

Gina Corson

From: Bud Chatham <bud@davehansenwhitewater.com>
Sent: Thursday, May 8, 2025 9:14 AM
To: Christine Wagner; Gina Corson
Cc: Kim Wilkinson; Norene Christensen
Subject: Fwd: Approval of Alpine Valley Resort Lodge on lot 22 - please reply with your Vote

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Thanks Kim and Norene!

Hi Christine and Gina,

Please find below the approval from the Snake River Junction COA Board and Design Committee for the lodge for Alpine Valley Resort, with votes of approval from board members Kim Wilkinson and Norene Christensen with me recusing myself.

Let me know if you happen to need anything else from the COA.

Thanks!

Bud

Begin forwarded message:

From: Norene Christensen <norene.athenallc@gmail.com>
Subject: Re: Approval of Alpine Valley Resort Lodge on lot 22 - please reply with your Vote
Date: May 2, 2025 at 6:26:41 AM MDT
To: Bud Chatham <bud@davehansenwhitewater.com>
Cc: Kim Wilkinson <kim@wilkinson-cpas.com>

Good Morning

I approve the building on lot 22 as presented!

Norene

On Thu, May 1, 2025 at 11:21 AM Bud Chatham <bud@davehansenwhitewater.com> wrote:

Hi Norene and Kim!

Great meeting with you all last week and thanks for taking the time to review the our new lodge with me. We all went over the Design Guidelines to Group A and B together and referenced them to the building proposed on lot 22. Among some of the things, here is what we reviewed:

- as allowed in the CC&Rs of the COA, lot 22 will be exercising its right to move into lot B to be a mixed residential/commercial building with a maximum FAR (floor area ratio) allowed of 60%
- FAR of the building is 7073 sq ft/ 23,086 sq ft for a FAR of 30.6%, below the 60% threshold.
- Setbacks of the building (10 ft on the sides and back of the lot, 25 feet from Emerger), satisfying the Design Guidelines
- Peak height of the building of 39ft 8 inches is below local jurisdiction standard (Town of Alpine) of 45 ft, satisfying the Design Guidelines
- Roof lines show some variance throughout the building, changing from 39ish feet to 37ish feet to 35ish feet, satisfying both the building mass and proportion request of the Design Guidelines
- the shared parking, landscape and stormwater agreement between lots 21, 22, and 37 satisfies those conditions within the Design Guidelines
- materials being used (barn wood, stone, corrugated rustic metal, and clear cedar beams) fall in line with

"traditional Rocky Mountain architecture" and are earth tones, satisfying the Design Guidelines

- entrance to the building is clear and defined satisfying the Design Guidelines

- signage will comply with standards of Design Guideline

- informed you that there will be an encroachment agreement between lots 22 and 21 that the town is in the process of approving allowing for the patio and awning between the two lots to connect.

You all both seemed to have your questions answered, but if you have anymore questions, please feel free to reach out!

With that, I think we do need to have formal documentation that the building on lot 22 was approved by the COA/Design Review Committee. I will recuse myself from the vote. Would the two of you email this train back expressing whether or not you approve the building on lot 22?

Thanks so much!

Bud

--

V. Norene Christensen

Athena Development Group, LLC

t: 307-413-3943

f: 307-734-0318