



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: DECEMBER 2, 2016
MEETING DATE: DECEMBER 7, 2016

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P16-117** A REQUEST TO AMEND THE SNAKE RIVER CANYON RANCH RESORT/PLANNED RESORT MASTER PLAN AND AMEND THE TETON COUNTY LAND DEVELOPMENT REGULATIONS TO ADD LOT 1, SNAKE RIVER SPORTING CLUB, TO THE PLANNED RESORT AS CONTEMPLATED IN THE MASTER PLAN

APPLICANT: JORGENSEN ASSOCIATES, P.C. (BRENDAN SHULTE)

PROPERTY OWNER: SRSC LOTS, LLC

REQUESTED ACTION

This is an application under Sec. 4.3.1.E.4 of the LDRs for joint review by the Town of an amendment to the Snake River Canyon Ranch Resort Master Plan. The requested action includes the following:

1. *Planned Unit Development (PUD2016-0003)*

Amend the Snake River Canyon Ranch Resort Master Plan, pursuant to Section 8.7.3, *Planned Unit Development*, of the Teton County Land Development Regulations, to accomplish the following:

- Include Lot 1, Snake River Sporting Club in the Planned Resort as contemplated in the Resort Master Plan

2. *LDR Text Amendment (AMD2016-0009)*

LDR Text Amendment, pursuant to Section 8.7.1, *LDR Text Amendment*, of the Teton County Land Development Regulations, to bring the text of the Land Development Regulations into conformance with accompanying applications for a Resort Master Plan Amendment and a Zoning Map Amendment that will modify the Snake River Canyon Ranch Resort Master Plan and resort boundaries, if the applications are approved.

APPLICABLE REGULATIONS

Division 4.3 Planned Resort Zones
Section 4.3.1.E.4 Joint Review by Town and County
Section 8.7.3 Planned Unit Development

BACKGROUND

In 2015 the Board of County Commissioners approved a revised Master Plan for the Snake River Canyon Ranch Resort, which became effective July 13, 2016. Sec. 2.3.D.1 of the Master Plan states, “Lot 1 of the Snake River Sporting Club PRD is recognized as a logical expansion of [the Resort] and it is expected that Lot 1 of the Snake River Sporting Club will be included within [the Resort] at some point in the future”. The Master Plan establishes that such transfer of development units and associated floor area is permitted under the provisions of this Master Plan and shall be reviewed pursuant to Sec. 8.7.3 and Sec. 4.3.1 of the Teton County LDRs.

According to Sec. 4.3.1.E.4 of the Teton County and Town of Jackson LDRs, each jurisdiction shall receive and consider recommendations from the other jurisdiction when a Planned Resort application is submitted for review or amendment. The text of Sec. 4.3.1.E.4 is as follows:

4. **Joint Review by Town and County.** The County Planning Commission and the Board of County Commissioners shall receive and consider recommendations from the Town Planning Commission and Town Council regarding any Planned Resort master plan application in the County. For the same purpose, The County Planning Commission and Board of County Commissioners shall make recommendations to the Town Planning Commission and Town Council regarding any Planned Resort master plan application within the Town of Jackson.
 - a. **Purpose.** The purpose of the County's and Town's review of any Planned Resort in the other jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.
 - b. **Intent.** The intent of review is for the County Planning Commission and Board of County Commissioners to have an opportunity for review and comment on a proposed Master Plan. The role of Teton County is advisory only and does not include a voting participation in review of the Planned Resort master plan.

STAFF ANALYSIS

The proposed addition of Lot 1 into the Resort would add the potential for 1 - 8,500 sf dwelling unit to the Snake River Canyon Ranch Resort. Resort designation will allow the unit to be rented short term, which is prohibited under its current zoning. Because adding Lot 1 into the Resort is contemplated in the Master Plan, this does not constitute an expansion of the Resort that would be prohibited. Lot 1 is the only area identified in the Master Plan for future inclusion in the Resort. Please review the Teton County staff report, which will be available Monday, December 5 by 5:00 pm for a more detailed presentation and analysis of the project.

