a Wyoming corporation, or its designated successor for this purpose. Notwithstanding the foregoing, the provisions of Article V, Sections 4a, and 4e cannot be varied or amended without the prior written consent of the Board of County Commissioners of Teton County, Wyoming.

ARTICLE XII
WAIVER

The failure of the Board or any other party authorized to enforce the provisions of this Declaration, to insist upon the strict performance of any of the terms, provisions or conditions hereof, shall not be construed to be a waiver of the right to insist upon the performance of such term, provision or condition in the event of a future default or a continuation of the default for which performance was not required. The acceptance by the Association of an assessment payment from an Owner who is in breach of other provisions of this Declaration shall not constitute a waiver of such breach. No waiver by the Board of any provision hereof shall be deemed to have been made unless such waiver is set forth in writing and duly signed by the Chairman, or Vice-Chairman of the Board if the Chairman is not available.

ARTICLE XIII
DURATION OF COVENANTS

All of the Covenants, Conditions and Restrictions set forth herein shall continue and remain in full force and effect at all times against the Property and the owners and purchasers of any portion thereof, subject to the right of amendment as set forth in Article XI. If required by law, these Covenants shall be deemed to remain in full force and effect for twenty (20) year periods, and shall be automatically renewed for additional consecutive twenty (20) year periods unless all of the Unit Owners of the Property subject to these Covenants otherwise agree in writing.

ARTICLE XIV
SEVERABILITY

Any decision by a court of competent jurisdiction invalidating any part or paragraph of these

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Covenants shall be limited to the part or paragraph affected by the decision of the court, and the remaining paragraphs and the Covenants, Conditions and Restrictions therein shall remain in full force and effect.

ARTICLE XV
ACCEPTANCE OF COVENANTS

Every Owner or purchaser of a Unit shall be bound by and subject to all of the provisions of this Declaration, and every Unit Owner or purchaser through his or her purchase or ownership expressly accepts and consents to the operation and enforcement of all of the provisions of this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the _____ day of _____, 20_____, to become effective upon recordation in the Teton County Clerk's Office.

Snake River Associates,
a Wyoming limited liability company,

By: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On this _____ day of _____, 20_____, before me personally appeared _____, to me personally known, who, being by me duly sworn, did say that he is President of the managing member of Snake River Associates LLC, a Wyoming limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company.

Witness my hand and official seal.

_____
Notary Public

My Commission expires:

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September 3, 2004

Mr. Randy Bosch, Director
Teton County Planning & Development Department
200 South Willow Street
Jackson, Wyoming 83001

Re: Snake River Associates Fiscal Impact Analysis

Dear Mr.Bosch:

This letter report addresses the impact of the Snake River Associates (SRA) Teton Village expansion on the cost of public service delivery and associated revenues of Teton County, Wyoming (County). This analysis is an update and expansion of an earlier study (*BBC Letter Report to Randy Bosch, June 17, 2004*). As requested by the Teton County Planning Commission, this report utilizes the most recent Teton County budgetary data (FY 2004-05) and incorporates recent changes to the project's development profile.

The SRA Project

The proposed SRA project is a 507-acre rezoning with inclusion of the property into the existing Teton Village Planned Unit Development. Exhibit 1 summarizes project land uses.

Exhibit 1.
SRA Development
Project Land Uses

Source:
Snake River Associates, August 2004.

Type of Land Use	Amount of Units or Square Feet
Residential Development	
Condominiums	118 units
Single Family Homes	100 units
Fish Creek Townhomes	36 units
Village & Golf Townhouses	19 units
Golf Cabins	18 units
Community Housing	167 units
Teton Village Core Commercial	
Office (includes not-for profit)	36,500 square feet
Retail	31,500 square feet
Restaurant/Bar	3,500 square feet
Golf Course Commercial	
Retail	6,300 square feet
Restaurant/Bar	5,000 square feet

The SRA project will be developed and sold over an approximate 25-year period and will provide 291 free market units along with 167 units of on-site community housing (affordable deed restricted housing).

Analytical Approach

This analysis characterizes and quantifies how the SRA project, as well as the new population and workforce it generates, will affect Teton County revenues and related service expenditures. The approach used here mirrors a similar analysis done in 1997 for the Teton Village Master Plan and builds upon a process first developed for Teton County in 1996 (*Teton County Fiscal Impact Model*, Rosenthal & Associates, 1996). This methodology acknowledges the following key considerations:

- Teton County government provides services to a complex client base including residents, second home owners, commuting workforce, and a large number of winter and summer overnight guests. Under these circumstances, the traditional per capita or per household multipliers commonly employed in this type of analysis would not produce an accurate portrayal of likely project impacts;

- This analysis employs a calculation of "effective population," which acknowledges that all development generates new employment and resident population even if the immediate project is oriented toward a transient or second home market. This analysis considers the development profile identified in prior Exhibit 1, as well as the indirect effects of generating new jobs and associated population growth elsewhere in the County; and

- This analysis focuses on the Teton County general fund and recognizes that the demand for many County services and associated revenues will expand in line with the growth of the County's effective population. This analysis also recognizes instances where a portion of service costs are partially fixed costs and will not grow proportionally with the local service population.

Additional methodological detail is provided throughout the remainder of this analysis.

Conclusions

The SRA development generates a surplus of County revenues over associated County service delivery costs. At project build-out, the County will receive an estimated $681,000 per year in new revenues offsetting approximately $287,000 per year in increased public service costs.

The SRA project's positive impacts stem from two notable project characteristics. This project has a significant share of high-end housing and transient (guest) accommodations that generate a large amount of local sales and property taxes on a per unit basis. Concurrently, the project will utilize special districts to supplement County services and will produce no new County roads that would require increases in County road maintenance expenses. The service demands presented by this project, even including the new population generated by the project-associated employment, will be low. The County's general fund will garner a net annual benefit of approximately $394,000 per year.

In addition, the County will receive an estimated $310,000 annually for capital improvements or discretionary spending from the one-penny specific purpose tax.

Effective Service Population

As mentioned previously, the multiple service populations of Teton County require the calculation of an "effective service population" — a single measure that can be used to compare the demographic effects of the SRA project with baseline conditions in the County.

Baseline service population. Teton County service delivery costs and revenues are influenced by fluctuations in five categories of service populations. As noted in Exhibit 2, resident population remains the largest category, but seasonal residents and transient guests (tourists) also contribute to service requirements particularly in public safety and street maintenance. Exhibit 2 also presents a conversion factor that recognizes the seasonal impact of these non-resident populations and offers a means of converting to a single measure of effective service population. This methodology was originally developed by Rosenthal & Associates for Teton County in 1996. Teton County effective service population estimates are shown in Exhibit 2.

Exhibit 2.
Derivation of Teton County Baseline Effective Service Population

Year 2004	Measure	Conversion Factor	Effective Service Population
Teton County population [1]	19,300	1.00	19,300
Seasonal workforce [2]	4,500	0.33	1,485
Seasonal residents (second home) [3]	11,168	0.25	2,792
Transient guests (hotel, camping) [4]	12,000	0.5	6,000
Day commuters [5]	7,000	0.5	3,500
Total			33,077

Note: (1) Year 2000 population = 18,251 (2000 Census) x 1.5%/yr.

(2) Seasonal workforce = 4,500 persons; Teton County Comprehensive Plan; Chapter 5 Appendix B.

(3) 10,267 total units in 2000; 900 new 2001-2003 = 11,167 units in 2004. 25 percent are seasonal units (Housing Needs Assessment, Teton County Housing Authority, August 2001; pg. VI-2). Seasonal units = 2,792; 4.0 persons per unit when occupied. Annual occupancy = 25 percent. 2,792 x 4.0 x .25 = 2,792 persons as effective service population.

(4) Rosenthal, Teton County Fiscal Analysis, 1996 assumes 15% growth over the eight year period.

(5) Teton County Affordable Housing Support Study, Year 2002, Table 9; plus ten percent growth.

Source: BBC Research & Consulting, 2004.

In sum, the County provides basic services to an effective service population of over 33,000 persons, although the County's resident population is less than 20,000 persons. In addition, County costs are also affected by pass through traffic, which are primarily summer day visitors who do not spend the night in local lodging. Service costs related to this group are largely associated with public safety and traffic control, but these costs are considered minor and they are likely to be offset by day visitor retail spending.

SRA population. Exhibit 3 offers a similar derivation of effective population for the SRA project, which is held accountable for both the direct impacts of its development as well as the secondary generation of employment and population necessary to serve the housing, retail and recreation services offered at the new development.

Exhibit 3.
SRA Effective Service Population Calculations

2004	Units	Unadjusted Measure	Effective Service Population
Full time resident population [1]	291	640	96
Seasonal residents and guests [2]	247	988	247
Subtotal			343
Induced local residential population			
Housing generated [3]		87	105
Commercial generated [4]	82,800 (sq. ft.)	97	116
Golf generated [5]		40	14
Subtotal			236
Commuter adjusted local population [6]			200
Total			543

Note: (1) 15% of 291 units are occupied full time; 2.2 persons/unit.

(2) 4.0 persons/unit; 25% occupancy.

(3) .3 employees/housing unit (Table 24, Teton County Affordable Housing Support Study) x 1.20 for non-employed dependents. Assumes average unit size is 4000 square feet.

(4) The 82,800 sq.ft. of commercial will be 35,000 sq.ft. office; 37,800 sq.ft. retail; 8,500 sq.ft. restaurant and 1,500 sq ft of not-for-profit. Ratios in Table 26 of Housing Support Study indicate 97 employees. Adjusting by 1.20 for non-employed dependents equals 116 persons.

(5) 40 employees x .3 seasonality factor x 1.20 for non-employed dependents.

(6) 30 percent of employees commute from out of County, reducing effective service population. (236 x .3 x .5) + (236 x .7) = commuter adjusted population (200).

Source: BBC Research & Consulting, 2004.

The SRA project is expected to increase the County's effective service population by nearly 550 persons or approximately 1.65 percent over current baseline conditions.

Teton County Service Cost Summary

The Teton County government provides a wide variety of services to county and municipal residents. The FY 2004-05 County general fund budget lists 30 separate specific functional areas with a combined general fund expenditure of approximately $25 million. This budget figure includes recurring capital as well as operating costs.

Exhibit 4 summarizes County services and departmental expenses included in the general fund.

Exhibit 4.
Teton County Operating and Capital Expenses, 2004

Source:
2004-2005 Teton County Budget.

Function	Amount
Total Administration	$5,848,925
Total Community Development	$3,970,450
Total Health and Human Services	$2,148,368
Total Justice	$1,427,253
Total Infrastructure	$4,758,262
Total Public Safety	$5,629,578
Total Other	$1,048,414
Total General Fund	$24,831,250

Impact of the SRA Project on County Government Services

This section examines County cost and workload increases that would likely occur as a result of SRA project development. In addition, County revenues from taxes, fees and other charges will increase as well. Those revenues are accounted for in a subsequent section of this analysis. For certain functions where increased fee revenues will directly offset costs (cost recovery), that relationship is noted and the project is attributed to neither net revenues nor costs.

Exhibit 5 summarizes County operating and capital expenses and shows the assumptions made regarding what services might realize economies of scale with population growth and what services would grow directly in proportion with population growth. Exhibit 5 also shows how these assumptions are used to develop an estimate of expenditures per effective population for both baseline conditions and the new SRA induced population. Each department is discussed in greater detail in the remainder of this report.

Exhibit 5.
Teton County Operating and Capital Expenses and SRA Impacts, 2004

Function	Amount	Variable Cost Percent	Variable Cost Dollar Amount	$/Effective Base Population 33,077	SRA Expenditure Impact 543
County Commissioners	$550,494	80%	$440,395	$13.31	$7,233
County Clerk & Treasurer	$1,225,359	80%	$980,287	$29.64	$16,100
County Assessor	$361,632	80%	$289,306	$8.75	$4,752
General Administration	$2,862,099	50%	$1,431,050	$43.26	$23,504
Information Systems	$185,182	80%	$148,146	$4.48	$2,433
Facilities Maintenance	$664,159	80%	$531,327	$16.06	$8,727
Total Administration	$5,848,925		$3,820,510	$115.50	$62,748
County Planning (net bldg expen.)	$623,315	100%	$623,315	$18.84	$10,237
START	$427,500	100%	$427,500	$12.92	$7,021
Housing Authority	$423,000	100%	$423,000	$12.79	$6,947
Parks & Recreation	$961,600	100%	$961,600	$29.07	$15,793
Fire/EMS	$416,000	10%	$41,600	$1.26	$683
All Other	$1,119,035	50%	$559,518	$16.92	$9,190
Total Community Development	$3,970,450		$3,036,533	$91.80	$49,872
County Coroner	$86,672	100%	$86,672	$2.62	$1,423
Agricultural-Extension	$154,599	100%	$154,599	$4.67	$2,539
Human Services	$926,082	100%	$926,082	$28.00	$15,210
Public Health & Health Officer	$928,159	100%	$928,159	$28.06	$15,244
WIC	$52,856	100%	$52,856	$1.60	$868
Total Health and Human Services	$2,148,368		$2,148,368	$64.95	$35,285
County Attorney	$842,237	90%	$758,013	$22.92	$12,450
Clerk of Court	$462,919	90%	$416,627	$12.60	$6,843
Circuit Court	$122,097	90%	$109,887	$3.32	$1,805
Total Justice	$1,427,253		$1,284,528	$38.83	$21,097
County Engineer	$559,897	50%	$279,949	$8.46	$4,598
Road and Bridge (net transfer)	$1,475,587	20%	$239,117	$7.23	$3,927
Water Commissioner	$3,330	20%	$666	$0.02	$11
Solid Waste	$1,568,400	0%	$0	$0.00	$0
Pathways	$1,151,048	0%	$0	$0.00	$0
Total Infrastructure	$4,758,262		$519,732	$15.71	$8,536
Sheriff's Department	$4,090,943	100%	$4,090,943	$123.68	$67,190
Board of Prisoners/Jail	$1,312,042	100%	$1,312,042	$39.67	$21,549
Emergency Management	$151,797	100%	$151,797	$4.59	$2,493
Homeland Security	$74,796	50%	$37,398	$1.13	$614
Total Public Safety	$5,629,578		$5,592,180	$169.07	$91,846
Capital Projects	$927,964	100%	$927,964	$28.05	$15,241
General Projects	$120,450	100%	$120,450	$3.64	$1,978
Total Other	$1,048,414		$1,048,414	$31.70	$17,219
Total General Fund	$24,831,250		$17,450,264	$528	$286,603

Source: BBC Research & Consulting, 2004.

General government administration and policy. One central function of county government is to determine how best to provide services, set policies and operate the necessary administrative network. This category includes the following operations, which make up approximately 24 percent of the FY 2004 general fund budget.

Exhibit 6.
Teton County
Administration Budget

Source:
2004-2005 Teton County Budget.

Department or Function	FY 2004 Budget
County Commissioners	$550,494
County Clerk	$779,520
County Treasurer	$445,839
County Assessor	$361,632
General Administration	$2,862,099
Information Systems	$185,182
Facilities Maintenance	$664,159
Total	$5,848,925

Impacts of the SRA project on category costs and revenues. Workload for the County Clerk, Treasurer and Assessor functions is roughly proportional to the number of individually-owned households and businesses in the County, as these are the entities that record deeds, register automobiles, pay property taxes and otherwise interact with the County government's administrative functions. Workload for the County Commissioner, administration and building maintenance functions will also increase as growth occurs, but significant economies of scale are likely as these functions have a high fixed cost element.

As a conservative approach, we have assumed that only modest economies of scale will be realized and the workload of the majority of the administrative function will grow at 80 percent of SRA's contribution to effective population.

In addition, the "general administration" category includes two debt service accounts totaling about $917,000. These expenses are fixed and will not grow with the introduction of the SRA project. The elimination of these expenses accounts for the 50 percent variable cost attribution under general administration as shown in prior Exhibit 5.

Public safety. These County functions are responsible for preventing or mitigating the impacts of crime, fire or other hazards to the public. They represent over 23 percent of the most recent County general fund budget.

Exhibit 7.
Teton County Public Safety Budget

Source:
2004-2005 Teton County Budget.

Department or Function	FY 2004 Budget
Sheriff's Department	$4,090,943
Board of Prisoners & Jail	$1,312,042
Emergency Management	$151,797
Homeland Security	$74,796
Total	$5,629,578

Impacts of the SRA project on category costs and revenues. The two major areas with regard to public safety are the Sheriff's operations, which include both safety patrols and responses and the oversight of jail operations, and fire safety. Although an argument can be made that police protection requirements in the upscale subdivisions are minor, this model conservatively assumes that all Sheriff's operation costs will grow in direct proportion with effective population growth.

Justice. These County functions provide the legal process within the County and account for about 6 percent of the current County budget.

Exhibit 8.
Teton County Justice Budget

Source:
2004-2005 Teton County Budget.

Department or Function	FY 2004 Budget
County Attorney	$842,237
Clerk of the Court	$462,919
Circuit Court	$122,097
Total	$1,427,253

Impacts of the SRA project on category costs and revenues. The County Attorney serves primarily as the legal advisor to the County government providing counsel on County policy or proposed policy and representing the County during official proceedings. As such, the budget for this office is relatively insulated from the impacts of population or household growth. It is reasonable to assume that Clerk costs and courthouse costs will grow at a pace less than the growth in overall effective population. The model applies a conservative assumption that the justice department has very low fixed costs and that 90 percent of costs will grow in proportion to SRA induced effective population.

Community Development/Planning. Community development functions include general county planning, building department services and community development expenses. The community development fund also serves an accounting fund that shows the transfer of general fund expenditures into other special funds, including the housing authority, the START bus system and the County parks and recreation fund.

Exhibit 9.
Teton County
Community Development
Budget

Source:
2004-2005 Teton County Budget.

Department or Function	FY 2004 Budget
County Planning/Building	$623,315
START	$427,500
Housing Authority	$423,000
Parks & Recreation	$961,600
Fire/EMS	$416,000
All Other	$1,119,035
Total	$3,970,450

Impacts of the SRA project on category costs and revenues. Costs associated with County building regulation and inspections are largely offset by associated building fees and charges (approximately $650,000 in 2004). Assuming a cost recovery philosophy, building inspection costs and equal associated revenues have been removed from both the revenue and cost side of this analysis. This is a highly conservative assumption because building fees on expensive homes tend to subsidize the building inspection costs of lower priced homes. In this model, SRA is held accountable for 100 percent of proportional housing authority, START and public recreation costs, even though the project is more than fulfilling its affordable housing requirements on site and maintaining its own. Parks and recreation facilities will be maintained by a local special district. Many of the County's community development costs are discretionary (e.g. contributions to the Chamber – $168,878), and some are largely fixed costs (e.g. mosquito control – $440,135); nevertheless, we have assumed that remaining community development costs will rise at 50 percent of effective population growth.

With regard to fire protection, the SRA development will have little or no impact on the County's fire protection budget since the Village is in a separate fire district. However, because a share of the SRA induced population will likely reside in the unincorporated County, and the project would benefit from the emergency response back-up support offered by the County's service 10 percent of fire personnel costs have been left in the model as an SRA induced cost.

