

Phase I Building Permit Application

The Confluence
360 Upper Hoback
Bondurant, WY 82922

On behalf of the Owner, this letter is submitted to demonstrate that the Phase I building permit application for the recreational lodge at 360 Upper Hoback Road is consistent with and complies with the five conditions set forth in Sublette County Board of County Commissioners Resolution 21-100431B dated December 21, 2021 (the "Resolution") establishing the Recreational Service Zoning District for the property. The following statements address the conditions of approval identified in the Resolution:

1. Employee Housing

As required by the Resolution, documentation and/or strategy for addressing employee housing will be included as part of the Phase II building permit application. That said, the owner has purchased and is remodeling a hotel in Pinedale - a portion of which is designed and designated for employee housing; has purchased the Cozy Cabins in Pinedale with six housing units and is currently constructing three four-plexes in Pinedale intended for use as employee housing.

2. Removal

In the event the Resort is permanently closed to public use and is not converted to a private use, the Owner acknowledges that the lodge must be demolished, while the guest cabins may continue to be utilized in accordance with the provisions of the approved Resolution. Any remaining property not utilized for an approved use will revert to A-1 Agricultural zoning, as required by the Resolution.

3. Fire Volunteers

The Resort will maintain a financial incentive program to encourage employees to train and serve as volunteer firefighters with Sublette County Unified Fire. Currently, the owner is offering financial incentives to employees who live and reside on the Owner's Upper Hoback River Valley. While the number of employees who have volunteered as firefighters has varied since the adoption of the Resolution, no less than 2 employees are current firefighter volunteers.

4. Fire Suppression Water Supply

The project will comply with or exceed all applicable fire protection requirements, including the provision of the required water supply for fire suppression. The required water supply will be made available to Sublette County Unified Fire for off-site use in accordance with the Resolution.

5. Construction Timing

No construction activities will occur between November 15th and April 30th, in accordance with the construction timing restriction identified in the Resolution.

The Owner and project team respectfully submit this narrative in support of the Phase I building permit application and acknowledge the conditions of approval outlined in the Resolution.

Sincerely,
Parker Platt, AIA