



November 15, 2022

Christopher A. Neubecker
Planning and Building Services Director
200 South Willow Street
Jackson, Wyoming 83001

RE: Teton County Permit Requirements for Basecamp Hospitality

Dear Chris:

My colleagues and I appreciated the opportunity to meet with your team and you last week. Since our meeting, my team and I have worked with the Office of State Lands and Investments ("OSLI") to establish a plan where various agencies, including Teton County, take responsibility to ensure our development complies with OSLI's Temporary Use Permit ("TUP") expectations and maintains appropriate health and safety standards. We were encouraged by your team's willingness to find permitting avenues, even where codes for the intended use may not perfectly fit. We look forward to developing a good working relationship with Teton County as we work through this unique process.

In response to the County's letter to Basecamp Hospitality, LLC, dated 28 October 2022 and our recent meeting with you, we have outlined the steps we will be taking:

Building Permits: Basecamp agrees to suspend onsite vertical construction for a reasonable amount of time until the appropriate building permit applications have been submitted to the County and permits are issued, which shall not be unreasonably delayed. However, before we can fully suspend vertical construction, we need to protect what has already been put into place. Basecamp will cover its exposed flooring and bathrooms with the Geodome covers (and frames where needed). These covers will not impact the County's ability to inspect the structure for permit compliance. We have some pre-manufactured sheds that are being transported to the site for which we plan to also submit for permits using the manufacturers drawings. Additional activity not subject to County permit requirements may occur on the site as well.

Electrical Permits: Basecamp agrees to suspend onsite electrical work. Basecamp will submit engineered drawings to the County and seek the appropriate electrical permits the issuance of which will not be unreasonably withheld or delayed.

Small Wastewater Facility: As discussed last Monday, DEQ is the governing regulatory body on this issue, and is thus responsible for testing and permitting. DEQ has ensured the design meets County and State requirements. As such, no County permitting is required.



Wetlands: Basecamp will not be submitting an ARI or a Zoning and Compliance Verification form. This is a Planning and Zoning issue, which is governed by the State TUP. Moreover, the Army Corps of Engineers has not deemed this area to be a protected wetland.

Visual Resource Analysis: Basecamp will not be submitting a Zoning Compliance Verification for Visual Resource Analysis. This is a Planning and Zoning issue, which is governed by the State TUP. Rather, Basecamp will work with our landscape architect and will also entertain the County's input to develop a reasonable view corridor mitigation plan along this scenic stretch of Moose Wilson Road. Basecamp has plans in place to plant trees around the development in the Spring.

Grading: Basecamp is not applying for a grading permit from the County at this time. We have provided our Storm Water Pollution Protection Plan and erosion control plan to DEQ; this Plan was also provided to the County. DEQ has already reviewed this Plan and confirmed our compliance with it. Basecamp will welcome any reasonable recommendations from the County regarding grading.

The above steps have been established under OSLI guidance. As an overarching theme, we will continue to welcome inspections (with prior written notice) and recommendations from County experts. We look forward to working with the County to obtain the permits as outlined above.

Best,
Ryan Thomas
CEO - Basecamp Hospitality, LLC