Infrastructure & Engineering. These County functions provide for the construction and maintenance of public infrastructure, primarily road and bridge services, as well as the operation of the County landfill and development of the County's pathway systems. These costs account for about 19 percent of the most recent County budget.

Exhibit 10.
Teton County
Infrastructure Budget

Source:
2004-2005 Teton County Budget.

Department or Function	FY 2004 Budget
County Engineer	$559,897
Road & Bridge	$1,475,587
Water Commissioner	$3,330
Solid Waste	$1,568,400
Pathways	$1,151,048
Total	$4,758,262

Impacts of the SRA project on category costs and revenues. Pathway costs are covered by grant money or town of Jackson contributions and the landfill operational expenses are covered by user service charges. The SRA project is expected to have a neutral effect on both operations and thus neither revenues nor costs are attributed to the SRA project.

The County is responsible for the construction and maintenance of county roads, which includes repairs to the roadway itself, snow removal, signage replacement and other tasks necessary to ensure safe and efficient transportation. Currently, the only section of county road that is directly associated with Teton Village is a 0.32 mile section that leads into the village area from the existing state highway.

The County will not be responsible for newly developed SRA roads. The SRA road system will be built by the developer and maintained by a local district in the same manner as the current Teton Village system.[1] On-going maintenance costs for the existing countywide road system may increase modestly as a result of increased traffic, although few maintenance expenses are affected by modest increases in road traffic. Snow removal costs, the largest element of the road and bridge budget, will not be affected by the SRA project.

A $128,500 transfer from Special Fund 18, which is funded with the County's optional one percent sales tax, also supports the road and bridge fund. Optional tax revenues are not included in this general fund analysis and therefore the transfer is netted out of the $1.5 million dollar road and bridge budget.

In sum, because the SRA project will produce virtually no new road mileage, most engineering expenses and current infrastructure maintenance will be unaffected by SRA's contribution to effective population. As noted in prior Exhibit 5, the absence of new responsibilities for road maintenance and the absence of new demands on the County engineer's budget will result in per unit costs estimated at 20 to 50 percent of current per unit costs.

[1] Village entry (.3 miles) will be reconfigured with WYDOT funds and will remain as a County road. No new maintenance costs above current level are foreseen.

Health and human services. A variety of County activities serve to maintain a healthy living environment for County residents. These include the following departments or functions, which comprise over 8 percent of the most recent County budget.

Exhibit 11.
Teton County Health and Human Services Budget

Source:
2004-2005 Teton County Budget.

Department or Function	FY 2004 Budget
County Coroner	$86,672
Agriculture Extension Office	$154,599
Human Services	$926,082
Public & Environmental Health	$921,309
County Health Officer	$6,850
WIC	$52,856
Total	$2,148,368

Impacts of the SRA project on category costs and revenues. Public and environmental health costs are likely to grow with increases in the service population. This function ensures the safety of food and water supplies and the general environment in the County.

There is also a relationship between general economic growth and the need for health and social services. Such services include the County health nurse and officer, the WIC program (which provides nutritional information and grants to mothers with young children) and select programs in the Human Services function. Similarly, the human services function consists of several distinct programs, demand for which will likely grow in proportion to County development.

Complicating this situation is the fact that a unique combination of federal, state and local funding supports each program. As a result, service levels are not closely tied to local demand but instead correlate largely to available funds.

For the purposes of this analysis, we have chosen a conservative approach where all health and human services costs are projected to rise at the same rate as SRA driven effective population increases.

Capital Projects. Teton County also maintains two special capital funds that are used as accounting mechanisms to track capital expenditures and transfers. Most of these expenditures are for projects that will be completed before the SRA development is started and represent current County obligations that are unrelated to the SRA's development. Nevertheless, under a conservative assumption that when these specific projects are complete, a round of new projects will emerge, we have burdened the SRA project with a full 100 percent of its proportional obligation to fund these expenditures.

Summary. As documented in prior Exhibit 5, the SRA project will add about $287,000 per year to the County general fund cost of service.

Impact of the SRA Project on County Revenues

Teton County's revenue systems are nearly as complex as its expenditure accounting. The County has over 50 revenue line items, numerous special grants, a series of special revenue accounting funds and a complicating tendency to share certain costs and revenues with the town of Jackson. This analysis focuses on the County's general fund, although some of the larger ancillary funds are also addressed. The major sources of County general fund revenue are: sales taxes, property taxes, reimbursements for services from the State of Wyoming and the town of Jackson, as well as income from service charges.

For this analysis, BBC has collapsed a number of revenue line items into common categories and identified those line items that are not affected by growth in addition to those revenue sources that are likely to grow proportionally with new development. The following text offers greater explanation.

Sales tax revenue generation. The State of Wyoming and Teton County impose a 6.0 percent sales tax on retail sales, including short-term accommodation, occurring anywhere within the County and the town of Jackson. This tax rate has three components:

- General sales tax. Four cents of the six-cent tax imposed in Teton County is collected by the State of Wyoming for general government purposes. Of these receipts, the state keeps 69 percent and rebates approximately 31 percent to the County, which in turn splits these revenues between the County and the town of Jackson based on the 2000 Federal Census of Population (52.6 percent to the County and 47.4 percent to Jackson). By way of this formula, Teton County receives approximately 0.65 cents of the 4-cent general Wyoming sales tax levy (16.25 percent of total receipts).

- General-purpose option tax. Teton County imposes a one-cent general purpose optional tax, the receipts from which are also split between the town of Jackson and the County based on population. The County can use these receipts for any purpose defined by the County Commissioners and they are currently used to support general fund operations.

- Specific-purpose option tax. Teton County levies a one-cent specific purpose tax that is used for specific capital expenditure projects approved by the voters. The distribution of these funds is based on what entity has responsibility for completing the specified project.

Effective population associated sales tax receipts. The SRA project will generate new sales taxes by its stimulation of new local population growth, as well as second homeowner and transient visitor development. If this project were to stimulate the local economy in the same proportions as the existing community, it would likely generate sales directly in proportion to its effective population. A proportionate share (1.65 percent) of the County's current $8.2 million non-lodging sales tax collections[2] (this does not include one-cent specific purpose optional tax) equals $135,000. Because this project incorporates a large proportion of high-end residences, rental dwellings and second home development, all of which generate high per unit taxable retail and use tax activity, it is reasonable to expect this project will exceed average per capita generation of retail sales.

Prior Exhibits 2 and 3 demonstrate the compositional differences between the current effective population (26 percent seasonal residents and guests) and the project specific effective population (45 percent seasonal residents and guests). Because of the high level of transient guests and second homes in the SRA project, this analysis assumes a 2 percent sales tax generation share (compared with 1.65 percent of effective population). Based on this assumption, this project is expected to produce $164,000 in population-associated sales tax receipts.

Accommodation based sales tax receipts. Making conservative assumptions regarding occupancy rates and nightly room rates, BBC derived an estimate of the sales tax contribution that new rental accommodations will make to the County based on lodging sales taxes.[3] Based on these assumptions and the number of units to be built, we estimate that upon completion of the SRA project, the County will realize increases in its sales tax revenues on accommodations of $68,700 per year for general fund purposes. The total sales tax effect of the project is set forth in Exhibit 12.

Exhibit 12.
SRA Sales Tax Effects

Source	4% General Tax + 1% Optional Tax
Retail Sales Tax Revenue (4% +1%)	$164,000
Accommodations Revenue (4%)	$38,589
Accommodations Revenue (1%)	$30,160
Total	$232,749

Source: BBC Research & Consulting, 2004.

[2] Teton County collects 16 percent of its total sales tax revenue from taxes on overnight accommodations (State of Wyoming Dept. of Revenue). Total County sales tax receipts are $9.77 million, which net of 16 percent or $1.56 million, equals $8.21 million).

[3] Based on the performance of Granite Ridge, it is assumed that 35 percent of the 247 seasonal units (86 units) will be available for taxable rental uses. Annual rental occupancy will achieve 25 percent (91 nights/year) at an average nightly rental of $750. This results in $5.8 million in taxable rental activity, $235,000 in general sales taxes and ultimately $38,100 in new County receipts. In addition, the County will collect revenue from the one-cent general-purpose tax, which is also split with the town of Jackson: $5.8 million x 1.0% =58,000 x 52% = $30,200.

It is also noteworthy that the town of Jackson will be a major beneficiary of the SRA project, garnering 47 percent of locally retained receipts and collecting nearly the same amounts as County's 53 percent allocation. From a fiscal standpoint, Wyoming's tax revenue allocation systems, which redistribute sales tax revenue between counties and towns based on population, greatly reduces the traditional conflict between counties and incorporated municipalities. New retail sales whether incurred within the town of Jackson or at the village (County), will benefit both entities in proportion to local population, which is a reasonable proxy for service demand.

Wyoming's system, at least in this regard, is superior to Colorado's sales tax allocation process, which greatly rewards the community in which the sales take place, thus creating an unnecessary competition between local governments for retail development.

Specific purpose sales taxes. This general fund impact analysis does not include tax revenue from the Teton County specific purpose tax. In this specific optional tax instance, the full amount of the tax revenue remains with local jurisdictions, so this specific purpose tax is far more productive for local government than the general levy.[4] The four-cent general fund sales tax is projected to produce $164,00 from retail sales tax on SRA generated retail sales or about $41,000 per penny of tax for the County (Exhibit 12). The one-cent specific purpose optional tax, which is neither split with the State nor the town of Jackson, is 6.15 times more locally productive than an equal State shared tax and will therefore produce $252,000 annually from retail sales and $58,000[5] from accommodation rentals. Thus, $310,000 will be generated each year in additional specific purpose funds for capital investment.

General fund property tax revenue generation. The County assessor and treasurer are responsible for defining assessed valuation and collecting property taxes. As indicated in Exhibit 13, the SRA project will bring a very high valuation to the County tax roles.

Exhibit 13.
SRA Project Property Tax Calculations

Category	Number	Value/Unit (Millions)	Market Value	Assessed Value (Millions)
Residential Development	478	$1.34	$641,000,000	$60.9
Commercial	70,000	$175/sq. ft	$12,250,000	$1.2
Golf Club	1		$30,000,000	$2.9
Total Market Value			$683,250,000	$65.0

Note: "Golf Club" includes approximately 11,300 sq. ft. of ancillary commercial use.

[4] See page 12 for explanation of tax split. For the 4.0-cent tax, 69% of revenue goes to state; Teton County gets 52% of the remaining 31%, which is the equivalent of .65 cents on 4 cents of tax, or about 16.25 percent of total collections. With the specific optional tax, 100% of revenues stay with in the County, thus this tax is 6.15 times (16.25% x 6.15 =100%) as productive per penny of tax.

[5] Accommodations sales = $5.8 million (see footnote 2) x 1.0% =$58,000.

In Wyoming, all property is assessed at 9.5 percent of market value. Unit values are conservative to ensure that property assessment is not overstated. At build-out, and at the current general fund mill levy (5.74 mills), the SRA project will provide the County with approximately $373,000 in additional annual general fund revenues.

Exhibit 14.
SRA Project
Property Tax Impacts

Source: BBC Research & Consulting, 2004.

Category	2003 Mill Levy	SRA Revenues
County General Fund	5.741	$372,500
Library	3.054	$197,300
School District	3.00	$194,000

In addition, other taxing entities, including the library and the hospital, will also be major beneficiaries of the SRA development. The County school fund will also be a significant beneficiary of this project, but state equalization requirements will mitigate many of these benefits.

Miscellaneous fee and tax revenues. In addition to the property tax and sales tax receipts, the County has numerous other sources of revenue, including state and federal reimbursements (e.g. gasoline taxes, PILT payments, cigarette taxes); license and permit revenues; intergovernmental revenue (e.g. housing of prisoners, emergency dispatch); over a dozen special grants; charges for services (e.g. county clerk fees); and other miscellaneous revenues (e.g. interest). The general fund alone has over 75 revenue categories.

Exhibit 15 on the following page presents a summary of the County's revenue systems and the calculations developed to project SRA related County revenue. Many of these revenue sources are unlikely to be affected by County growth (e.g. grant receipts). Some revenues, such as motor vehicle fees and clerk charges will likely grow in line with general County development while others, such as landfill or building department charges, are intended to recover the cost of providing specific services and should be considered neutral to the influences of growth.

Exhibit 15.
Teton County Misc. Revenue Summary and SRA Impacts, 2004

Revenue	Calculation Basis	2004 Revenue	$/Effective Baseline Population 33,077	SRA Revenue Impact 543
Taxes				
Property	Independent Calculation	$4,722,000	$0	$0
Sales	Independent Calculation	$9,751,000	$0	$0
Gas, Fuel, Cigarette, Motor Vehicle	Effective Population	$1,358,000	$41	$22,304
Federal Transportation (PILT)/Other	No Growth Impact	$1,913,020	$0	$0
Total Taxes		$17,744,020	$41	$22,304
License & Permits				
Building Permits/Plan Application	No Net Gain	$650,000	$0	$0
Alcohol/Other Permits	Effective Population	$344,500	$10	$5,658
Total License & Permits		$994,500	$10	$5,658
Intergovernmental				
Various Grants	No Growth Impact	$1,515,355	$0	$0
Housing Prisoners, S&R, Campground	Effective Population	$231,000	$7	$3,794
State Reimbursement	Effective Population	$992,174	$30	$16,295
Dispatch	Effective Population	$426,707	$13	$7,008
Total Intergovernmental		$3,165,236	$50	$27,098
Charges for Services				
Sheriff, Clerk, Lab	Effective Population	$538,800	$16	$8,849
Land Fill	No Net Gain	$1,740,000	$0	$0
Total Charges for Services		$2,278,800	$16	$8,849
Other Revenue				
Interest	Effective Population	$130,000	$4	$2,135
Reimbursements	Effective Population	$576,736	$17	$9,472
Other	No Growth Impact	$178,000	$0	$0
Total Other Revenue		$884,736	$21	$11,607
General Fund Total Revenue		$25,067,292	$139	$75,516

Source: BBC Research & Consulting, 2004.

As noted above, the general fund receives over $10 million dollars in receipts from sources other than property and sales taxes. Approximately 40 percent of these revenues are likely to develop in proportion to effective population growth. The SRA project will generate approximately $75,000 per year at project build-out from these sources.

Summary of Cost and Revenue Impacts

Exhibit 16 below summarizes the preceding estimates of cost and revenue increments for the County. This table does not include impacts on other districts or non-County functions, such as libraries or water and sanitation.

Exhibit 16.
Annual Fiscal Impact of the SRA Project on Teton County Government

Source:
BBC Research & Consulting, 2004.

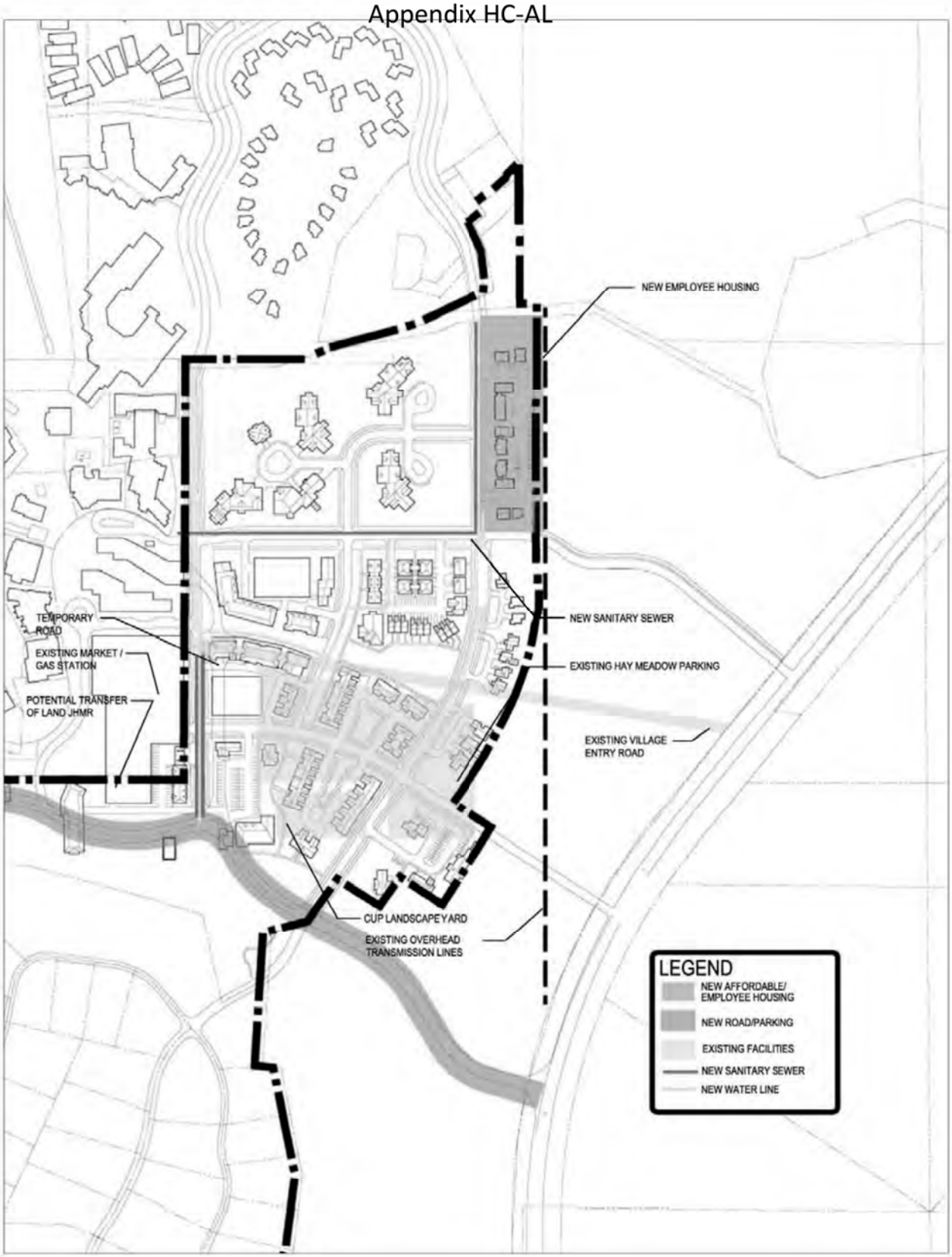
Department or Function	SRA Induced Expenditure Increase	SRA Induced Revenue Increase
Administration	$62,748	--
Public Safety	$91,846	--
Justice	$21,097	
Community Development	$49,872	
Infrastructure	$8,536	
Health & Human Services	$35,285	
Capital Projects	$17,219	
Additional Sales Tax – (General Retail)	--	$164,000
Additional Sales Tax – 4% Tax on Accommodations	--	$38,589
Additional Sales Tax – 1% Tax on Accommodations	--	$30,160
Property Tax	--	$372,641
County Fees and Other Revenues	--	$75,516
Total	$286,603	$680,906
Net Benefits		$394,303

In sum, the proposed SRA project, including the local spin off growth it is likely to generate, will be fiscally positive for the community. At build-out, County associated service costs will reach $287,000 per year while annual revenues will exceed $680,000. Even with conservative assumptions about project revenue generation and liberal interpretation of project-associated service costs, the County will be a net beneficiary of over $394,000 per year at build-out of the SRA Project. The County will also receive an additional $310,000 per year from the specific purpose tax, funds which are available for any capital purposes.