ATTACHMENTS

1. Teton County Staff Report (available Monday, 12/5/16, 5:00 pm)
2. Application

SUGGESTED MOTION

The LDRs state that the PC does not have a ‘voting participation’ in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide its recommendations and comments as appropriate.

1st AMENDMENT
to the
**Amendment and Complete Restatement of Entitlements,
Standards and Conditions for the Snake River Canyon Ranch
Resort Planned Unit Development Planned Resort**

Applicants:
SRS Club, LLC
&
Cygnus Capital, Inc.
&
SRSC Lots, LLC
&
Snake River Sporting Partners, LLC
3060 Peachtree Road NW - Suite 1080
Atlanta, GA 30305

Prepared by:



JORGENSEN
It's About People, Trust and Know How

Jorgensen Associates, P.C.
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307.733.5150

Teton County
Initial Submittal Date: September 21, 2016

Jorgensen Associates, P.C.
Project No. 15040.01.14

TABLE OF CONTENTS

Initial Submittal Date: September 21, 2016

- 1. SECTION 1 - PROJECT BACKGROUND, DEVELOPMENT PROGRAM & RESPONSE TO SUBMITTAL CHECKLIST**
 - A. Project Background & Proposal _____ 1.1
 - B. Owner & Project Team Information _____ 1.2
 - C. Development Proposal _____ 1.3
 - D. Findings for Approval _____ 1.3
 - E. Proposed Development Program _____ 1.5
 - F. Zone Specific Standards _____ 1.5

- 2. SECTION 2 – Exhibit 1 11" X 17" FORMAT _____ 2.1**

- 3. SECTION 3 – MASTER PLAN TRACK CHANGES _____ 3.1**

- 4. SECTION 4 – COVER LETTERS, APPLICATION & CHECKLISTS _____ 4.1**
 - A. Sufficiency Submittal _____ 4.1
 - B. Pre-application Conference Summary and Checklist _____ 4.2
 - C. Final Development Plan Application Form _____ 4.3

- 5. SECTION 5 – TITLE INFORMATION _____ 5.1**
 - A. Copy of Latest Deeds to Property Being Developed _____ 5.1
 - B. Title Report - Record Document Guarantee _____ 5.2

SECTION 1 - PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

For the past few years the applicant, owners of the Snake River Sporting Club (**The Club**) and the Snake River Bend Ranch (**The Ranch**), have been working to make this area of Teton County a more viable resort and destination for visitors of Jackson Hole. More recently, a partnership with the Trust for Public Lands(TPL) helped facilitate the re-imagination of the Astoria Hot Springs Park that closed in the late 1990's prior to the previous developer's effort to create a resort in this area. This partnership completed a density transfer on July 11 2016 previously entitled to be located around the Astoria Hot Springs to a more suitable location south toward the Clubhouse at Snake River Sporting Club known as SUB AREA III of the Snake River Canyon Ranch Resort (**The Resort**) Planned Unit Development Planned Resort (PUD-PR).

Two years of planning and negotiation between stakeholders and Teton County resulted in an amendment to **The Resort**. It was originally approved by the Board of County Commissioners(BCC) on July 6, 1999. In conjunction with the 1999 PUD-PR Master Plan approval, the Teton County Official Zoning District Map was amended, rezoning approximately 195 acres of land from Rural to PUD-PR. In addition, a text amendment to the Teton County Land Development Regulations that reflected the new resort was approved at that time. The 1999 PUD-PR Master Plan approval allowed for a main lodge with a maximum of 28 hotel rooms, six condominiums, six single-unit cabins, 16 duplex cabins, eight single family home sites, at total of 56 development units. Also approved were hot spring/spa facilities, platform tennis facilities, a helicopter pad and associated support and maintenance facilities for a heli-skiing operation, affordable and employee housing, and miscellaneous resort support facilities.

