



JACKSON HOLE MOUNTAIN RESORT
3395 CODY LANE
P.O. BOX 290, TETON VILLAGE, WY 83025

March 12, 2025

VIA EMAIL ONLY

Teton County Board of County Commissioners
200 South Willow Street
P.O. Box 3594
Jackson, WY 83001

RE: PUD2025-0003 - APPLICATION FOR AMENDMENTS TO TETON VILLAGE EXPANSION RESORT MASTER PLAN (AREA 2)

Dear Commissioners:

Thank you for the opportunity to comment on the proposed amendment to the Teton Village Expansion Resort Master Plan (PUD2025-0003) submitted by Four Shadows, LLC (the “Amendment”). As a community, we have an important opportunity to work together to improve transportation in Teton County and Teton Village, and the Jackson Hole Mountain Resort (“JHMR”) looks forward to being an active participant in that effort. We appreciate Four Shadows’ willingness to engage in the conversation and their interest in helping identify solutions that support the long-term success of the Village.

I am submitting this letter in opposition to the Amendment that proposes to transfer Four Shadows’ Lots L and M to the Teton Village Association (“TVA”) to satisfy the Area Two transit center exaction.

First and foremost, Four Shadows filed the Amendment without consulting JHMR who is the largest stakeholder impacted by the Amendment. The Area Two Master Plan states “[A]fter 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.” Notably, neither TVA nor JHMR are parties to the Amendment. To best determine the transit center location (in Area One or Area Two), the Area Two Master Plan requires a coordinated effort between Four Shadows, JHMR, TVA, and START. The Amendment was filed without JHMR’s involvement or support and does not reflect the collaborative process required by the Area Two Master Plan. In addition, references to “cooperation with JHMR” are stricken from the Amendment. Removing JHMR from the conversation is opposite the intent of the document and the goal of stakeholders who should be working together to find solutions.

Second, Lots L and M are not a suitable location for a transit center. The Area One and Area Two Master Plans envision a carefully planned, integrated transportation solution tied to overall Village Core circulation, parking strategy, and pedestrian flow. The overall development plan for the Village Core is not yet complete, and the appropriate siting of a transit center should occur only within the

context of a comprehensive transportation and parking plan that includes buy-in from JHMR, TVA, START, and Teton County.

The Area Two Master Plan provides a clear path for satisfying the Transit Center exaction. Specifically, it anticipates that the Area Two applicant may transfer land within Area Two to JHMR, after which JHMR may transfer a similarly sized parcel within Area One, and potentially some Area Two land, to TVA for construction of the Transit Center. This framework ensures that the final Transit Center location is determined through coordinated planning and aligns with the operational realities of the ski resort and the Village Core.

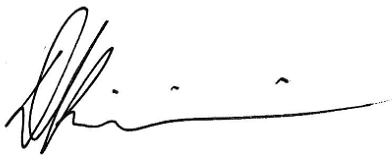
Rather than unilaterally transferring Lots L and M to TVA, Four Shadows should, as required by the Area Two Master Plan, be required to work collaboratively with JHMR and TVA, with input from START, to identify the right location for the Transit Center based on a comprehensive and agreed to development plan. A premature land transfer risks undermining the integrated transportation system that the Master Plans seek to achieve.

JHMR is fully aligned with TVA and other Village stakeholders in the shared goal of building a world-class resort village with best-in-class transportation and parking facilities. We support the development of a high-quality Transit Center that enhances the guest experience, improves transit efficiency, and supports long-term Village vitality. However, the Amendment does not serve that goal and does not follow the coordinated approach required under the Area Two Master Plan.

For these reasons, JHMR respectfully requests that the Board deny the Amendment as submitted and instead encourage the applicant to engage in the collaborative planning process outlined in the Area Two Master Plan.

Thank you for your consideration.

Sincerely,



Doug Pierini, Chief Executive Officer
Jackson Hole Mountain Resort

cc: Teton County Planning Commission
Chandler Windom
Christopher Hawks