I hope these calculations are useful in the County's consideration of this project.

Sincerely,

Ford C. Frick
Managing Director



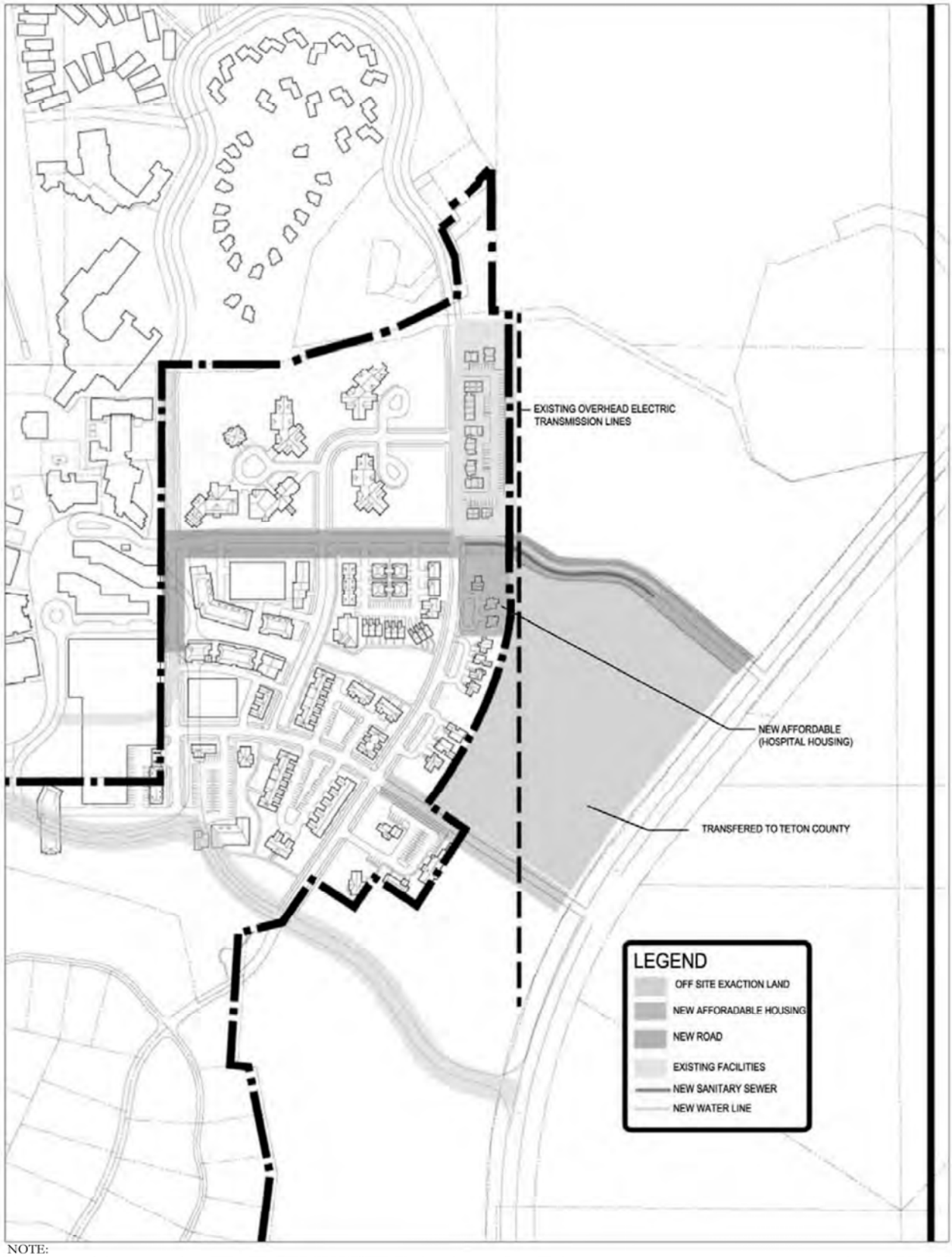
NOTE:

1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

2. Electrical improvements coincide with build out of Village Core.

3. Storm water drainage is primarily handled by surface drainage.

P1A	Conceptual Plan Teton Village Expansion PUD **Phase 1A** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600



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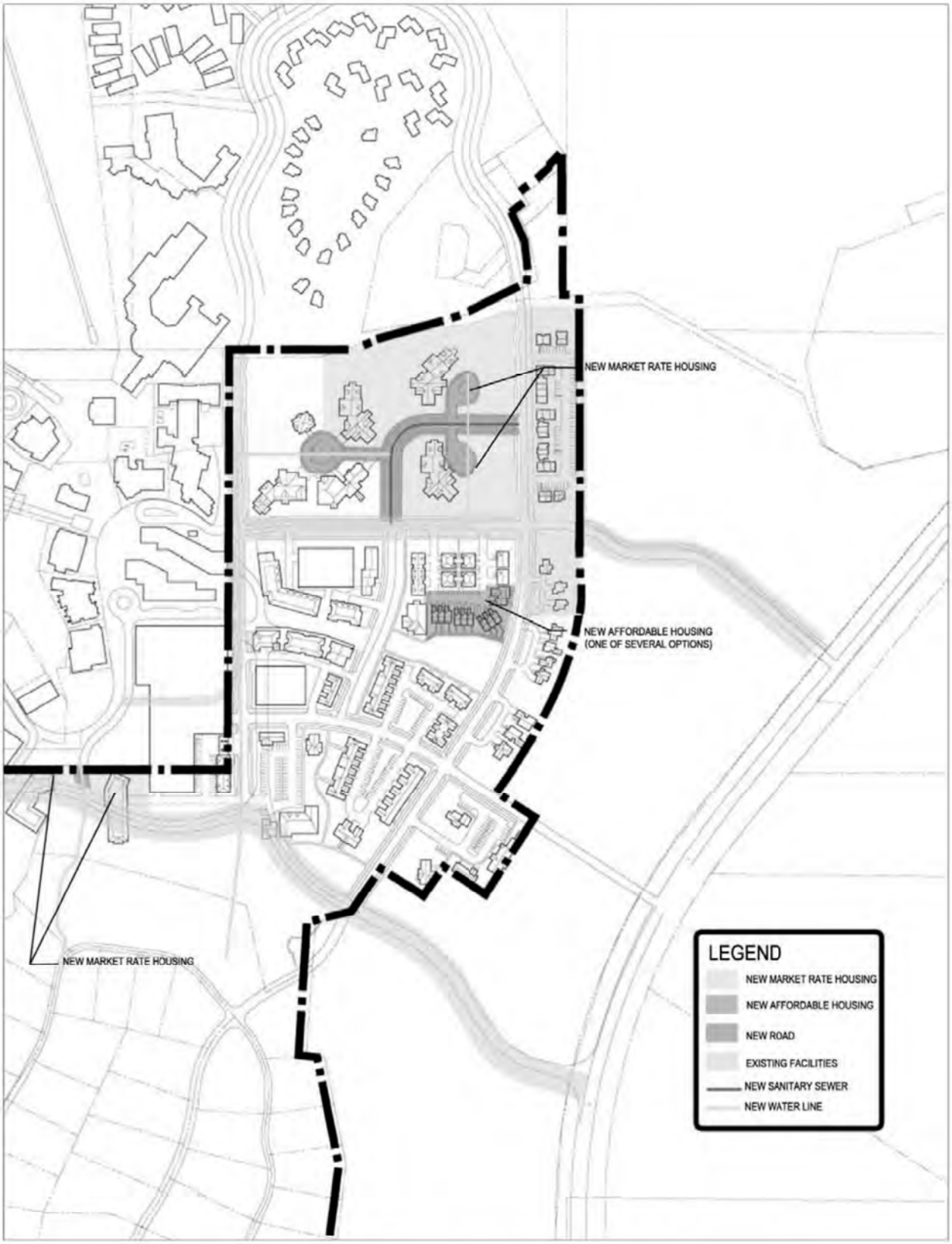
2. Electrical improvements coincide with build out of Village Core.

3. Storm water drainage is primarily handled by surface drainage.

P1B	Conceptual Plan Teton Village Expansion PUD **Phase 1B** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600



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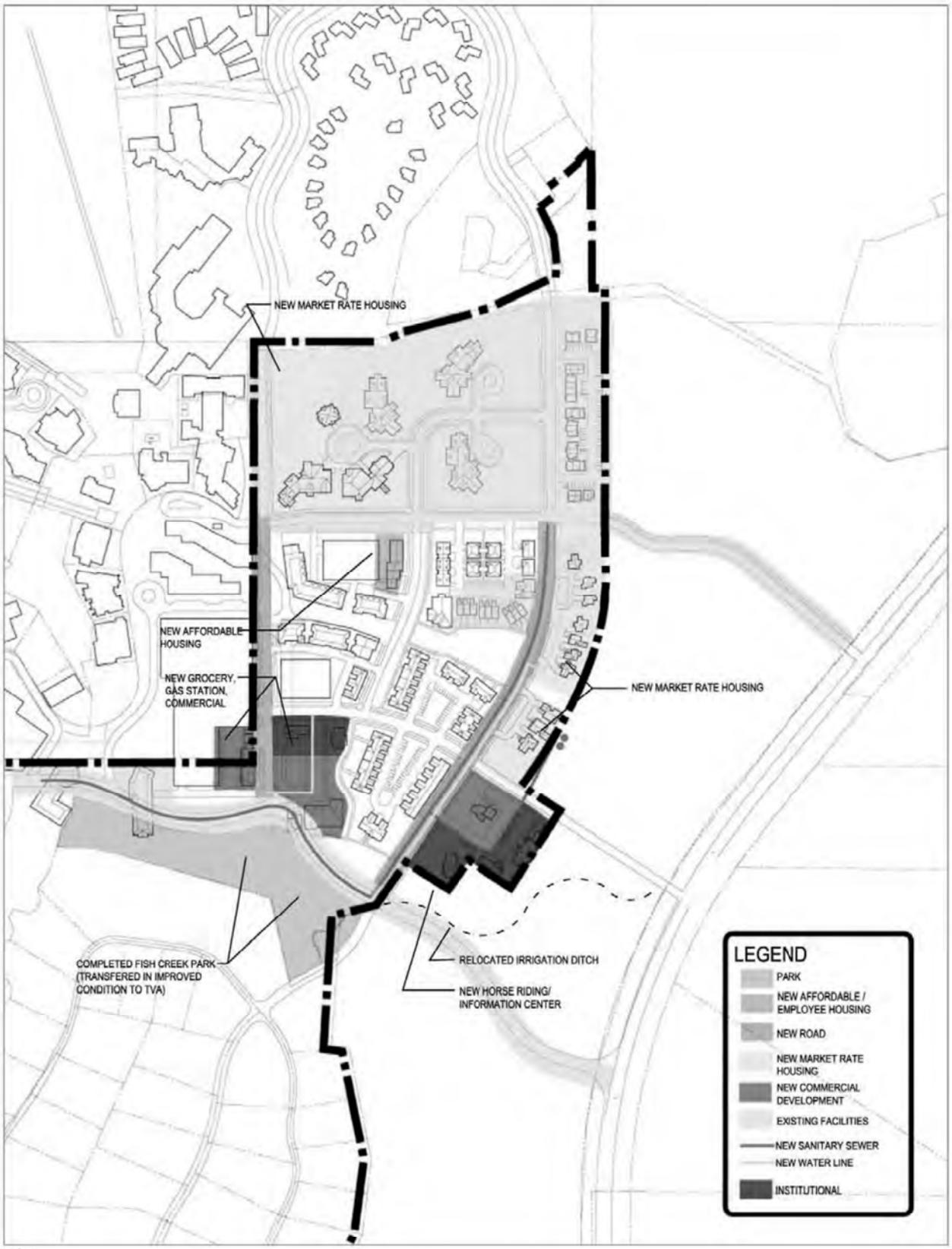
2. Electrical improvements coincide with build out of Village Core.

3. Storm water drainage is primarily handled by surface drainage.

P2	Conceptual Plan Teton Village Expansion PUD **Phase 2** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600



NOTE:

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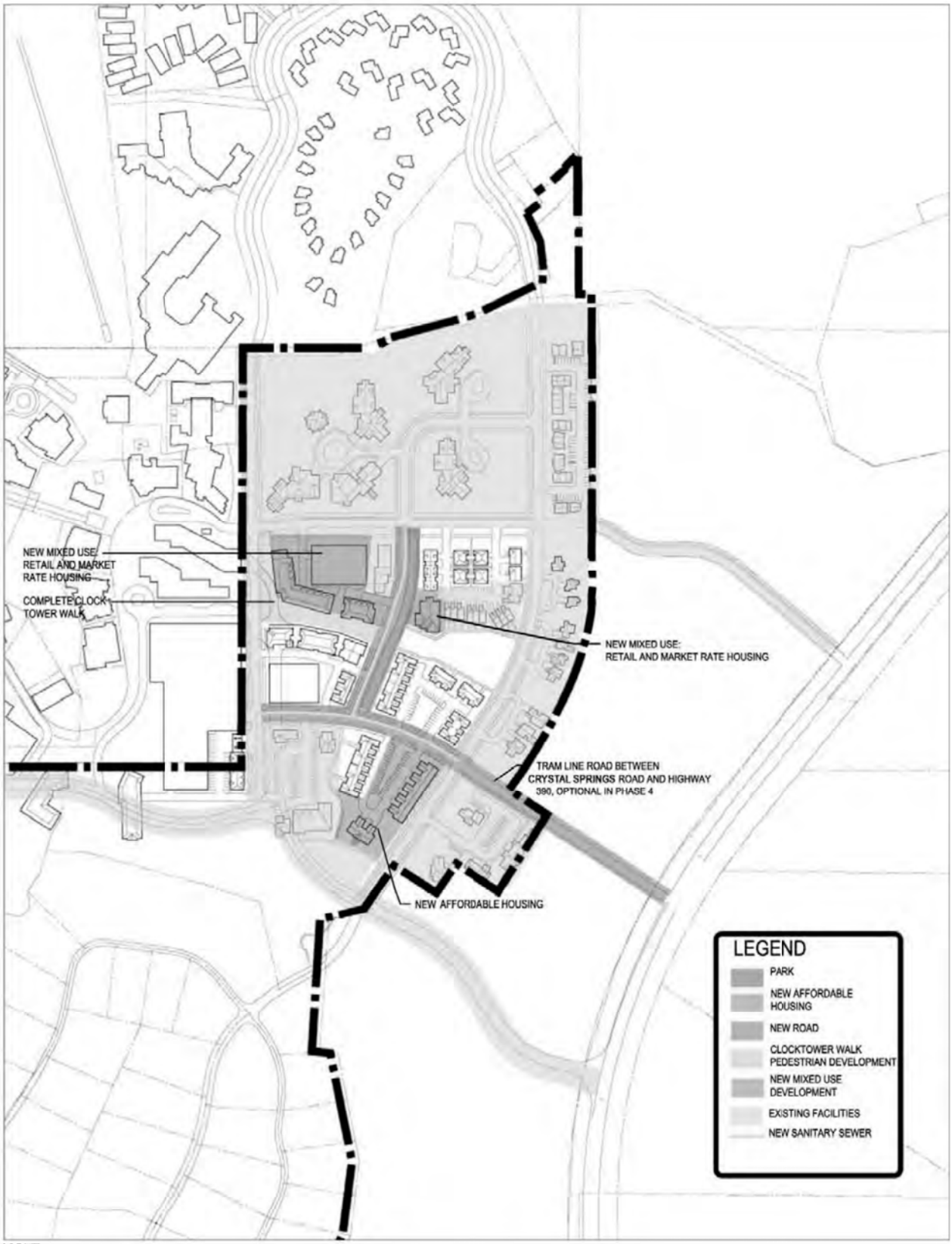
2. Electrical improvements coincide with build out of Village Core.

3. Storm water drainage is primarily handled by surface drainage.

P3	Conceptual Plan Teton Village Expansion PUD **Phase 3** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600



NOTE:

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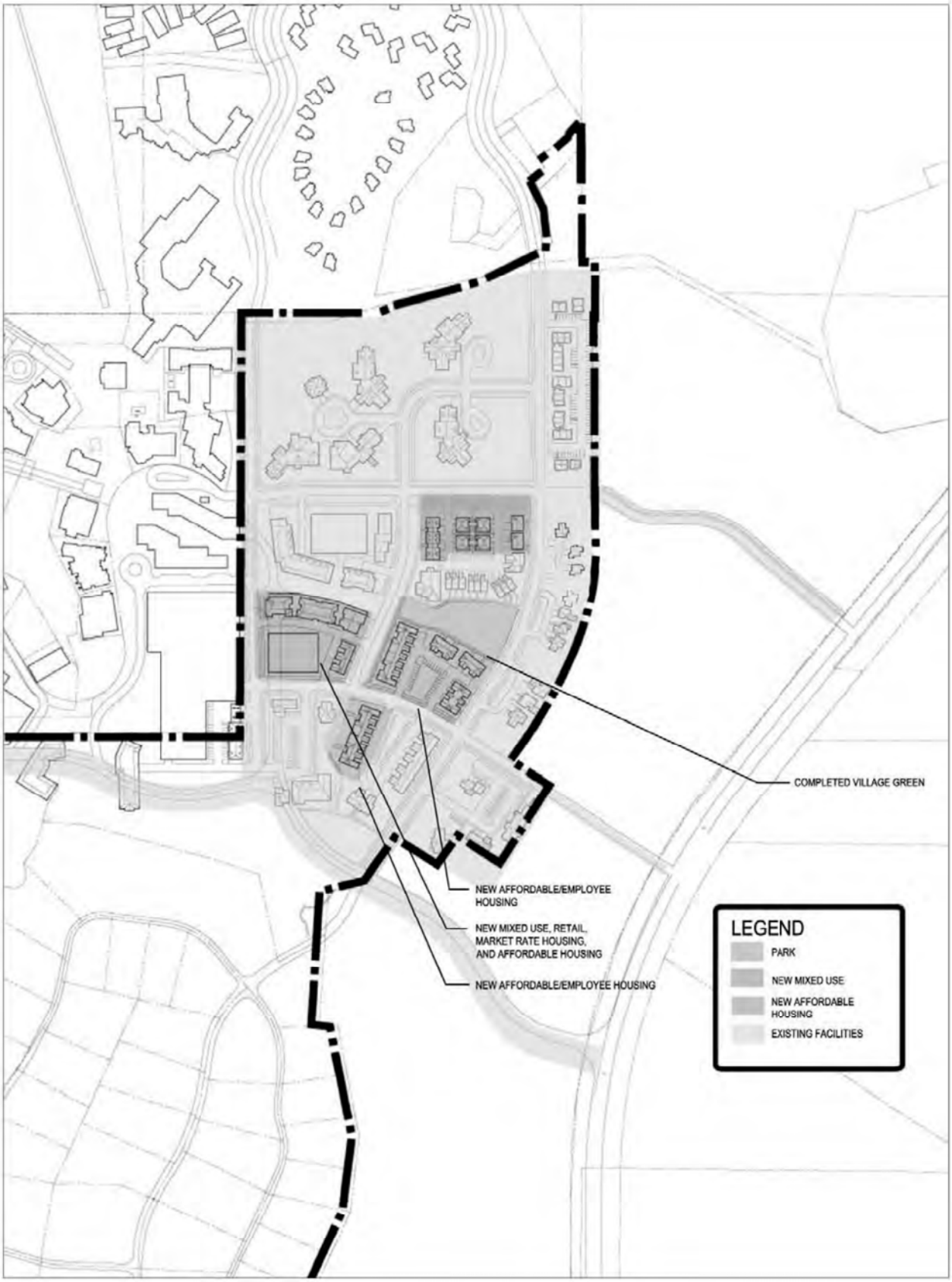
2. Electrical improvements coincide with build out of Village Core.