On September 17, 2015, the BCC approved an amendment to the Resort PUD-PR (**PUD2015-0002**), a Text Amendment (**AMD2015-0003**) to the Teton County Land Development Regulations(LDRs) and Zoning Map Amendment (**ZMA2015-0002**). These approvals resulted in the removal of approximately 95 acres of land within the Resort PUD-PR, and the rezoning of the removed acreage as Park and Open Space. It also relocated 56 lodging units from land removed from the Resort PUD-PR land to an 18.5 acre receiving area within the Snake River Sporting Club (**The Club**) Planned Residential Development(PRD) which was subsequently rezoned PUD-PR and became part of the Resort. As a result of the 2015 amendment, the Resort is now comprised of three Planned Resort Zone Sub Areas: Sub Area I - the 5.2 acre "Astoria Hot Spring Site" (**AREA I**), Sub Area II – the "Legacy Lots and Resort Infrastructure" (**AREA II**), and Sub Area III, the "Resort Lodging Core" (**AREA III**).

Along with the 56 units transferred from AREA I, the Club-PRD was entitled with six additional remaining units that combined for a total of 62 units constituting 210,000 square feet to be

developed within the 18.5 acres of AREA III.

The Sketch Plan Approval (**SKC2015-0001**) allows for the creation of a 5.2 acre "Astoria Hot Spring Site" and 9,000 square feet of facilities, and the development the above-referenced 62 attached and detached lodging units totaling 210,000 square feet. This transfer of density triggered the necessity to amend both Conditional Use Permit(CUP-2015-0003) for the SRSC Golf Course and the development plan for the Club PRD (**DEV2015-0002**). All of these amendment applications were approved by the BCC on September 15, 2015.

During all of the above permitting and entitlement work transfer Lot 1 of SRSC, Plat No. 1165 was not included due to the applicant and the previous owners still being in negotiations. The timing of the acquisition of Lot 1 by the applicant did not coincide with the density transfer. Subsequently on September 12 2016 the applicant purchased Lot 1 and now wished to include it and its entitlement into SUB AREA III of the Resort. Along with the total of 62 units constituting 210,000 square feet to be developed within the 18.5 acres of SUB-AREA III, this Amendment incorporates Lot 1, and all of its development rights, into SUB-AREA III; this plausible scenario has been referenced to at various times in the Master Plan. This Amendment effectively raises the total developable units of SUB-AREA III from 62 to 63, and increases the square footage by 8,500 SQ. FT., thereby increasing it from 210,000 square feet to 218,500 square feet.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:

SRS Club, LLC, Cygnus Capital, Inc., SRSC Lots, LLC, &
Snake River Sporting Partners, LLC
3060 Peachtree Road NW - Suite 1080
Atlanta, GA 30305

ENGINEERING & LAND PLANNING

Jorgensen Associates, P.C.
1315 Highway 89 South, Suites 201 & 203; 83001
P.O. Box 9550 Jackson, Wyoming 83002
307-733-5150

SURVEYOR:

On Sight Land Surveyors, Inc.
155 West Gill Avenue
P.O. Box 12290
Jackson, Wyoming 83002
307-734-6131

LAND PLANNING & LANDSCAPE ARCHITECT:

DHM Design
201 South Wallace Ave, Suite A-4
Bozeman, MT 59715
406-219-2012

C. DEVELOPMENT PROPOSAL

This proposed 1st Amendment to the Amendment and Complete Restatement of Entitlements, Standards and Conditions for the Snake River Canyon Ranch Resort Planned Unit Development Planned resort (SRCRR) is to incorporate Lot 1 (PID: 22-38-16-08-1-01-001) of Snake River Sporting Club Plat No. 1165 into SUB-AREA III of the Resort. The potential for the incorporation of Lot 1 to Sub SUB-AREA III is referenced in Division 2.3. of the Master Plan. As a result, all the development rights of Lot 1 will be incorporated into SUB-AREA III of the Master Plan. This will increase the total Development Units in SUB-AREA III by one, from 62 to 63 units, and will increase the Square Footage by 8,500 square feet, increasing it from 210,000 SQ. FT. to 218,500 square feet, and will increase the acreage by 1.54 acres (the size of Lot 1). This density transfer will effectively remove Lot 1 from the Canyon Club PRD and Golf Course as approved by DEV2002-0024.

This Amendment has been prepared in accordance with Dimensional Limitations established by the Master Plan approved by Teton County Planning Department on _____, 2016. The final signed version is attached in Section 7 with edits to the appropriate pieces of text. A digital version of this text will be provided under separate cover.

