

November 17, 2017

Dear Mayor Muldoon & Town Councilors,

We are alarmed by recent actions by Snow King's managers to take land our Town gives them basically for free, and then charge the Town, our residents, and other businesses high prices to use that very land. At your Monday workshop, please ask your staff to fully investigate the following recent actions:

1. **The Town rents Snow King Resort 30 acres of land for only \$100 / month.** It used to be \$1000 / month – still extremely generous for 30 acres – and then a previous Council dropped that to \$100 / month. Now **they want to charge us each \$75 for the privilege to hike uphill on our own public lands. And they're charging the Town \$8,800** to put public safety repeaters on the radio towers on top of the mountain (which already make them a lot of money).
2. We let Snow King use half of the ice rink facility for free. **They reportedly pushed out existing tenants<sup>i</sup> and raised rents for new tenants** – while leaving maintenance costs to the public.
3. We already let them build less employee housing than any other developers. That's not enough: **they reportedly broke the law and signed a lease to stack 20 seasonal employees in a single house.<sup>ii</sup>** (Mysteriously, only the landlord got in trouble for this – no charges were pressed against Snow King.)

**Snow King managers want to have our cake for free, and then sell it back to us at a high markup.** That's not fair. And it's not what our Town Hill is about.

Over the last few years, we've given Snow King managers an increasingly good deal, and in return, they've steadily eroded their side of the bargain. **Charging us to use our own public lands – while we give them those lands basically for free – should be the last straw.**

We all want a sustainable and viable Town Hill. But we're past the point where Snow King needs special treatment to stay afloat. The owners have built an amusement park on the side of the mountain, featuring a highly-profitable roller coaster. If Snow King's managers want to charge us to use our own land, then let's charge Snow King a fair market price in return.

And, when we work together as a community to update our vision for Snow King's ski resort and commercial base, let's remember their managers' actions and how they're treating our community today. Let's create a vision for Snow King that actually benefits our community – instead of giving them more and more for free, and letting them charge us even more to use our own lands.



We respectfully ask that at your meeting on Monday, you please consider:

1. **Increasing Snow King's leases of Town land to fair market value – or requiring that Snow King back down from their new demands that we and the Town pay to use our own land** (for hiking uphill, radio equipment, or any other uses).
2. **Asking your staff to do a full investigation into the actions outlined above** (radio towers, uphill hiking, ice rink use, and overcrowding housing) – and of all other public/community investments we have made in recent years (snowmaking, infrastructure, grants, etc). It's become clear that we need full transparency of all the public benefit we're giving them. Please ask your staff to publish this information before we enter into any more negotiations with Snow King's managers.

Thank you for your work on behalf of our community,

Skye Schell  
Executive Director  
Jackson Hole Conservation Alliance

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<sup>i</sup> <https://www.facebook.com/Kimscornercafe/posts/2059680704057689>

<sup>ii</sup> [http://www.jhnewsandguide.com/news/cops\\_courts/town-charges-owner-with-rental-violation/article\\_38473915-f247-57b1-8fcc-80d1729625ea.html](http://www.jhnewsandguide.com/news/cops_courts/town-charges-owner-with-rental-violation/article_38473915-f247-57b1-8fcc-80d1729625ea.html)