3. Storm water drainage is primarily handled by surface drainage.

P4	Conceptual Plan Teton Village Expansion PUD **Phase 4** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600

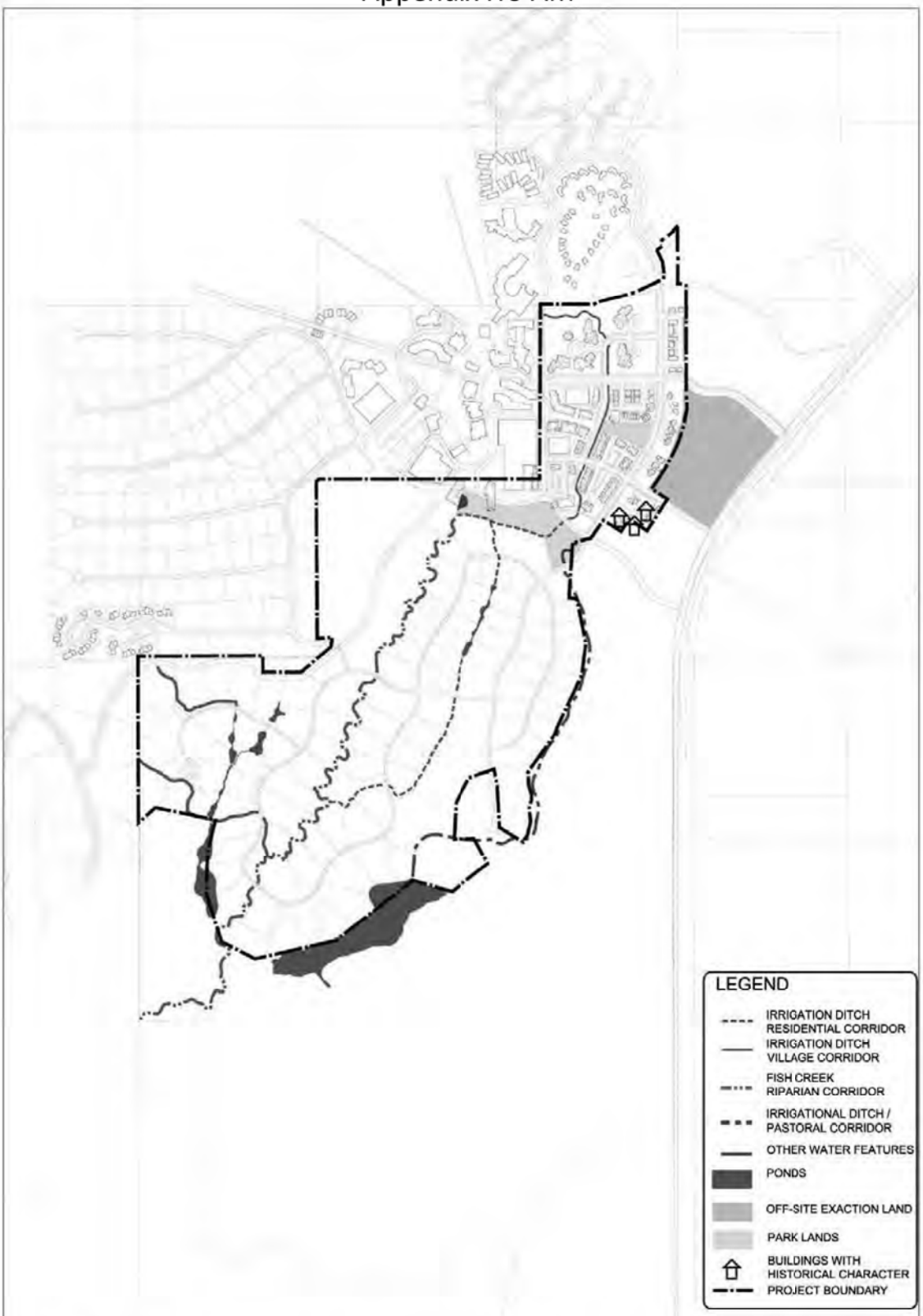


NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

P5	Conceptual Plan Teton Village Expansion PUD **Phase 5** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600

NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

P6	Conceptual Plan Teton Core Expansion PUD **Pedestrian & Bicycle System** Revised November 6, 2009	RESORT MASTER PLAN APPENDIX AL Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 150 300 600



NOTE:
1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by the applicant. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. The issues will be resolved during the Sketch Plan process for relevant areas of the Village Core when designs that accommodate the new entrance road alignment will be submitted.

3	Conceptual Plan Teton Village Expansion PUD **Waterways and Landscape Enhancements** Revised March 27, 2012	RESORT MASTER PLAN APPENDIX AM Prepared by: CIVITAS Inc. Revised by: Jorgensen Associates, P.C.	N 0 250 500 1000

Significant County Critical Issues - BOCC

Summary Taken from Board of County Commissioners Workshop Notes, December 15, 2003

Issues and Responses

1. *Would the resort zone include the 1000+ acres?*

   The additional 1,000+ acres will not be included in the resort zone. The applicant is proposing a conservation easement that would permanently restrict the free market density on three separate tracts of land that are approximately 1,169 acres, accessed by Highway 390 and contiguous to the State of Wyoming School Section.

2. *How can you "cross zones" legally within the LDRs?*

   There would only be one zone. The existing resort zone would be expanded to encompass the new development. However, SRA would have its own Planned Unit Development. How you allow development approved for one PUD built on another PUD would have to be addressed in this document. For example, in order to have day skier parking on SRA property would require an amendment to the existing PUD for the Village.

3. *Quid pro quo for commercial?*

   The Teton Village Expansion Resort Master Plan establishes planning capacity guidelines to provide a framework for the ultimate development of the resort in a way that positively addresses the visioning issues of community, balance, diversity, character retention and resource protection. The Plan contributes to a more complete and sustainable Teton Village. The inclusion of commercial space, including local convenience, is important in accomplishing this goal. In addition the Plan provides land for resort services, parks, village greens, pathways and other public amenities. All these attributes, including the commercial core, are designed to create a sense of place and cohesiveness with the existing Village.

4. *Are there two kinds of commercial – convenience/local & visitor commercial?*

Note: This document was created for the application submitted in June, 2004 to the Teton County Planning and Development Office. A number of changes to the Resort Master Plan were made between June 2004 and final approval by the Teton County Board of County Commissioners in July 12, 2005.

Of the 70,000 square feet of commercial development in the Village Core, 35,000 square feet will exist as office space and 35,000 square feet will exist as non-office commercial space. Of the 35,000 retail-type commercial space, a minimum of 10,000 will be dedicated to local convenience, such as a grocery store.

The additional commercial square footage associated with the amended application (20,000 square feet) relates to additional office space. It became clear that sufficient office space was essential in designing a Village that had healthy year-round activity and created a coherent village. The office space allows dynamic mixed-use buildings and provides pedestrian traffic through the Village Core on a daily basis throughout the entire year.

5. *What makes this proposed Village a good, complete village?*

The following characteristics make a complete village and have been included into the design of the Village Core:

- A population mix of varied incomes, ages, and life-styles, derived from a range of housing types, prices and rents;
- A density high enough to support a small grocery store, and some convenience retail;
- A place where work space is provided for non-resort businesses;
- A permanent, year-round population;
- A walkable / bikeable community;
- A community served by transit as well as autos;
- A 'sense of place' formed by spatially defined parks, plazas and streets;
- A consistency in building form, and orientation;
- A place served by recreation facilities;
- A community that is sustained in a given size by the adjoining resort facilities, not by other uses which could grow unpredictably;

6. *(i) "Containment Strategy – end game; When is the Village considered done? Or never an end game?" (ii) "What is "measuring stick" (defining criteria) to determine what is not working at Teton Village now? (iii) Does the Village need a successful grocery store, public recreation land, more Affordable and Employee housing, more office, pedestrian friendliness, ISD maintenance, skier parking?"*

Note: This document was created for the application submitted in June, 2004 to the Teton County Planning and Development Office. A number of changes to the Resort Master Plan were made between June 2004 and final approval by the Teton County Board of County Commissioners in July 12, 2005.

(i) The Teton Village Expansion Resort Master Plan establishes planning capacity guidelines to provide a framework for the ultimate development of the resort. The Master Plan program identifies the land use program and dimensional limitations, clearly outlining the "end game" of the development. (ii) A successful grocery store of about 8,000 square feet is a sign that a small village is working; a high return rate of customers is a sign that a resort is successful. (iii) A successful Village needs all of those items listed above.

7. *How does the density relate to that of Town? Need parcel by parcel uses and density outlined.*

The Land Development Program within the Teton Village Expansion Resort Master Plan outlines the use and dimensional limitations by parcel. It is uncertain how the density in downtown Jackson compares to the proposed project. However, the applicant has followed the goals of the Comprehensive Plan by clustering development without increasing the potential number of free market units on Highway 390. Clustering development, by nature, increases density. In clustering development the applicant has decreased free market density elsewhere.

8. *What is Resort Support use and is there a cap on this use?*

Resort support include facilities that provide amenities or that are utilized to operate the overall resort. Resort support uses include daycare facilities, eating areas not specifically associated with an establishment selling food, outdoor eating establishments, Nordic skiing facilities, maintenance facilities and offices related to resort operations. It is estimated that there will be 2,000 square feet of resort support uses associated with the horse riding center.

9. *Control of ski days is by ticket, but APO basis seems off.*

APO (Average Peak Occupancy) is a term developed by Design Workshop and originally used locally in 1993. Hotel rooms or similar units are assigned an APO of two. Condominiums and single family homes are assigned an APO of four. The former relationship is intuitive; the latter warrants some explanation.

In Jackson Hole, resort condominiums tend to be smaller and have fewer bedrooms than resort single family homes, but because condominiums are rented more frequently, they tend to have the same average peak occupancy as the larger homes. Previous surveys have confirmed the accuracy of these APO planning assumptions.

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Each free-market residential unit is assumed to have four APOs, for a total of 1,164 APOs. There are currently 3,492 APOs built in Teton Village out of a current maximum of 5,240 for the existing Resort. These APO numbers for the Teton Village Expansion Resort Plan are appropriate based on a goal of 6500 APOs that was established in 1993 by various interests planning Teton Village. (Teton Village Master Plan, Planned Unit Development for Planned Resort, March 17, 1998, pg. 35). Since 1993, the number of days skied by visitors as a percentage of lodging nights has declined. Thus, if anything, the 6,404 APOs may be too low to support the activities on the mountain.

10. *How will the new local convenience impact on traffic and Westside?*

    The exact economic impact of the local convenience at Teton Village on Westside is unknown. However, it is widely viewed that local convenience is an important part of the Plan and a key component of building a coherent Village and providing amenities to the year-round residents, many of whom will live in the affordable and attainable units. The local convenience should decrease traffic along Highway 390 as residents of Teton Village will be able to meet basic grocery and other needs within the Village.

11. *If there is only 10,000 square feet of local convenience in the 50,000 commercial (1 store) how it will meet all of the Village's need?*

    The 10,000 square feet of commercial is not expected to meet all residential demands for consumer products; it is expected to meet basic grocery and other basic needs.

12. *If the store becomes a "specialized food buyer" where does the employee resident shop?*

    The 10,000 square feet of commercial is not expected to meet all residential demands for consumer products; it is expected to meet basic grocery and other basic needs. It is anticipated that the grocery store would be no more than 8,000 square feet and probably less. The remaining local convenience could serve other local needs.

13. *Is there a precedent for crediting exactions items that are required for the development?*

    Exactions are not based on a precedent but are requirement of developments. SRA is no longer asking to bank future exactions.

14. *Is the ISD Site in the SRO Foreground?*

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The ISD maintenance site is in the SRO foreground. However the maintenance site will be screened by a landform extending south from the Gray Ranch Hill. The maintenance will be built within the landform so that it is not readily visible from Highway 390.

Note: This document was created for the application submitted in June, 2004 to the Teton County Planning and Development Office. A number of changes to the Resort Master Plan were made between June 2004 and final approval by the Teton County Board of County Commissioners in July 12, 2005.

Applicant's Response to Planning and Development Staff Report Dated May 6, 2003

Capital Improvements

1. *There is a general lack of specificity regarding the responsibility and costs for the realignment and construction of McCollister Road and North Entrance Road.*

   Construction of the new McCollister Drive entrance road would be the responsibility of Teton County. The reason for that is outlined below. Also a cost estimate is given below. Reconstruction of the existing "North Entrance Road" as Apres Vous Road would be the responsibility of the applicant.

   Section VI Transportation, F. Roadway Improvements, #2 of the Teton Village Master Plan states:
   Teton County or the Wyoming Department of Transportation has jurisdiction over the following improvements. These entities shall determine the manner in which these improvements are financed and constructed. Some cost sharing by the beneficiaries may be required.

   a) Realigned Teton Village Access Road
   b) Highway 390: Speed changes, turning, acceleration and deceleration lanes may be required along portions of Highway 390.

   Teton County has applied to the Wyoming Transportation Commission to use Commissioner Road Improvement Program funds ("CRIP") to help construct a new entrance road from Highway 390 to Teton Village and to provide maintenance funds for the existing TC22-06 Teton Village County Road. Although the funding status is currently unknown, the Teton County engineer estimates that the new entrance road would cost approximately $1.8 million.

   If the County receives CRIP funds for the design and construction of the new entrance road, TVA, TVISD and the applicant have agreed to provide additional funding to supplement the CRIP funds and will participate in some construction cost sharing.

   SRA's engineer or the Teton County Engineer will complete the design for the new road. Costs for the new entrance road will vary depending on the ultimate horizontal configuration, cross section and associated amenities.

2. *The timing and triggers for development of the pathway infrastructure is not clear.*

The timing and triggers for the development of the pathway infrastructure is outlined in detail in section "Process and Phasing Plan." In general, all pathways would be constructed at the same time as the corresponding roadway or adjoining development.

3. *It appears that the intent is that the Parks and Recreation Department will be responsible for the development, construction, maintenance and operation of the village park. The Parks and Recreation Department has indicated they do not have the funding available for such a project.*

   As described in section "Capital Improvements," the Village Park will be transferred to Teton County and assigned to Teton Village Association for construction and operation. As such, the Parks and Recreation Department will have no funding obligations related to the Village Park. Teton Village Association will be responsible for constructing, maintaining, and operating the park. However, in the long run, Teton County would have the option of operating the park if it so chooses.

4. *The proposed phasing plan has the park amenities, with the exception of the village mall, to be developed in some future phase after year 8 of development. We would suggest that the park amenities should be developed during an earlier phase.*

   The timing and triggers for the development of the various amenities are outlined in detail in section "Process and Phasing Plan." As seen in this Phasing Plan, the majority of the amenities are built and transferred to the County or Teton Village Association much earlier than eight years after the start of development.

5. *The County Engineer recommends that if the applicant desires the County to take the roads - North Entrance Road & Crystal Springs Drive - benefits to the County should be demonstrated.*

   Currently three different entities (TVA, TVISD, and Teton County) are responsible for the maintenance of the existing Teton Village Entrance Road (TC22-06 and McCollister Drive). This has resulted in difficulty coordinating snow plowing, surface overlays and other maintenance issues. This Teton Village Expansion Resort Master Plan offers the opportunity to consolidate the separate roadway responsibilities in a more logical fashion. Beyond the dedication of right-of-way, Snake River Associates land will be incorporated into either the TVISD or TVA and thus, SRA will participate as a member of those organizations. There are several options:

   1. Teton County takes jurisdiction of the new entrance road, McCollister Drive, from Highway 390 to Rachel Way, or some other logical turnaround point. TVA takes jurisdiction of all "core" roads and TVISD takes jurisdiction of all other residential roads. Teton Village is the largest commercial area in Teton County outside of the town of Jackson and, if this Resort Master Plan is approved, Teton Village would have a significant amount of affordable housing. Therefore, Teton County should

choose an appropriate level of commitment to this important county community. The options below are listed in order of increasing level of commitment.

2. Teton County takes jurisdiction of a loop road beginning and ending on Highway 390 formed by McCollister Drive, Crystal Springs Road, and Apres Vous Road. TVA has jurisdiction of all other "core" roads and TVISD has jurisdiction of all residential roads.
3. Teton County takes jurisdiction of a loop road beginning and ending on Highway 390 formed by McCollister Drive, Crystal Springs Road, and Tramline Road, the START route.
4. Teton County takes jurisdiction of a combination of #2 and #3.

The first option is the simplest solution from a land ownership perspective and benefits the existing residential areas of Teton Village. The second and third option acknowledge a more easily maintained, though longer, loop configuration. The second option traverses the highest volume roads in Teton Village while the third option traverses the dedicated transit route. There are benefits to Teton County, and more importantly Teton County residents, with each option.

6. *The Master Plan site map does not indicate where the stormwater detention facility will be relocated to, or the expected size required.*

As described in section "Stormwater Management Plan" the existing detention pond will be relocated to the northern boundary of the proposed residential area. The replacement facility consists of three smaller ponds whose total area is comparable in size to the original facility. As discussed in this section, an effort will be made to avoid a single massive detention pond. Instead, numerous smaller ponds and vegetated swales will be utilized to accommodate stormwater. This stormwater strategy will more effectively utilize the permeable soils on site allowing for better infiltration. Use of vegetated swales could provide some treatment of stormwater. Additionally, substantial open area is available east of the proposed Village Core area if more detailed drainage calculations indicate a need for more stormwater facilities.

Compliance with Purpose and Intent of PUD for Resorts

1. *Permit resort development that contributes to expanding winter and shoulder economic seasons. The SRA proposal creates space for a golf course that would contribute to the impacts felt during our busy summer season. The opportunity to expand the winter season seems uncertain and indirect. For example, the creation of the commercial village can be a significant contribution but is a less defined part of the plan than the residential subdivision. The proposed maintenance and service*

areas will help support Teton Village, thereby contributing to the winter economy. On balance, a golf course would create more summer impacts than the potential benefits to the winter season.