D. FINDINGS FOR APPROVAL

Division 8.7.1.C. Text Amendment to the Master Plan

1. ***Is consistent with the purpose and organization of the LDRs. Complies.*** This amendment is consistent with the purpose and organization of both the Sketch Plan (SKC2015-0001), which allows for the creation of a 5.2 acre “Astoria Hot Spring Site”, and Conditional Use Permit(CUP-2015-0003) for the SRSC Golf Course and the development plan for the Club PRD (DEV2015-0002) wherein the transfer of density and all development rights moved to SUB-AREA III of the Snake River Master Plan.
2. ***Improves the consistency of the LDRs with other provisions of the LDRs. Complies.*** The proposed text amendment is consistent with the SRSC Master Plan and all other provisions therein.
3. ***Provides flexibility for landowners within standards that clearly define desired character. Complies.*** The proposed text amendment maintains the flexibility for landowners within the standards set forth within the Master Plan, which clearly defines the character of SUB-AREA III and all of development phases 1 thru 6. Including Lot 1 into SUB AREA III will add 1.54 acres of land and increase flexibility to place physical development within SUB AREA III.
4. ***Is necessary to address changing conditions, public necessity, and/or state or federal legislation. Complies.*** This amendment is necessary to reflect the changing in conditions as they exist today. The applicant now owns all the land in an around SUB AREA III and needs to incorporate Lot 1 into the SUB AREA so that it may developed in coordination with the standards and condition of the Resort and achieve a consistent character of the Resort..
5. ***Improves implementation of the Comprehensive Plan. Complies.*** This amendment applies to a SUB AREA III which falls within District 8.3: River Bottom/Canyon Corridor of the Comprehensive Plan. This Amendment is in accordance with the Comp Plan by assigning the transferred development rights of Lot 1 to SUB-AREA III , which is located away from the river and screened from the highway and is an area of increased density.
6. ***Is consistent with other adopted County Resolutions. Complies.*** Based on the enclosed application materials this Amendment complies with the previous approval all applicable standards of the Master Plan, LDRs and other County Resolutions.

E. PROPOSED DEVELOPMENT PROGRAM

- 1. Development Summary** - This Amendment incorporates Snake River Sporting Club Plat No. 1165, Lot 1 = 1.54 acres into the Final Development Plan development in SUB-AREA III of the Amended Snake River Canyon Ranch Resort(SRCRR) Planned Unit Development Planned Resort (PUD-PR).

This incorporation results in the addition of:

- 1.54 acres, described as Lot 1 of the Snake River Sporting Club Plat No. 1165;
- 8,500 square feet of development (increasing to a total of 218,500 square feet);
- 1 (one) additional Development Unit (increasing to a total of 63 Units).

F. ZONE SPECIFIC STANDARDS

- 1. Section 2.3 of Master Plan** – all development rights of Lot 1 transferred to SUB AREA III shall comply with Section 2.3 of the Master Plan. Where the Master Plan is silent, all development in SUB-AREA III will comply with Teton County Land Development Regulations(LDRs) dated October 19th, 2015,

SECTION 2 – EXHIBIT 1 11" X 17" FORMAT

*Snake River Sporting Club
Master Plan Amendment – Area III
Lot 1 (PID: 22-38-16-08-1-01-001)
Plat. 1165*

*80' Wide Access &
Utility Easement
535P524-531
535P532-542
Recorded Plat. 1165*

*Open Space Easement
Recorded Plat. 1165*

*Lot 1
Plat. 1165*

*Lot 2
Plat. 1165*

*Lot 3
Plat. 1165*

*Lot 4
Plat. 1165*

*Lot 5
Plat. 1165*

*Lot 6
Plat. 1165*

Wagon Road

*Lot 47
Plat. 1165*

Cottonwood Court

*80' Wide Access & Utility
Easement for the Use and
Benefit of Lot 69 & Lot 80
Recorded Plat. 1165*

*Lot 69
Plat. 1165*

*Lot 80
Plat. 1165*