The development of a Village Core and addition of a greater variety of recreational and community activities year round will create a more self contained, complete resort community. As such, the expanded Village will be a significant contributor in expanding the winter and shoulder economic seasons. In addition, the proposed maintenance and service areas help support Teton Village, thereby contributing to the winter economy. Although a golf course has a summer impact on the community, it contributes significantly to expanding the shoulder economic seasons, because of its ability to attract group travel in non-peak times. It is also essential to creating a coherent and well-rounded resort community at the Village. In turn, this will help attract a summer visitor who is more likely to return in the winter. Without golf, the demographic of the summer visitor is very dissimilar to the winter visitor and there are fewer opportunities to create a stable and reoccurring customer base. Winter visitors stay longer and spend four times as much on a per capita basis as a summer visitor[1]. Golf will encourage winter visitors to crossover to the other seasons.

2. *Ensure that resort plans incorporate a mix of land use, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts. The proposal makes verbal reference to alternative modes of travel, particularly transit, but lacks any strategy for funding or implementing the transit plan. The verbal references to the on-site local commercial uses lacks a strategy for ensuring that the needs of the on-site residents, particularly the 511 people living in affordable/employee housing, will be met at affordable prices and that the commercial services will not cater exclusively to the visiting tourists. The residential area south of the entrance road is not a pedestrian friendly design, but rather a typical suburban layout. The Village Mall is described as providing a pedestrian environment but appears to allow some amount of vehicular traffic.*

   A fine-grained network of sidewalks, pedestrian streets, paths and trails have been provided to link neighborhoods to the ski, golf, recreation and riding facilities; neighborhoods to retail, and commercial areas; visitors and employees to the transit center; and visitor parking to the ski area. The Land Development Program proposed for the Village Core Area specifically dedicates 8,000 square feet to a grocery store and 3,000 square feet to a post office. These are key local services which will be located within walking distance of the affordable and employee housing.

   The neighborhood to the south of McCollister has been redesigned to provide pedestrian connections to the Village Core. The Village Core's pedestrian street that is focused on the Tram building has also been redesigned to remove automobile access except for occasional service vehicles and emergency vehicles.

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[1] Teton Village Master Plan PUD for Planned Resort, March 17,1998, page 38.

3. *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. The proposal also includes commercial intended to service local residential needs. However, despite stating this goal, the plan does not offer a strategy to ensure that the commercial establishments at Teton Village will provide the items needed by on-site permanent residents at prices that are affordable to the occupants of the affordable and employee housing.*

   The proposal provides a significant amount of affordable and employee housing. It also includes 10,000 square feet of commercial that is dedicated to local conveniences.

   The applicant has organized the proposed land uses so that the more dense uses in the Village Core transition to residential, then to a "Core" golf course that is undisturbed by roads and houses, and finally to ranching lands to the south. The golf maintenance buildings are designed to evoke a ranch compound and the entry of the Village will use a riding stable and horse pasture to enhance the sense of arrival.

Consistency with Comprehensive Plan

1. *Vision: On balance, the proposal moves us further away from the community's vision by increasing the County's build out population and overall resort development, through a straight upzoning.*

   The Teton Village Expansion Resort Master Plan establishes planning capacity guidelines to provide a framework for the ultimate development of the resort in a way that positively addresses the visioning issues of community, balance, diversity, character retention and resource protection. The Resort Master Plan contributes to a more complete and sustainable Teton Village resort by providing a Village Core and more land area for resort maintenance and services. As described in detail in the section "Design Guidelines" and seen in the Village Core Rendering Map, the Village Core is designed to create a sense of place and cohesiveness with the existing Village.

   In line with the community vision goals, the Resort Master Plan includes the preservation of a significant section of the scenic corridor along the western side of Highway 390. This includes 1,116 acres of ranchland adjacent to the scenic corridor along Highway 390. A series of parks, horse pastures, pathways and a golf course/Nordic skiing center create outdoor recreation opportunities.

   Although high-end housing exists within the development, it does not dominate the community at the expense of the affordable housing opportunities for permanent residents. In fact, over 35% of the

residential units are employee or affordable units. The Resort Master Plan offers a spectrum of housing types, especially for resident workers. Attractive affordable and employee housing opportunities for approximately 303 people are planned within Teton Village Expansion.

On balance, the Resort Master Plan moves Teton County closer to the community's vision by *decreasing* the County's free-market build-out potential, providing extensive affordable and employee housing, preserving a significant portion of the scenic corridor along Highway 390 and creating outdoor recreational opportunities.

2. *Community Character: The proposal fails to achieve the concept set out in the Comprehensive Plan; the concept of clustering development in a small area and preserving the adjoining land a contiguous open space, scenic foreground and ranchlands.*
The Resort Master Plan addresses community character goals by clustering development without increasing the potential number of free market units on Highway 390 and protecting the scenic foreground as one approaches Teton Village.

First, this proposal clusters development at the exiting node of Teton Village, generally within the area shown on the County Futures 2020 map. Not only does it cluster development in this location, but through the golf course/Nordic skiing tract and other open lands along Highway 390, it also creates a permanent boundary so that the clustered development cannot sprawl to the south. The applicant is proposing an easement that would permanently restrict the free market density on threes separate tracts of land that are accessed by Highway 390. This covenant permanently restricts the 1,169 acre tract to a maximum of 75 free market units. This reduction of potential free market density more than offsets the increase in free market density within the resort zone.

Second, this proposal protects the scenic foreground as one approaches Teton Village. As one drives north on Highway 390, the vista opens up about two miles south of Teton Village. On the east side of the highway, the foreground is already protected by conservation easements held by the Jackson Hole Land Trust that extend all the way north to the boundary of Grand Teton National Park. The foreground on the west side is not protected. The first mile on the west side is owned by the State of Wyoming. Since the applicant does not own this property it is not and cannot be part of this application. However, this land is still subject to county regulation and is within the scenic resource overlay. The second mile of foreground on the west side is owned by the applicant and all of the scenic foreground on the applicant's property east or south of Teton Village will be permanently protected by this proposal – one and one half miles of protected scenic foreground. Approximately the first quarter mile will be protected as permanent pasture land through a conservation easement. The next three quarter miles will

be protected as permanent open land for a golf course and Nordic ski area. The land along the highway east of Teton Village will be protected as horse pastures on either side of the entrance road and parkland immediately east of the expanded Village Core. The Village maintenance site will be hidden by a hill extending south from the Gray Ranch Hill. This plan for a mountain resort that is surrounded by private, permanently protected open land will enhance the community character for this portion of Jackson Hole and will be unique in North America.

3. *Natural and Scenic Resources: The current application has no specific restoration plans provided, so it is unclear what the benefits or impacts to Fish Creek, wildlife or fish habitat will be.*

   The Resort Master Plan implements many of the natural and scenic resource goals discussed in the Comprehensive Plan. A protected scenic foreground extends from the north boundary of the state land to Teton Village. The preservation of the scenic corridor is described in greater detail in "Chapter 3. Community Character Goals" of section "Applicability with County Resolutions – Teton County Comprehensive Plan"

   The application proposes to naturalize and enhance Fish Creek, a protected resource located within the development area, thereby benefiting the project area and increasing its wildlife value. This restoration would protect key natural resource features and encourage the restoration of environmentally degraded areas. It is important to note that unprofessional turf maintenance practices could cause significant impact to Fish Creek. Therefore the Covenants, Conditions and Restrictions for the Single-Family lots allow for lawn maintenance as a common service provided and controlled by the homeowners association. In addition, monitoring the water quality of Fish Creek both above and below the golf course is included in the golf course maintenance plan. This will provide ongoing data on potential upstream pollutant sources.

4. *Affordable Housing: The Housing Authority has raised questions about the types of units proposed, the distribution between affordable and employee units and the phasing plan provided.*

   The types of affordable and employee units proposed, the distribution between affordable and employee units and the phasing plan are provided in the "Housing Mitigation Plan."

5. *Community Facilities - Schools: The applicant has stated that no additional impact will be created for the local school district. The school district has stated that they have a great interest in discussing the possibilities that the enrollment figures may be affected by the Teton Village Expansion Project. The district believes that the project will, in fact, have an impact on school facilities.*

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Enrollment figures will be affected. However, the Teton County School District does not anticipate a need for a school at Teton Village, nor does it feel the Village is an appropriate location for a public school. Currently, there are only 13 children living at Teton Village, including Granite Ridge, who use the public schools. The resort has developed 3,576 Average Peak Occupancies ("APOs") and Snake River Associates is proposing to add another 1,164 APOs at build out. Using the current ratio of children to APOs, the SRA development would generate 5 school children.

In addition, it is important to consider that the SRA application includes 47 affordable units and two non-seasonal employee units on the golf maintenance site. Of the affordable units, 16 are one-bedroom. Thus, there are 31 units that are suitable for families. These homes are restricted to locals and therefore will generate a higher percentage of school children than the market housing. Assuming that 40% have school age children with 1.5 children per home (of the 47 units, 12 are two-bedroom), 19 children would attend the public schools at build-out. Adding this number to the children living in SRA developed market homes projects a total of 24 school age children generated by this proposal at build-out. Since Wyoming's education system is cost based, funding for additional students or capital improvements would come from State, not County, resources.

This is our best estimate at this time. We look forward to meeting with the district to discuss this issue.

6. *Community Facilities – Parks & Pathways: Parks and pathways are proposed but not supported in their current form by the Jackson/Teton County Parks and Recreation Department. The Parks & Recreation Department suggests that the Fish Creek corridor should be considered as a public greenway with public access including a small park of at least one acre in size at the head of the greenway at McCollister Road.*

   A public greenway with public access to the headwaters of Fish Creek is proposed along McCollister Drive that is centrally located and accessible from various pathways from both the south residential areas as well as the Village. This public greenway includes a one-acre park north of McCollister Road at the Fish Creek crossing as recommended above. Three trail connections have been provided from the south and west neighborhoods to the Village in locations that will serve most residents. These trails include landscape setbacks and open spaces to control character and provide setbacks from roads.

7. *The proposal only contains the rezoning of land immediately adjacent to the Village, allowing significantly more development. It does not contain any reference to preserving the school section or other Snake River Ranch lands.*

   The applicant is proposing a conservation easement restricting density that would permanently restrict the free market density on three separate tracts of land that are accessed by Highway 390. This covenant

permanently restricts the 1,169 acres to a maximum of 75 free market units. These additions to the application do not involve rezoning. Therefore, the Resort Zone would not be extended to the School Section.

Although preservation of the State of Wyoming School Section cannot be assured by this application, the easement in escrow and the transfer fee for open space protection are designed to assist SRA and other community entities in preserving the State of Wyoming School Section.

Design

1. *We are still unclear as to the mechanism for the implementation of the design guidelines and ensuring the final build-out reflects what has been proposed.*

   No improvement shall be built until the plans and specifications have been approved in writing by the appropriate Teton Village Expansion Resort architectural committee (residential, townhouse or commercial) in the manner described in the design guidelines and also by Teton County as per the Teton County Land Development Regulations in the manner to be outlined in the Standards and Conditions document for this PUD.

2. *Design of Single Family Tract: staff feels that that the layout of the single family tract is much improved from the original submittal, however is still very suburban in feel and is not pedestrian oriented.*

   The residential area has been redesigned with compact lots and new townhouse lots closest to the Village Core with lot sizes increasing with distance from the Core. The overall layout relates to the Village pattern with a relaxed grid that provides direct circulation connections and opportunities for pedestrians, transit and automobiles. Pathways for pedestrians and bikes are located along major circulation routes providing convenient, safe alternatives to access the village and amenities. Over 50% of all single family lots are located within 2,000 feet of the Village conveniences and all lots have direct access to separated pathways or low volume, neighborhood roads that connect to the Village Center.

3. *Design of Single Family Tract: the County Engineer suggests that the proposed connection road between Michael Drive and Michael Drive East be agreed to with all parties involved at this time.*

   A connecting road and trail between Michael Drive and Broken Branch Road (formerly Michael Drive East) is still included in the Resort Master Plan. The Teton Village ISD and the Teton Village Water and Sewer District both agree with this connection. The actual location of the connection was determined by Bob Norton, engineer for both districts.

4. *Design of Single Family Tract: the County Engineer has suggested, "The method for access by emergency vehicles should be identified in a plan with the Sheriffs Office and the Teton Village Fire Administrators office."*

   Emergency vehicle access will be provided consistent with the requirements of the Sheriffs office and the Teton Village Fire Administrators office. The applicant will meet with these agencies to review the plan and the methods of access to ensure all requirements are met.

5. *Design of Single Family Tract: the Teton Village ISD has stated their opinion is that "Michael Drive must be connected to the proposed Michael Drive East and that Michael Drive East must be connected to Four Pines Road."*

   Michael Drive and Jensen Canyon (formerly Michael Drive East) are connected. A connection is also provided from Jensen Canyon to Four Pines Road that meets County Road design standards but is limited to emergency, maintenance and transit vehicles through a controlled access gate.

6. *Design of Single Family Tract: it appears that all of the residential traffic and a large portion of the commercial traffic will still utilize one roadway in and out of Teton Village. It would seem prudent to provide for a second access to the residential areas south of McCollister Drive.*

   Traffic on McCollister Drive has been alleviated by the provision of another street, north of McCollister in the village core that connects to the highway. Besides providing another way for cars and other vehicles to access the Village Core, this new street also connects directly with a bus transit center, which takes buses off of McCollister.

7. *Design of Commercial Core: the potential lack of coordination between the applicant and Jackson Hole Mountain Resort makes it uncertain how the new commercial core will integrate and contribute to the existing commercial core.*

   Cooperative planning and design discussions between the applicant and the Jackson Hole Mountain Resort have created a plan, which offers a seamless transition from the existing Village into the expansion area. The Plan creates a Village Core at the base of the mountain with a village atmosphere and a sense of place.

8. *Design of Commercial Core: staff has an overall design concern with the continued provision of parking in what will become the center of the commercial core.*

   Parking in the core has been significantly supplemented by the addition of a bus transit center within the TVA's portion of the Core. This transit center will redistribute some of the parking in the core to another parking facility on the perimeter of the core.

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9. *Design of Commercial Core: staff is still unclear if the building footprints reflect the proposed FARs, setbacks and LSRs. In addition, there are still a number of inconsistencies in the drawings for the commercial core and design guidelines that need to be resolved* ***(refer to attachment II)***.

   Building footprints will reflect the proposed land use program. This program (as illustrated by the footprints) is described in the Schedule of Dimension Limitations either directly in units and areas per parcel, or by FARs and dwelling units per acre per parcel. The setbacks and LSRs described in the Schedule of Dimensional Limitations will accurately reflect the setbacks and landscaped areas shown by the building footprints in the Teton Village Core Expansion Plans.

10. *Design of Commercial Core: it is still unclear how the phasing of the commercial core will interface with the requirements for affordable and employee housing.*

    A detailed phasing plan that ensures that the phasing of the affordable and employee units is consistent with the County's regulations is included in section "Housing Mitigation Plan."

11. *Design of Commercial Core: it is imperative that some sort of spatial allocation for the allowed development be specified on either a lot by lot basis or by parcels as shown in the base plan dated February 20, 2003. We would suggest that allocations be made by block and that the sketch plans be a minimum block size and generally follow the submitted Civitas concept plan.*

    The Schedule of Dimensional Limitations will describe the development program parcel by parcel, with a method to allow some reasonable flexibility. The first sketch plan for the Village Core will define the spatial allocation for all lots.

12. *Design of Commercial Core: it is not clear when transit stops will be developed. In addition, the reliance on transit would dictate that a centralized transit hub be developed. It is not clear where such a facility will be and how it will be accessed.*

    One of the two transit centers that the applicant will construct will be located in Jackson and one will be located in Teton Village. The exact timing and location of these stops will be at the discretion of START.

    An eight bus-berth transit center is proposed at a central location adjacent to the existing Resort lodges, and the commercial area of the expanded village core. It is incorporated into the ground floor of a proposed Resort parking garage, which provides it with complete weather protection. It is served by a new street, which directly connects it with highway 390. The conceptual design and placement allows pedestrians to freely flow to all of the bus berths without crossing any bus lanes. The location and configuration also allows the separation of lodge traffic from bus traffic. Small retail uses such as a coffee shop and book/magazine/newspaper shop may be incorporated in it as well.

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13. *Master Site Plan as it relates to standards applying to all planned resort (section 2180D): There are still some inconsistencies in the provided drawings and design guidelines. These are discussed in detail in* ***appendix II****.*

    The design guidelines no longer contain tables that conflict with the Schedule of Dimension Limitations.

14. *The Schedule of Dimensional Limitations and the discussion of setbacks in the design guidelines are not consistent and are in conflict with each other. It is not clear what setbacks are proposed or which table takes precedence. Specifically (1) the FAR proposed in the master plan for the single family lots is not consistent with the current proposal to amend the LDRs on a community-wide basis to replace maximum residential impervious surface coverage standards with LSR and FAR in all zoning districts. We suggest an FAR of .17 would be more appropriate rather than the .30 that is proposed. (2) The LSR proposed in the master plan for the single family lots is 0.5. We would suggest that .56 would be consistent with the proposed amendment to the LDRs mentioned above and the existing neighborhood. (3) The LSR of 0.30 proposed for the townhouse tracts appears to be low. We suggest a minimum LSR of 0.60 to be consistent with the exiting Teton Village area. (4) The FAR of 0.40 would seem to indicate that the proposed townhouses could be a maximum of 6,000 square feet. We are unclear as to what the design intent is for the maximum size of the townhouses. (5) The proposed rear yard setback for the townhouses is 20' and the single family homes 25'. We would suggest that where the expansion area abuts existing Teton Village residential area that the minimum set backs should be 50'. (6) We have concerns that the proposed schedule dimensional limitations for the commercial core does not specify any setbacks for the side or rear yard. The design guidelines do suggest some standards. These two documents need to be consistent. These concerns are discussed in detail* ***in appendix II****.*

    (1) Due to the irregular shape of the lots an overall FAR is not practical, instead maximum square footage limitations have been listed for each lot in the CCRs.

    (2) Since the design of single family lots is site specific based on views, streams, topography and relationship to other development, the lot sizes vary specifically and for some of the more restricted lots a LSR of 0.56 is too restrictive.

    (3) The LSR for the Fish Creek Townhouse and Golf Townhouse tracts are 0.6 and the LSR for the Golf Cabins is 0.55.

    (4) The Fish Creek Townhouses, Golf Townhouses and Golf Cabins have been assigned a FAR that varies between 0.32 and 0.36.

    (5) The minimum setbacks for single family and townhouses' where the expansion area abuts existing Teton Village residential area is 50 feet.

    (6) The dimensional limitation for the Village Core includes setbacks for the side and rear yard.

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Development Exactions

1. *The calculated development exaction based on information in the current application would come to 15.81 acres. The applicant has proposed to count various facilities in excess of 27.4 acres.*

   See "Off Site Impacts." The calculated development exaction is now approximately 14 acres. However, the applicant has proposed exactions exceeding this amount.

2. *Any credit for snow storage must be for snow storage needed as a result of existing development at Teton Village. Snow storage for this development must be accommodated on site as required by the LDRs with no development exaction credit.*

   The snow storage area has been dropped from the list of exaction lands.

3. *Staff has concerns about banking development exaction credits for some unknown development that could occur anywhere within the County. Future development at some unknown location may create the need for public facilities at the project site that may not be addressed if this banking were allowed.*

   No banking is proposed. All "excess" exactions will be provided anyway.

EA/Floodplain Issues

1. *At this time, there are no specific restoration plans provided with the application, so it is unclear what the benefits or impacts will be to Fish Creek, wildlife or fish habitat.*

   The necessary permits have been obtained.

2. *A letter dated August 29, 2002, from the U.S. Army Corps of Engineers, outlines their submittal requirements for such work and the need to obtain a permit from them.*

   The Fish Creek restoration plan is in compliance with the Army Corps of Engineer's submittal and permitting system. Specifically, the restoration plan was submitted to the Army Corps of Engineer's on May 27, 2003, and the restoration activities for Fish Creek have been approved under Nationwide Permit #27. Chandler Peters of the Army Corps of Engineer's provided a November 12, 2003 letter to Intermountain Aquatics authorizing the restoration activities.

3. *The EA incorrectly states that "The project is not located in the Teton County Natural Resource Overlay and therefore an Environmental Analysis (EA) in not required." An EA is required for all development proposals subject to the provisions*

in Division 3200, which includes water bodies, Ten-year floodplains, and wetlands. This site contains Fish Creek, which is subject to the provisions of section 3220.

In the first development application submitted January 30, 2002 an Environmental Analysis was not requested by the Teton County Planning Department. However, the applicant submitted an environmental report that addressed critical issues within Division 3200, including Section 3220 Waterbodies, Ten (10) Year Floodplains and Wetlands, and Section 3240 Findings And Purpose Of Natural Resource Overlay (NRO) District, which includes Elk, Mule Deer, Moose, Trumpeter Swans, Cutthroat Trout and Bald Eagle. An Environmental Analysis was required for the Bowman Road submittal, and an Environmental Analysis was submitted with that application. Additionally, an Environmental Analysis has been prepared for the current proposed development. It has been written to address all relevant sections of Division 3200, including Section 3220- Waterbodies, Ten (10) Year Floodplains, and Wetlands. On February 25, 2003, a meeting was held between representatives of the applicant including Intermountain Aquatics, Rendezvous Engineering and Pierson Land Surveys, and Teton County Planning Department staff. The purpose of the meeting was to address the specific content of the Environmental Analysis, and fulfill the Environmental Analysis pre-submittal meeting requirements. As such, an Environmental Analysis, which addresses the concerns raised in that meeting, is included in the application.

4. *There is very little information related to the development impacts of the project on the site and the specifics for restoration/enhancement of the site. Specifically, there is no discussion of potential water quality impacts (both ground water and surface water) related to either the residential component or the golf course.*

   Regarding specifics for restoration/enhancement of the site, the restoration of Fish Creek has been addressed in the Environmental Analysis. Impacts to water quality (both ground water and surface water) related to both the residential and golf course component of the proposed development have been addressed in several forms, including: the Environmental Analysis; the NRMP, and; the Stormwater Management Plan. Also, the grading and erosion control plan will address construction techniques that will provide for additional protection during construction. It is important to note that the applicant is committed to improving, protecting and maintaining the water quality on Fish Creek, and all surface and groundwater on the property, through a comprehensive system of setbacks, buffers, erosion control measures, best management practice construction techniques, as well as coordinating with the Teton Conservation District regarding a water quality monitoring program. This comprehensive water quality monitoring program will be implemented from the onset of construction and continue indefinitely through the operational phase of the development. In short, these documents and practices ensure that water quality will be protected, and in most cases improved beyond existing conditions.

5. *The Development Impact Assessment provided does not contain alternative site design analysis as required by Section 3140.A.2.f.*

   Three alternatives were approved by Teton County Planning Department staff during a February 5, 2004 meeting with representatives of the applicant including Intermountain Aquatics, Rendezvous Engineering and Pierson Land Surveys. These alternatives are addressed in the Development Impact Assessment in the Environmental Analysis.

6. *The relocation of Fish Creek requires a FEMA map amendment as well as a permit from the U.S. Army Corps of Engineers and must be in compliance with Section 3220. These permits need to be obtained prior to any construction to relocate or development that may impact Fish Creek. We continue to request that additional information be provided as to the potential water quality impacts on Fish Creek both from the single family lots proposed to bisect it as well as the golf course.*

   Pursuant to a request for a map amendment, FEMA has issued a Conditional Letter of Map Revision ("CLOMR") for the proposed Fish Creek restoration. In cases where the revision is for a proposed channel, the CLOMR serves as the FEMA map amendment until the new channel shape has been completed. The CLOMR is included in the Environmental Analysis. Additionally, an Army Corps of Engineer's permit (NWP 27) has been authorized for the proposed restoration of Fish Creek. This permit was authorized on November 12, 2003 by Chandler Peters and is also included in the Environmental Analysis. Pending staff review of the EA, the relocation of Fish Creek is believed to be in compliance with Section 3220 of the LDRs. As addressed in above areas of concern regarding these Environmental Analysis /Floodplain issues, potential water quality impacts on Fish Creek have been addressed in the Environmental Analysis, the NRMP, and the Stormwater Management Plan. Once submitted, the grading and erosion control plan will address additional protections provided during construction. Specific construction techniques that minimize impacts to water quality are addressed in the habitat enhancement section of the Environmental Analysis.

Employee and Affordable Housing

1. *The housing authority and planning staff conclude that the submitted plan does not comply with the requirements in the LDR's. The housing mitigation plan needs to include a conceptual site plan illustrating the number of units proposed, their location, the number of bedrooms and size (s.f.) of each unit, the rental/sale mix of the development, and the price categories for each the affordable units.*

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The amended plan contains a housing mitigation plan that includes a conceptual site plan illustrating the number of units proposed, their location, the number of bedrooms and size (s.f.) of each unit, the rental/sale mix of the development, and the price categories for each the affordable units.

2. *The planning staff continues to have concerns with the parking aspect of the employee housing – questions over the practicality of severely limiting the parking available to residents.*

   The amended plan includes additional parking for all employee and affordable housing units so that total parking provided meets the requirements outlined in the LDRs.

3. *As each phase of the Master Plan is proposed, the standards state that "Each approved Final Development Plan shall establish the actual number of employees required to be housed…"*

   The number of employees required to be housed at each phase of the Resort Master Plan is outlined in the Housing Mitigation Plan.

4. *The timing and triggers of the development of all of the affordable and employee housing are not clear.*

   The timing and triggers for all of the affordable and employee housing are outlined in the Housing Mitigation Plan.

Golf Course

1. *The PUD development master plan proposes an 18-hole golf course and associated amenities including a clubhouse, maintenance area and employee housing to be permitted as an outright use rather than a conditional use as required by the golf course regulations in the LDR's.*

   The applicant is requesting that the golf course become a permitted use for this resort zone under the Village Expansion Master Plan PUD. The golf course is an integral part of the proposed village expansion and needs to be a permitted rather than a conditional use for this development to function as designed.

2. *The submitted application does not contain all of the submittal requirements or provide documentation on how it will meet the required development standards (Section 23450).*

   The revised application addresses all of the requirements outlined in Section 23450 of the Teton County LDRs in the "Golf Course CUP" section of the Master Plan Document. The requirements are presented

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in the conditional use permit format as it is the desire of the applicant to meet all outlined requirements. The environmental analysis required is also submitted in conjunction with the Master Plan Document. A Conceptual Natural Resources Management Plan has also been included in this submittal and is located in the Resort Master Plan.

3. *We feel that designating approximately 236 acres as a golf course tract in the Master Plan could be misleading and give the appearance of approval of the use. We suggest this tract be renamed as recreational lands.*

   The golf course tract has been renamed to the Golf Course/Nordic skiing tract to emphasize the most important recreational use in each season. As part of this submittal, the applicant is requesting that both the golf course and Nordic skiing be permitted outright under the Master Plan PUD.

Increase in County Build-out

1. *This application is seeking a significant increase in entitlements on the property through an upzoning, which will result in an increase in overall county build-out.*

   The applicant is proposing a conservation easement restricting density that would permanently restrict the free market density on three separate tracts of land that are accessed by Highway 390. This easement has been added to the application to meet the goal of not increasing free market density. It does so by setting a permanent cap on the free market density allowed on a 1,169 acre of land. See **Appendix A** to see a side-by-side analysis of the Resort Master Plan and a reasonable alterative under the Rural Zone.

Integration with Teton Village

1. *Staff feels that the design guidelines still contain enough vagueness that will make these standards difficult to enforce and may not ensure the design vision for the expanded Village. The staff believes that the TVAC should review all development proposals within the new development area maintaining a single architectural committee.*

   The TVAC was created by private CCRs affecting only lands within the original Teton Village. Granite Ridge subdivision has its own CCRs and its own Design Review Committee.

   The expansion area will have three design review committees in accordance with its own recorded Covenants, Conditions and Restrictions for the Expansion PUD. The three new committees shall have a common member who is a licensed architect. These committees will be the Commercial Area Committee, the Townhouse Committee and the Single-Family Lots Committee. All three committees

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shall contain five members and the TVAC shall be authorized to appoint one common member to each committee. The purpose of this TVAC common member and the Architect common member is to institutionalize the communication and understanding among all the committees.

2. *With two separate PUD master plans for land within the same PUD-PR district boundary it is not clear that the proposed plan will meet the following goals: (i) "Integrate the Teton Village Expansion into the existing and proposed development at Teton Village…" (ii) "Create a seamless transition from the existing village into the expansion area."*

   Cooperative planning and design discussions between the applicant and the Jackson Hole Mountain Resort have created a plan, which offers a seamless transition from the existing Village into the expansion area. The Resort Master Plan creates a Village Core at the base of the mountain with a village atmosphere and a sense of place. This cooperative planning can be seen in the various design rendering of the Core throughout the Plan.

3. *The LDRs require that some level of commitment at the time of the Master Plan approval from the service providers (TVA, ISD, Teton Village Water & Sewer, Fire District) documenting willingness and ability to provide service. At this time, the only service provider that has indicated a commitment and ability to provide service is the Teton Village Water and Sewer District.*

   Draft petitions for boundary amendments are included in the Resort Master Plan.

4. *The application states that a people mover will be built by TVA once the connection corridor has been defined and the need exists to transport visitors from the eastern parking and residential areas to the Tram area. There has been no such commitment obtained from the TVA as part of this application, therefore no assurances the proposed people mover will be constructed when the need arises.*

   The people mover is in the final phase of the Phasing Plan. It is an amenity that has been included in the design, but the parking could be served by vehicle-trams instead.

5. *The TVA currently manages all of the existing parking lots at Teton Village. It is unclear who will manage the new skier parking lot. At this time there is no agreement with TVA to manage the new parking areas.*

   The parking lot would be managed by TVA. A draft agreement with the TVA is included in the Resort Master Plan.

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6. *The applicant has suggested a condition of approval that states the boundary of the Teton Village Water and Sewer District be amended, however no timeframe for this amendment is given.*

   The amendment cannot and need not occur until after the land has been platted, since the existing annexation agreement allows substantially more development than what is proposed.

Land Use Element

1. *Permitted Use for Skier Parking: There are a number of uses shown as permitted on the skier parking tract. Given this is proposed to be a skier parking lot, we question the ability to place commercial, institutional and residential uses including a mobile home park on this site.*

   All residential uses have been deleted. The only institutional use is utilities. The only commercial uses remaining are nurseries and construction storage/staging.

2. *Permitted Use for Mobile Home Park: A mobile home park is proposed as a temporary use in the single family tract, golf tract, skier parking tract and Teton Village Maintenance parcel. Mobile Home parks are only permitted in the LDRs in MHP zoning district. Section 2340 has specific standards relating to mobile home parks including open space requirements. We assume that the intent of allowing this use is to provide the opportunity for construction man-camps during development. Given that the proposed phasing plan indicates development in excess of 8 years and the general incompatibility of such use in a residential and resort area, this use should be deleted.*

   This use has been removed from the table since the planning staff does not see mobile homes as a viable housing alternative in Teton County on a short-term basis.

3. *Permitted Use for Gravel Processing: The use table proposes that gravel processing be permitted as an outright use on the golf course tract. The LDRs allow gravel extraction & processing as a temporary use. While staff concurs it would be beneficial to have gravel processing located on-site during construction, we feel that it should be permitted in compliance with Section 231200 to ensure that the standards in the LDRs are met.*

   This is listed as a conditional use.

4. *Permitted Use for Affordable and Employee Housing: Staff would suggest that affordable and employee housing be listed as a permitted use in the single family tract.*

   This change has been made at the request of the staff.

5. *Permitted Use for Golf: The proposed use table lists golf as an outright use on the golf tract. Staff suggests that golf be permitted as a conditional use rather than an outright use.*

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The applicant is requesting that the golf course become a permitted use for this resort zone under the Village Expansion Master Plan PUD. The golf course is an integral part of the proposed village expansion as it is currently proposed and needs to be a permitted rather than a conditional use for this development to function as designed. The applicant would like to lessen the possibility that the resort expansion obtains approval and the golf course conditional use permit is rejected further along in the process, because this outcome would result in an incongruent development mix at the Village.

6. *Permitted Use for Heli-ski port: It is proposed that a heli-ski port be listed as an outright use on the golf course tract. The LDRs require a conditional use permit for any heli-port use.*
   This has been changed at the request of the staff.

7. *Amount and Type of Development - Commercial Use: Commercial use is only addressed in a conceptual manner. We would suggest that the total amount of commercial square footage be allocated for each commercial tract with the ability to transfer commercial square footage in the same manner that is currently allowed in the Teton Village Master Plan.*
   The total amount of commercial square footage has been allocated for each parcel with the ability to transfer commercial square footage between tracts. This information is provided in more detail in "Development Program and Land Use Plan."

8. *Amount and Type of Development - APO and Affordable/Employee Allocation, Table 1: We would suggest that the total number of APO's be defined for each tract (not 110%) with the ability to transfer APO's in the same manner that is currently allowed in the Teton Village Master Plan.*
   The total amount of APOs has been allocated to each tract with the ability to transfer APOs between tracts. This information is provided in more detail in "Development Program and Land Use Plan."

Parks, Pathways and Pedestrian Facilities

1. *The Parks and Recreation Department believe that the development plans south of McCollister Road do not meet a neighborhood/village philosophy. South of McCollister Road shows public access skirted to the outside of the development with no additional public amenities or open space being provided in the subdivision.*
   The residential neighborhoods south of McCollister Road include a pathway system with three points access from the village and a fourth connection to the existing residential area at Broken Branch Road. These trails are connected with a pathway along Four Pines Road creating a loop system for recreation and transportation alternatives. These trails are routed through open spaces and landscape easements allowing for setbacks from roads where possible.

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2. *The Parks and Recreation Department believe that Fish Creek corridor should be considered as a public greenway with public access including a small park of at least one acre in size at the head of the greenway at McCollister Road. The pathway/trail should align through the greenway along the west side of Fish Creek with access to the trail at the street intersections of Four Pines Road and Fish Creek Loop. This alignment would also provide a direct and equally accessible link from the southern neighborhood to the core of the village. This alignment and dedication of public land down Fish Creek corridor would preserve the water quality of the stream as well as provide a greenway park and open space within the development. With the stream controlled by private property there is no control or management ability of this natural resource from pesticides, herbicides and nitrates that will be used on the private lawns, etc.*

   A public greenway with public access to the headwaters of Fish Creek is proposed along McCollister Drive that is centrally located and accessible from various pathways from both the south residential areas as well as the village. This public greenway will include a park. Three trail connections have been provided from the south and west neighborhoods to the Village in locations that will serve the most residents. These trails include landscape setbacks and open spaces to control character and provide setbacks from roads. Residential development along Fish Creek will include setbacks and covenants that will protect, control and manage the natural resource. However, a pathway along the meandered section of Fish Creek would impact the natural resource and decrease privacy.

3. *The Parks and Recreation Department believe that there should be the creation of a neighborhood park south of McCollister Road.*

   A one acre neighborhood park is proposed north of McCollister Road along the headwaters of Fish Creek. This park is accessible by various pathways.

4. *The Parks and Recreation Department believe that the green infrastructure improvements proposed should be completed at the same time that all other infrastructure is completed in phase I of the project, rather than in later phases, projected out past year 8 of the development as proposed by the applicant.*

   Please refer to section "Process and Phasing Plan." Most of the green infrastructure is completed at the time that the surrounding development is completed.

5. *The Parks and Recreation Department believe that the County residents should not be required to pay for all the new improvements proposed by the development that include the 10 acres of parkland, the village green and the pathway. A proposed funding plan for improvements and maintenance should be included with the plan. Development.*

   As described in section "Capital Improvements," the Village Park will be transferred to Teton County and assigned to Teton Village Association for construction and operation. As such, the Parks and

Recreation Department will have no funding obligations related to the Village Park. Teton County will not be required to pay for the improvement.

6. *The Parks and Recreation Department believe that parking should be provided immediately adjacent to the park and accommodate a minimum of twenty vehicles and two handicapped stalls.*

   This was supposed to be included in this submittal, but was omitted from the drawings. However, since the size of the park has increased, there is more than sufficient room to add parking.

7. *The Parks and Recreation Department are concerned with the proposed location of the "people mover" and the community park in relation the parking lot. The plan funnels pedestrians across the primary collector road, Crystal Springs Lane, to access these amenities. Parks and Recreation feels that this poses considerable pedestrian and vehicle conflict, and is an unsafe design layout.*

   Crystal Springs Road is now located south of the people mover eliminating this pedestrian and vehicle conflict. Separate parking for the park will be provided south of Crystal Springs Road.

Phasing Plan

1. *The Plan lacks a phasing plan that ensures: (i) a development of the resort, its amenities, and public facilities necessary to serve the resort, occur in logical sequence and (ii) an adequate monitoring program is established for determining accomplishment of proposed remedies and mitigation measures for projected impacts on the community. The plan also needs to address timing and triggers.*

   Please refer to section "Process and Phasing Plan." This phasing plan ensures that the development of amenities and public facilities occur in a logical sequence. This phasing plan also addresses the timing and triggers for these improvements.

Required Findings for a Map Amendment

1. *The finding that "changes" have occurred that justify amending the Zoning Map cannot be made. This proposed rezoning is independent from and unrelated to the decision of the State Lands and Investments Board that places on the real estate market the school section.*

   There have been "changes…that justify the amendment to the Official Zoning District Map." Snake River Associates land adjacent to Teton Village has now been committed to development and will be developed in the near future. As it was clear from the Board of County Commissioners reaction to the

Bowman Road Planed Residential Development, the Commissioners felt that the existing zoning does not allow the appropriate kind of development immediately adjacent to Teton Village. Therefore, this resort expansion application provides an opportunity to plan the appropriate expansion and limitation of Teton Village. In addition, since the resort zone boundary was set with the adoption of the comprehensive plan in 1994, it has become evident that changes in roads and other infrastructure requirements for the resort are necessary and cannot be met within the existing resort boundary. This application allows those existing needs to be addressed.

Scenic Resource Overlay

1. *Given the lack of detailed design development on any component of this project other than the single family homes, staff would suggest that as each area is designed and submitted for sketch plan approval that additional visual analysis be provided to demonstrate how each component is complying with the standards of Division 3300.*

   In response to the standards of Division 3300 this application includes a visual analysis component addressing all sections of the Teton Village expansion; Village Core, golf course, residential and perimeter open lands. The analysis shows that the proposed development will blend appropriately with its surroundings. The development is such that the predominant view is still of the Tetons, the ski area and rolling meadows in the foreground along the Moose-Wilson Road Scenic Area. As such, there is now significantly more detail showing design development. The amended visual analysis is sufficient to demonstrate compliance with 3300.

Terms and Conditions

1. *While the submitted Master Plan gives a very general overview of the proposed development as well as background information regarding various parts of the proposal, the Master Plan is not structured in a way that Teton County could approve and enforce. The Standards and Conditions document is the governing regulatory document for the PUD expansion and needs to be approved as part of the PUD approval, not at a later date.*

   An outline of terms and conditions are included in the amended application. It is expected that the final terms and conditions will be approved as part of the PUD.

Transportation, Traffic, Parking & Loading

1. *Traffic impacts developed for this proposal are predicated on trip making assumptions that staff cannot support [There are many arguments refuting the Traffic Impact Analysis].*

   The substantive disagreements with Staff are related to two items: the commercial capture rate and transit ridership. Felsburg Holt & Ullevig, traffic consultants to Snake River Associates, have revised (at the request of Teton County) several of the assumptions used in the original master plan submittal. In particular, the 95% internal capture rate for new commercial development has been reduced to 65%, the rate used by the County's consultant in his calculations. The transit ridership assumption has been reduced from 33% down to 24% (winter). These changes are documented in the attached Teton Village Expansion Resort Master Plan, PUD, Transportation Element Report.

2. *The transit portion of the analysis is also troubling because the success of the plan is heavily dependent on transit usage to mitigate traffic impacts. The level of transit ridership assumed cannot be supported by START, and the plan provides no options or plans for ensuring the necessary transit capacity or an alternate transit strategy.*

   This project and Teton Village depends upon a strong transit system. The Transportation Goals section outlines several strategies to bolster the START system. It is SRA's intent to "pay its way" for START service. This proposal includes a transit center at Teton Village, a dedicated transit access route that has minimal residential traffic, bus shelters and increased per person funding. The ultimate success or failure of the START system is outside the control of Snake River Associates and Teton Village and in the hands of the community leaders and legislators. SRA supports increased funding for START, whether in the form of a lodging tax, a real estate transfer tax, SPET tax or some other funding source yet to be identified. Several winter and summer transportation strategies are described in the "Transportation and Demand Management Strategies" section in "Chapter 14, Transportation and Demand Management Plan."

3. *Concurrent with the new surface parking lot being approved, the existing Teton Village Master Plan will need to be revised to eliminate the same amount of parking. If the Teton Village Master Plan is not revised to eliminate the same amount of parking, the transportation goals of the Teton Village Master Plan would be undermined.*

   Yes, the existing Teton Village Master Plan will need to be revised so that the new surface parking lot does not increase parking at the Village but reduces the size of other proposed parking structures. There will be no net change in total parking from the approved Teton Village Master Plan.

4. *Transportation Demand Management Plan: the TDMs that are included in the application are not applicable to reducing traffic on Highway390. The measures mentioned are all internal to the Village area (with the exception of requiring construction management plans) and do not address reducing off-site traffic impacts. We would suggest that the TDM program for the expanded Teton Village area mirror what is in place now.*

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The Teton Village Expansion Resort Master Plan will be fully integrated into the existing Teton Village TDM strategies, including the TDM monitoring program. The proposed TDM strategies are listed in Section XIII of the Teton Village Expansion Resort Master Plan submittal. The Teton Village Expansion Resort Master Plan incorporates all current strategies as well as several more suggested by Staff.

5. *Transportation Demand Management Plan: there is no proposal or mechanism for monitoring the effectiveness of the proposed Transportation Demand Management Program similar to what is required at Teton Village. We would also suggest that on-going monitoring and reporting efforts be coordinated or done in concert with TVA.*

   The Teton Village Expansion Resort Master Plan will be fully integrated into the existing Teton Village TDM strategies, including the TDM monitoring program.

6. *It is not clear in the submitted application what the parking requirements that will be generated by the new development are and how it will be accommodated. Tabular information indicating the amount of parking shown would be useful. We suggest that the same parking standards be used as are in place at the existing Teton Village.*

   A parking tabulation table is included in the Resort Master Plan that outlines the amount of parking requirements generated by the new development and how it will be accommodated.

2020 Futures Map

1. *This proposal does not implement the 2020 Futures map as it does increase the overall build out population for Teton County and it does not link open space preservation efforts and the transfer of development rights to high density zoning areas.*

   This proposal implements the 2020 Futures Map in three important ways. First it clusters development at an existing node. Second, it protects one and one half mile of scenic corridor, now extending south to the State of Wyoming School Section. Third, now with the inclusion of the conservation easement restricting density this application taken as a whole, reduces the potential free market density when compared to reasonable approvals under the Rural Zone. See **Appendix A** to see a side-by-side analysis of the Resort Master Plan and a reasonable alterative under the Rural Zone.

	TETON VILLAGE EXPANSION RESORT MASTER PLAN ORIGINAL APPLICATION	TETON VILLAGE EXPANSION RESORT MASTER PLAN APPLICATION SUBMITTED JUNE 21, 2004
DEVELOPMENT /PROTECTION COMPONENTS	The application included four development components: • A core area and associated spaces • A residential development south of McCollister Drive • An 18-hole golf course/Nordic ski area • Additional perimeter open lands defining an edge to the east and south of the resort	The application includes three development areas and conservation lands outside of the application: • A core area and associated spaces • A residential development south of McCollister Drive • An 18-hole golf course/Nordic ski area • Additional conservation lands outside of the application resulting in a total of 1,116 acres of open space – Conservation Easement Restricting Density on 1,169 acres that reduces density and is consistent with a long-term community strategy to protect the School Section and prevent leap frog development
BUILD-OUT DENSITY	The application included only land within the rezoning, potentially increasing density in the County.	The application includes additional lands owned by the applicant so that total free market density is less than or equal to what could be allowed under approvals in the Rural Zone: • Rural PRD per LDRs = 366 free-market units • Separate Affordable Housing PUD, PRD and Golf Course = 494ree market units
SPRAWL	The application included buffer lands that created a permanent boundary, preventing sprawl.	The application includes buffer lands that create a permanent boundary, preventing sprawl. Includes a Conservation Easement Restricting Density on 1,169 acres.
FUNDING SOURCE FOR OPEN SPACE PRESERVATION	The application did not include a funding source for open space preservation.	The application establishes a real estate transfer fee, similar to one in place for the Granite Ridge subdivision, that will create an ongoing and growing funding source for open space preservation.
SCENIC FOREGROUND	The application protected 1 ¼ miles of the west side of Highway 390: • ¾ mile protected as permanent open land for golf course/Nordic ski area • ½ mile protected as horse pastures and extended Gray Hill	The application protects 1 ½ miles of the west side of Highway 390: • ¼ mile of view shed corridor protected with a conservation easement • ¾ mile protected as permanent open land for golf course/Nordic ski area • ½ mile protected as horse pastures and extended Gray Hill
FISH CREEK	The application included the intent for the naturalization rehabilitation of Fish Creek.	The application includes the naturalization rehabilitation of Fish Creek; specific environmental restoration plans are provided.

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DAY-SKIER PARKING	The application included a permanent solution for existing day skier parking, but no timing requirements on construction or landscaping were included.	The application includes a permanent solution for existing day skier parking; requires construction of day-skier parking lot no later than one year after and landscaped no later than two years after approval is received from the BOCC for the first final plat for any office, retail or short-term rental residential development in the Village Core Expansion.
TRANSIT CENTER	The Village Core design did not include a transit center.	The current Village Core design includes a transit center.
TRANSIT ROAD	The design included only two entrances into the Village Core.	The current design includes Tram Line Road, a third entrance into the Village Core that will be used primarily by transit vehicles.
TRANSIT STOPS	The application did not include funding for additional transit stops.	The application includes $40,000 of funding toward the construction of two new START transit stop shelters.
CIVIC AMENITIES	The application included extensive civic amenities, including pathways and parks.	The application includes extensive civic amenities, including pathways and parks; in addition, a detailed phasing plan and detailed list of timing and capital improvement triggers is provided. And all Park improvements and operations are accomplished without County funding.
DEVELOPMENT PROGRAM	The application included the following development program. <u>Commercial</u> • 50,000 square feet in the commercial core: – 15,000 square feet office space – 25,000 square feet of retail space – 10,000 square feet of local retail space • 40,000 square feet associated with the golf clubhouse resort recreational uses. <u>Institutional</u> • Undetermined. <u>Resort Support</u>	The application's development program is outlined below. It is important to note that the additional commercial square footage as compared to the previous application relates to additional low-impact office space. Sufficient office space is essential in designing a village with healthy year-round activity and creating a coherent village. The office space allows dynamic mixed-use buildings and provides pedestrian traffic through the Village Core on a daily basis throughout the entire year. <u>Commercial</u> • 70,000 square feet in the commercial core: – 35,000 square feet office space – 21,500 square feet of resort retail space – 10,000 square feet of local retail space – 3,500 square feet of restaurant space • 11,300 square feet associated with the golf course <u>Institutional</u> • The application includes approximately 6,500 square feet of institutional uses. <u>Resort Support</u>

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	• Undetermined. Residential • 311 free-market units – 223 Townhouses/Condominiums – 88 Single Family Employee and Affordable Housing: • A guarantee of 181 persons housed at build-out – 101 residential persons housed – 80 rental persons housed • A potential of 330 additional persons housed – 50 additional residential persons housed – 280 additional rental persons housed	• The application includes approximately 23,500+ square feet of resort support – 2,000 square feet associated with the horse riding center – As yet undetermined amount of maintenance space for the Teton Village ISD and TVA on the Core maintenance site – Approximately 15,000 square feet for the golf maintenance site – Approximately 6,500 square feet of space for the golf cart barn Residential • 291 free-market units – 36 Fish Creek Townhouses – 100 Single Family houses – 7 Village Townhouses – 12 Golf Townhouses – 18 Golf Cabins – 118 Condominiums Employee and Affordable Housing Uses: • A guarantee of 340 persons housed at build-out – 189 residential persons housed – 151 rental persons housed
LAND USE PLAN	The Land Use Master Plan contained a development overview of what was planned for the Village Core.	The Land Use Master Plan contains a high level of detail and is broken down by development tracts and parcels. The application illustrates a Village Core divided into fifteen parcels, clearly detailing what is contained on each parcel.
VISUAL ANALYSIS	The application included a detailed visual analysis.	The application includes a detailed visual analysis including golf course cross-sections with the intent to visually mitigate development to protect view sheds.
PUBLIC OPEN LANDS, WATERWAYS, PATHWAYS AND PEDESTRIAN NETWORKS	The original application included the following Open Lands: Village Mall, Village Green and Connector, Village Park, Golf Course and Horse Pasture.	Land within the development contains public spaces including active and passive parkland. In addition the Village Green and Village Park, the application includes Fish Creek Park. Extending throughout the development is a series of pathways that provide a variety of recreational opportunities and encourage walking and biking conveniences. The network of sidewalks, pedestrian streets, paths and trails link neighborhoods to ski, golf, recreation and riding facilities; neighborhoods to retail and commercial areas; residents and visitors to the transit center; and visitor parking to the Village core and ski area. These pathways also connect to the National Forest and the Jackson Hole Community Pathway System.

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		The current application includes the following Open Lands: Village Mall, Village Green, Village Park, Golf Course Tract, Horse Pastures, Fish Creek Park, and Conservation Easement Restricting Density.
TRANSITION FROM EXISTING VILLAGE TO EXPANDED VILLAGE	The application included a design for the expanded Village Core that provided continuity between the existing and expanded Teton Village.	Input from cooperative planning and design discussions between the applicant and the Jackson Hole Mountain Resort and Teton Village Associates were included in the design of the Village Core, resulting in a design that offers a seamless transition from the existing Village into the expansion area.
DIMENSIONAL LIMITATIONS SCHEDULE	The application included a Dimensional Limitation Schedule.	The application includes an amended Dimensional Limitation Schedule.
AREA USE SCHEDULE	The application included an Area Use Schedule.	The application includes an amended Area Use Schedule.
DESIGN GUIDELINES	The application included Design Guidelines.	The application includes amended Design Guidelines.
TRNSPRT. AND DEMAND MANAGEMENT PLAN	The Plan included the following: Road Network • Re-aligned entrance road (McCollister Drive) and ultimate removal of the existing entrance road (TC22-06). • One road added to north providing ingress/egress for the surface parking, commercial, and Granite Ridge areas. • Partial grid road network in the expanded commercial area. • Connection between Michael Drive and current Bowman Road. • Complete vehicular separation of commercial core and proposed single-family residential (and Ellen Creek). • Majority of all commercial and residential trips on McCollister Drive. • Pathway Network. • Complete sidewalk/pathway system within the expanded commercial area. • Improved connections between commercial, residential, and regional pathways. Transit Network • Improved internal transit loop opportunities with Michael-Bowman connection and emergency vehicle (transit) connector. Transportation Demand Management • Partial incorporation of existing Teton Village	The Plan includes the following: Road Network • Re-aligned entrance road (McCollister Drive) and ultimate removal of the existing entrance road (TC22-06). • One road added to north of McCollister Drive (Après Vous Road) providing ingress/egress for the surface parking, commercial, and Granite Ridge areas. • Third entrance road provided between McCollister Drive and Après Vous Road (Tramline Road) providing direct access to commercial area and Transit Center. • Full grid road network connecting the existing and expanded commercial areas as well as a grid road network throughout the residential areas. • Connection between Michael Drive and current Bowman Road. • Integration of commercial core and proposed single-family residential (and Ellen Creek). • Commercial and residential trips distributed between McCollister Drive, Tramline Road, and Après Vous Road. • Full integration of existing and proposed roadway, pedestrian, and transit facilities. • Pathway Network. • Complete sidewalk/pathway system within the expanded commercial area. • Complete pathway/sidewalk connections between commercial, residential, and regional pathways –

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	Master Plan TDM strategies.	with enhanced "loop" opportunities. • Pathways adjacent to all major roadways. • Separate pathways/sidewalk connections between residential and commercial areas. <u>Transit Network</u> • Improved internal transit loop opportunities with Michael-Bowman connection and grid road network. • Centrally located Transit Center. • Dedicated external transit route (Tramline Road). <u>Transportation Demand Management</u> • Full coordination of proposed Village Expansion TDM strategies with the existing Teton Village Master Plan TDM strategies. • Additional TDM strategies for postal delivery and recycling pickup. • Integrated transit, pathway and roadway systems. • Serious and reality-based funding strategies for START.
EXISTING SERVICE DISTRICTS	No new improvement or service districts would have been created as part of the proposal.	No new improvement or service districts are created as part of the proposal. The application includes draft agreements with the existing service districts.
VILLAGE CORE PUBLIC AMENITIES	The Village Core included a village park, village maintenance site, village plaza, village green, day skier parking, a people mover and extensive pathways.	The Village Core includes a village park, village maintenance site, village plaza, village green, day skier parking, a people mover, Fish Creek Park, a transit center and extensive pathways.
DEVELOPMENT EXACTIONS	The proposed exactions in the application would have exceeded the County requirement. The acreage in excess of the requirement would have been reserved as a credit toward future development.	The proposed exactions in the application will exceed the County requirement. The acreage in excess of the requirement will <u>not</u> be reserved as a credit toward future development.
VILLAGE CORE DESIGN	The application expressed design principles such as creating a seamless transition from the existing resort area to the expansion area; insuring a pastoral character along the Village; creating a walkable environment; using Fish Creek and the irrigation ditches as amenities to the development; gradating height and density from higher at the village core, to lower at the edge of the development near the highway; preserving the scenic qualities in the Scenic Resources Overlay zone (SRO); orienting buildings toward the streets, open spaces and view corridors; and creating traditional regional mountain architecture and a 'village of roofs' through the inclusion of design standards and guidelines in the application.	The application maintains the original design principles but enhances the extent of the pastoral character along the approaches to the development; improves the scenic qualities in the SRO by increasing the pedestrian / bike, and visual connections between the Village Core and the golf course development south of McCollister Dr.; and extends the Fish Creek and irrigation ditch amenity areas in the development. In addition, the application increases the coordination of the Expansion Area design guidelines and the Resort Area design guidelines, maintains a desired traditional alpine architectural character through design standards and guidelines, but reduces the sustainable design options in order to reduce conflicts with non-reflectivity standards, and

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	Site planning concepts were presented in simple diagrammatic form with little to no detail.	traditional material standards; increases lighting standards; and eliminates setback, height, and build-to requirements in the design standards that conflicted with similar standards in the schedule of limitations. Site planning concepts are described through detailed layout of buildings, parking, open spaces, creeks and ditches, and landscaping. Commercial and residential building types have been conceptually designed and located to represent desired relationships. Detailed site layouts for the Core and the golf course area show a greater unification of these two areas.
CAPITAL IMPROVEMENT	The applicant would have constructed on-site public infrastructure required to serve the expanded Teton Village. However, certain improvements would have been the responsibility of Teton Village Association, the Resort District, Teton Village Improvement and Service District or Teton County. • Maintenance site – Applicant (Land Transfer) – TVA/TVISD (Construction) • McCollister Road – County • People mover – Applicant (Easement Transfer) – TVA (Construction) • Post office – Applicant (Land Transfer) – USPS (Construction) • Residential roads and pathways – Applicant • Skier parking lot – Applicant (Land Transfer) – TVA (Construction) • Underground utilities – Applicant • Village green – Applicant • Village park – Applicant (Land Transfer) – Park & Recreation (Construction)	The applicant will construct on-site public infrastructure required to serve the expanded Teton Village. However, certain improvements will be the responsibility of Teton Village Association, the Resort District, Teton Village Improvement and Service District or Teton County. • Fish Creek Park – Applicant • Maintenance site – Applicant (Land Transfer) – TVA/TVISD (Construction) • McCollister Road – County with funds from WYDOT and TVA, TVISD and applicant • People mover – Applicant (Easement Transfer) – TVA (Construction) • Post office – Applicant (Land Lease) – USPS (Construction) • Residential roads and pathways – Applicant • Skier parking lot – Applicant (Land Transfer) – TVA (Construction) • Transit center – Applicant (Land Transfer) – TVA (Construction) • Transit stops – Applicant • Underground utilities – Applicant • Village green – Applicant • Village park – Applicant (Land Transfer) – TVA (Build-Out and Operation) – County (Ownership)
AFFORDABLE AND EMPLOYEE HOUSING	The application included 307 potential affordable/employee units. • 60 total potential affordable residential • 247 total potential employee units The application included 183 guaranteed persons housed and 328 potential additional persons housed. • 101 guaranteed residential persons housed • 82 guaranteed rental persons housed • 50 additional residential persons housed • 278 additional rental persons housed All affordable and employee units were located within the Village Core, close to local amenities.	The application includes a total of 186 guaranteed affordable and employee units: • 82 affordable • 104 employee The application includes a total of 340 guaranteed persons housed: • 189 persons housed in affordable housing • 151 persons housed in employee housing Almost all affordable and employee units are located within the Village Core, close to local amenities.

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September 13, 2004

Mr. Ron Thelen, Chairperson
Jackson Planning Commission Members
Town of Jackson
PO Box 1687
Jackson, Wyoming 83001

Re: The Snake River Associates Project and the Town of Jackson

Dear Planning Commission Members:

In response to recent joint meetings between the Jackson and the Teton County Planning Commissions and representatives of Snake River Associates (SRA), BBC Research & Consulting (BBC) was asked to offer comment, analysis and observations regarding the economic relationships likely to develop between the town of Jackson and Teton Village as the SRA project is developed. This letter is in response to that request.

Issues

Development of the SRA project will support Teton Village (Village) in its maturation toward a full service resort and the Village's eventual emergence as a second important residential/resort concentration in Teton County. Within the town of Jackson, this prospect has raised concern as to whether Teton Village's maturation is beneficial or harmful to the Jackson business and residential communities. Specifically, the question has been asked as to whether the Village's new retail and transient bed base will erode Jackson's position as the tourism, retail and commercial hub of the county, and whether these changes will undermine the town's long term economic success.

How these two communities will co-evolve is admittedly uncertain. There is no independent analysis or modeling process that can provide a definitive portrayal of future conditions. Nevertheless, insights can be gleaned from the experience of other resort communities that have gone through a similar process, and by developing some rough quantifications of the scale of prospective impacts.

Comparative Background Observations

The town of Jackson, as a single commercial center in a diverse tourism economy, is in an unusual position. Most western resort towns spawned economically affiliated communities many years ago as the economic influence of tourism and related development spread to nearby towns. Throughout most of the West, tourism markets have grown significantly in recent years and community 'inter-town" market sharing is more the rule than the exception. Conversely, Teton County's tourism

business and Jackson's commercial response has been comparatively centralized. Although commuting by the local workforce is common, only recently has the second home and regional tourism industry produced a commercial response in nearby communities such as Lincoln and Sublette Counties, Wyoming, and Teton County, Idaho.

For other western resorts towns, economic codependency has been a reality for many decades and lessons can be drawn from this experience.

- Breckenridge, the county seat as well as the largest and oldest resort town in Summit County, Colorado, shares the local market with the towns of Frisco, Dillon and Silverthorne. Copper Mountain and Keystone Resorts, which are unincorporated resorts much like Teton Village, also participate in Summit County's resort marketplace. Many resort economies, which began in a single town, such as Aspen, Breckenridge or Vail, have grown to encompass multiple local communities with each offering a different mix of resident and visitor services and market orientation.

- Snowmass Village, which developed in the mid-1960s about 10 miles from Aspen, has long been in the economic shadow of Aspen even though the Snowmass Ski Area supports over twice the skier volume as Aspen Mountain does. Aspen has a relatively small tourist bed base but continues to have a far larger and more successful commercial/retail core. Recent studies indicate that Snowmass guests, despite nearly 100,000 square feet of retail development within in the town, still spend over 50 percent of their retail expenditures outside of Snowmass Village, principally in Aspen.

- A year-round gondola attaches the towns of Telluride and Mountain Village, the latter is a newly incorporated municipality. Mountain Village has a strong accommodations market, but its retail community continues to struggle. From a business perspective, most local observers would agree that the Mountain Village has been a beneficial addition for Telluride — absorbing some of the growth pressure from a physically constrained town and providing a modern bed base that Telluride could not replicate. The overall market is far stronger because of the presence of both communities.

- Crested Butte begot Mt. Crested Butte in the early 1970's, producing a situation similar to Jackson's prospective relationship with Teton Village. Mt Crested Butte has the preponderance of beds and immediate adjacency to the ski area, but the old town of Crested Butte remains the active retail and commercial center of the valley. Crested Butte's historic charm and local resident orientation remains the defining element of the local tourist experience.

- Although both areas are in the same municipality, the old town of Steamboat Springs competes with and complements the far newer Steamboat Village, which has the majority of the transient bed base and adjacency to the mountain. The old town core, with its traditional western ambience, walkable grid street system and mixed-use commercial environment is by far the healthier retail and residential environment.

- The city of Durango Colorado, although a larger town than Jackson, serves as a key guest support town for a national park (Mesa Verde) and also competes with the Durango Mountain Resort — a ski resort roughly 25 miles north of the city. The mountain resort has never developed the critical mass necessary to support a healthy retail environment, while Durango continues to prosper.

- Jackson is unusual in that it is both a gateway city for the national park system, a winter ski town and a high-end second home resort. Durango, Colorado; Mammoth Lakes California; and Flagstaff, Arizona have some similarities, but Jackson's three-tier tourism market (second homes, national parks and skiing) is unique and offers far greater economic stability.

Lessons Learned

- With the exception of Mammoth Lakes, Jackson is the only Rocky Mountain resort community that has maintained a virtually exclusive hold on a region's destination tourism and local resident commercial business. In most instances, the tourism business originated in one town, but long ago spread into multiple communities — each offering a different mix of prices, skiing proximity, amenities and ambiance. In almost all instances, each community has found its own market niche and the regional market has prospered as a result of broadened market offerings.

- Despite the new competition, the primary resorts, particularly those that have history, authenticity, appealing ambience and a well-maintained commercial core, have generally fared well (Steamboat, Breckenridge, Aspen, Crested Butte, Telluride). Similarly, the newer resort towns even with new bed base and proximity to skiing have struggled to define themselves, support a broad commercial core and overcome their single purpose origins.

- Generally, the introduction of a new resort concentration has broadened not balkanized the overall regional market. As a rule, new projects have a greater ability to respond to changing visitor preferences and can offer a modern, market appropriate product. Thus far, new projects have not replaced the authenticity, vitality, diversity and character offered at the core resort. The creation of multiple urban centers in a single regional resort has not meant a mass migration out of the older resort, but rather an expansion of market opportunities: Snowmass can serve families better than Aspen; Mt Crested Butte can accommodate visitor volumes that would have overwhelmed the historic Crested Butte; Mountain Village offers single family homes that are impossible to develop in Telluride, etc.

In general, these "competing" towns have developed a synergistic relationship by a normal market winnowing process. Each community capitalizes on its own strengths and develops a corresponding market niche. Rarely are those niches exclusive and each community shares some portion of the market with the other. For example, Mountain Village, which is adjacent to Telluride, offers an entirely different ambience than Telluride. Visitor surveys indicate that Mountain Village guests

prefer some of the Village's offerings, particularly its newer accommodations and quiet atmosphere, but they enjoy having access to Telluride's shops, restaurants and attractions. It is the combination of the two communities that is successful. If Mountain Village accommodations were not available, these visitors would more likely go to another resort than stay in Telluride. Similar synergies hold true for the other multi-resort markets. A similar response should be expected in Jackson.

As a rule, the majority of Teton County destination guests and second homeowners are responding in large part to the unique character and authenticity of the area. Jackson is an inextricable part of that character. For the vast majority of the market, the town of Jackson will remain the defining image and reality of Teton County's retail and residential markets.

It is also likely that Jackson retailers and restaurateurs will be among the first to develop Teton Village businesses, as the economies of multiple operations and the complementary seasonality of the Village and town will provide existing businesses competitive advantage in the Village's near term development.

Project Scale

In considering the impact of Teton Village, particularly in light of the above examples, it is also useful to consider the scale of Jackson's business community in comparison with Teton Village.

Teton County has nearly 12,000 housing units served almost exclusively by the town of Jackson. In the first six months of 2004, Teton County witnessed 300 residential sales totaling $232 million in combined market value; thus, the entire SRA development (291 market and 167 affordable units) represents about nine months supply of housing sales[1]. If SRA sales take 25 years, the project's contribution to annual housing sales (18 units) represents about 3 percent of current sales levels.

The town of Jackson houses roughly 6,000 residents, accommodates nearly two thirds of the county's effective population (serving 22,000 persons a day in the summer), and supports roughly 85-90 percent of the county's retail business ($650 million out of annual sales of $740 million in FY2003[2]). Jackson is the county seat and regional service center (hospital, banking, construction, legal, etc.) for a multi-county area. Unlike most of the core resort towns described above, Jackson is the heart of a large and diverse multi-seasonal economy — as opposed to a narrowly defined ski resort. Summer business in Teton County remains the largest season. This diversification will serve the town well in the future, producing a mixed-use vitality and authenticity, while Teton Village will likely rely primarily on resort, and skier services.

It is also notable that unlike the comparison resorts, the town of Jackson has the land and physical capacity to accommodate additional commercial development. A recent downtown parking analysis suggests that downtown planning efforts should anticipate an additional 375,000 square feet of commercial redevelopment and 800 new housing units when planning for long-term core area management.[3] Conversely, the SRA project will add 35,000 square feet of general retail, 11,300

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[1] *Market Segment Still on Track*, (RE Advertising Supplement), Jackson Hole News and Guide; July 14, 2004.

[2] *Wyoming Sales Report*, Department of Revenue, Economic Analysis Division, October 2003.

[3] *Downtown Parking Study Executive Summary*, Charlier Associates, pg. 9.

square feet of golf-associated business and 36,500 square feet of office space, including non-profit space. Even at full build out, perhaps 25 years away, the SRA project represents a very small fraction of Jackson's current commercial market, and a very modest share of the town's prospective core area growth.

With physical space to expand and accommodate changing markets, Jackson has the ability to respond as markets shift. A review of the resorts in the West demonstrates that their greatest problem isn't competition from surrounding towns, but the inability to accommodate growth, coupled with regulatory systems that stifles the existing community's ability to change inline with new markets.

Assuming the SRA retail component achieves $350/sq.ft. performance and the golf support commercial achieves $250/sq.ft., then the SRA project will garner about $15 million a year in new sales. Assuming that Teton Village leverages on the SRA project and achieves its goal of becoming a more attractive and successful place, that synergy may add an additional $5.0 million in retained sales for a total of $20 million. Twenty million dollars is less then 3 percent of the town's current sales of about $650 million and less than 6 percent of the town's retail sales[4]. Realization of these SRA sales levels will likely take 25 years.

It has also been argued that Teton Village will become a concentration of higher-end stores, boutiques and services, reflecting the upscale residential market on the West Bank as well as the market orientation of Teton Village, and thus will siphon off the high-end of Jackson's retail business. In our view, this concentration is unlikely for a number of reasons. Even at build-out, the Village lacks the necessary scale to support narrow-niche businesses and the preservation of so much open space around the Village means that very few homes on the West Bank will find Teton Village the most convenient service area. Any retail operator will have to respond to the broad skier and visitor markets to survive, and these will continue to be a broad demographic and economic range. This is not a threatening level of sales activity, and these projections ignore the inevitable new sales that would also be stimulated in the town of Jackson.

In sum, the scale of Teton Village development is simply too small and too specialized to significantly impact the town of Jackson's commercial position.

Sales Tax Receipts

It is also noteworthy that the town of Jackson will be a major beneficiary of the SRA project because of Wyoming's sales tax redistribution policies, which reward population, not point of sales. Jackson will collect 47 percent of the combined locally retained 4 percent state and 1 percent local general purpose sales tax receipts, regardless of where sales occur. From a fiscal standpoint, Wyoming's tax revenue allocation systems, which redistribute sales tax revenue between county and town based on population, greatly reduces the normal conflict between counties and municipalities in which tax receipts are retained based on point of sales. New retail sales whether incurred within the town of Jackson or the county, will benefit both entities in proportion to the residence of local population, which is also a reasonable proxy for service demands and service costs.

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[4] IBID, Wyoming Department of Revenue. County retail sales were $376 million in 2003; 90 percent in Jackson.

Conclusions

Across the West, the introduction of a new resort concentration into an existing market has broadened, not balkanized, the overall regional market. The creation of multiple commercial centers in a single resort has meant an expansion of market opportunities for both areas, not a mass migration from the older resort. Snowmass serves families better than Aspen; Mt Crested Butte accommodates visitor volumes that would overwhelm the historic town of Crested Butte; Mountain Village offers new accommodations that are impossible to develop in Telluride, etc. For "core town" businesses and residents, a second village offers not only a diversification of the visitor experience, but equally important, relief from the pressures of accommodating all guests or growth in the core town.

The relatively modest scale of the SRA project also lessens its potential impact. Even at build out, the retail center proposed at Teton Village represents less than 6 percent of Jackson's more diverse and multifunctional retail base. SRA's 291 market units are about 2.5% of Teton County's 12,000 existing housing units. Jackson is further protected by Wyoming's sales tax redistribution practices that distribute tax receipts to communities based on population and not point of sale — a process that ensures that tax revenues match service needs.

Although, Jackson is well positioned to benefit from Teton Village development, this is not to suggest that Teton Village presents no competitive concerns. There is sufficient distance and travel time involved, such that Village convenience goods and services should be successful in the near term. As Teton Village's bed base expands, the Village will support more retailers and restaurants, and these will undoubtedly stem some of the retail leakage currently coming into Jackson, as well attract customers from elsewhere in the county.

Regardless of Teton Village's position, the town of Jackson faces challenges in maintaining its competitive edge. Jackson needs to expand its efforts to improve the attractiveness, functionality and market appropriateness of its downtown. From Aspen to Heavenly, and from Taos to Mammoth Lakes, downtown revitalization remains the single most common theme in the Rocky Mountain resorts. Virtually every resort community in the West is looking to build better functioning and more market appropriate commercial and entertainment areas. Jackson's competition is not Teton Village, but a dozen other Western towns that are pursuing public/private partnerships, developing new parking and transit systems, supporting public marketing commitments, increasing downtown densities and making targeted investments to create more diverse, appealing and functional communities.

I hope these observations and recounting of our experiences elsewhere are of value in your discussions.

Very truly yours,

Ford C. Frick
Managing Director.

Single-Family Units Affordable Housing Requirement Calculation

Percentages Based on "Analysis of Number of Bedrooms by Floor Area for Primary Residence Building Permit Data"

Three Single Family Lots Sized 5,000 Square Feet

Units	% from Analysis	Estimated Bedrooms	Housed per Bedroom	Persons Housed
0.0	0%	1	1.75	0.0
0.1	3%	2	2.25	0.2
0.9	29%	3	3.00	2.7
1.8	60%	4	3.75	6.7
0.2	8%	5	4.50	1.0
0.0	1%	6	5.00	0.1
0.0	0%	7	5.50	0.0
Total				10.7

Seven Single Family Lots Size 6,000 Square Feet

Units	% from Analysis	Estimated Bedrooms	Housed per Bedroom	Persons Housed
0.1	2%	1	1.75	0.2
0.1	2%	2	2.25	0.3
2.0	28%	3	3.00	5.9
3.4	48%	4	3.75	12.6
1.1	16%	5	4.50	5.0
0.3	4%	6	5.00	1.4
0.0	0%	7	5.50	0.0
Total				25.5

Twenty-One Single Family Lots Sized 7,000 Square Feet

Units	% from Analysis	Estimated Bedrooms	Housed per Bedroom	Persons Housed
0.0	0%	1	1.75	0.0
0.4	2%	2	2.25	0.9
3.5	17%	3	3.00	10.5
10.1	48%	4	3.75	37.9
4.7	22%	5	4.50	21.0
1.9	9%	6	5.00	9.7
0.4	2%	7	5.50	2.1
Total				82.2

Sixty-Nine Single Family Lots Size 8,000 Square Feet

Units	% from Analysis	Estimated Bedrooms	Housed per Bedroom	Persons Housed
0.0	0%	1	1.75	0.0
1.4	2%	2	2.25	3.2
5.6	8%	3	3.00	16.9
29.6	43%	4	3.75	110.9
23.9	35%	5	4.50	107.7
7.0	10%	6	5.00	35.2
1.4	2%	7	5.50	7.7
Total				281.6

Total Persons Housed in Single-Family Units

	Persons Housed
Single Family Lots Sized 5,000 Square Feet	10.7
Single Family Lots Size 6,000 Square Feet	25.5
Single Family Lots Sized 7,000 Square Feet	82.2
Single Family Lots Size 8,000 Square Feet	281.6
Total Persons Housed in Single-Family Units	399.9

Note: The impact of Accessory Residential Units on the estimated number of bedrooms was determined to be de minimus and such units are not included in the calculations for two reasons: (1) it is already assumed that each single-family home uses the maximum square footage allowed under the CCRs and (2) Accessory Residential Units are often used to house employees, reducing employee housing needs.

Affordable and Employee Housing Requirement

Based on Current Rental Data from Teton Village

	Affordable Requirement				
	Units	% Rentals	Estimated Bedrooms	Persons Housed	Affordable Requirement
Single Family Lots	100	29%	*	284	50
Fish Creek Townhouses	36	39%	4	82	14
Golf Cabins	18	50%	3	27	5
Golf Townhouses	12	39%	3	22	4
Village Townhouses	7	39%	3	13	2
Condominiums	107	98%	3	6	1
Total Free Market Persons Housed				**434.5**	
Affordable Requirement (15% of Total Housed)					**76.0**

Footnotes:

*The estimated number of bedrooms for the single family lots is derived from the County's "Analysis of Number of Bedrooms by Floor Area for Primary Residence (SFD) Building Permit Data Years 1995-2003."

	Employee Housing				
	Square Feet	Estimated Bedrooms	Effective Units	Multiplier	Employee Requirement
Village Core					
Office	35,000	*NM*	*NM*	0.03	1.1
Retail	31,500	*NM*	*NM*	0.05	1.6
Restaurant/Bar	3,500	*NM*	*NM*	1.01	3.5
Residential Rentals					
Single Family Lots	*NM*	*	29.00	0.13	16.5
Fish Creek Townhouses	*NM*	4	14.04	0.13	7.3
Golf Cabins	*NM*	3	9.00	0.13	3.5
Golf Townhouses	*NM*	3	4.68	0.13	1.8
Village Townhouses	*NM*	3	2.73	0.13	1.1
Condominiums	*NM*	3	104.86	0.13	40.9
Employee Housing Requirement					**77.2**

Footnotes:

* The estimated number of bedrooms is derived from the County's "Analysis of Number of Bedrooms by Floor Area for Primary Residence (SFD) Building Permit Data Years 1995-2003."