

**MINUTES  
PLANNING COMMISSION  
TETON COUNTY, WYOMING  
Date September 10, 2018**

The regular meeting of the Planning Commission meeting was called to order at 5:03 in the Board of County Commission Chambers with Stefan Fodor, Vice-Chair, presiding.

**ROLL CALL**

Stefan Fodor, Nikki Gill and Glen Esnard. Karen Rockey and Mike Hammer were absent.

**STAFF:** Planning Director Tyler Sinclair, Principal Planner Roby Hurley, Planning Manager Susan Johnson and Deputy County Attorney Erin Weisman.

**MINUTES**

A motion to approve the July 9, 2018 minutes was made by Commissioner Esnard and seconded by Commissioner Gill. There was no further discussion. Motion carried 3-0.

**ADOPTION OF AGENDA**

A motion to adopt the September 10, 2018 agenda was made by Commissioner Gill and seconded by Commissioner Esnard. There was no further discussion. Motion carried 3-0.

**MATTERS FROM THE PUBLIC**

There were no matters from the public.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

- A) Applicant:** TOWN OF JACKSON, TETON COUNTY  
**Presenter:** Tyler Sinclair (30 Minutes)  
**Permit No.:** PUD2018-0003  
**Request:** Snow King Master Plan Cross-Jurisdictional Hearing

**STAFF PRESENTATION:**

Tyler Sinclair presented the application to the Planning Commission.

**APPLICANT PRESENTATION:**

Ryan Stanley presented on behalf of Snow King Mountain.

**PUBLIC COMMENT:**

Jeff Golightly, with Snow King Mountain, stated they understood they are not going to be a big draw for tourism. He spoke to striving to be a better option for teaching kids. Mr. Golightly noted, more locals, more kids, better terrain for racing.

Shane Rothman, resident, state that he agrees with preserving green space but disagrees with the zip line.

**PC DISCUSSION:**

Commissioner Gill spoke to the importance of keeping Phil Baux Park accessible to the community. She noted that the zip line was not her most favorite part of plan. Ms. Gill stated the she can be somewhat supportive if it makes it financially viable. She is supportive of the hockey program. Commissioner Esnard spoke to keeping Phil Baux Park and parking available for the community in the gondola design. Commissioner Fodor noted, in summary, we as a Commission agree keeping the park and parking accessible to the community.

**MOTION**

There was no motion required.

**VOTE**

There was no vote required.

**B) Applicant:** GRAND TARGHEE RESORT, LLC

**Presenter:** Roby Hurley

**Permit No.:** PUD2017-0005

**C) Permit No.:** AMD2017-0006

**D) Permit No.:** SKC2017-0007

**Request:** Amend the Grand Targhee Master Plan pursuant to Section 8.7.3, Planned Unit Development, Sketch Plan pursuant to Section 8.3.1, and LDR Text Amendment pursuant to Section 8.7.1 of the Teton County Land Development Regulations on the 120 acre Grand Targhee Resort.

**Location:** 3300 Ski Hill Road, Alta, WY, generally located 6.6 miles northeast of Alta, WY. A portion of Tract 39. The property is zoned Planned Resort and is not in an overlay

**STAFF PRESENTATION:**

Roby Hurley presented the application to the Planning Commission.

**APPLICANT PRESENTATION:**

Brendan Schulte, with Jorgensen, addressed the Planning Commission on behalf of the applicant with a brief presentation of the project history and proposal. He touched on changing from Level of Service (LOS) C to LOS D on Ski Hill Road. Mr. Schulte spoke to Teton Creek Corridor project having more meaningful impact to the community than simply providing open space. He states it provides recreational opportunities in the form of pathways, fishing, and will provide enhanced stream function. Mr. Schulte noted the Teton Creek Corridor project is seeking 800 acres of conservation easement as part of its goals. Giordie Gillette, on behalf of Grand Targhee Resort, spoke to bus service to the Resort. He discussed START taking over management of program. Nicole Krieger spoke on behalf of the applicant regarding the Teton Creek Corridor project and what happens to the funds once the project goals are met. Ms. Krieger recommends that the question should be brought back to the Board of County Commissioners (BCC) to allow the funding to change with the times, so what the needs are 15-20 years down the road, the Board can weigh in on what the money should go toward. Ms. Krieger says we will rely on the project's own measures of success. If Teton Creek Corridor project no longer exists that would be a concern to bring before the BCC.

**PUBLIC COMMENT:**

Shane Rothman, Jackson resident, states he likes Targhee the way it is and feels 450 units seem like a lot. He says Development will increase traffic. Mr. Rothman notes that Teton Creek Corridor project is in wildlife corridor. Max Ludington, Regional Director of Legacy Works Group, states he is not advocating for any aspects of this proposal. Mr. Ludington explained the merits of the Teton Creek Corridor project and that 172 acres are protected under conservation easement, so far, along the creek. He notes that the creek dries out seasonally and this project is trying to assist in that issue.

**PC DISCUSSION:**

Begin with Key Issues:

#1: Commissioners discussed if there was a balance between USFS & Master Plan, yes.

#2: Commissioners discussed proposed Community Services Element vs. intent of 2008 Master Plan.

Commissioner Fodor spoke to 120 acres exchanged as a real estate transaction, to allow real estate development at the base of the resort. He feels that counting Squirrel Meadows toward mitigation is double dipping. Commissioner Fodor supports putting a box around the condition. He would like to know, what is the criteria for success or completion of the project and how are the transfer fees collected? Commissioner Fodor stated that the reverter should be that 1% would go toward acquisition of land or conservation easements in Alta, WY, and remove ordinal ranking of 6 or higher. He discussed allowing agriculture, scenic or wildlife land to be conserved. Commissioner Fodor asked the Planning Commission to weigh in if this was enough to fulfill the intentions of the 2008 Community Services Element.

Commissioner Esnard discussed that once the Teton Creek project is completed, to recommend a condition that the remaining 1% funding be revisited by the BCC, with parameters as to how the BCC considers how that money is spent. Commissioner Fodor discussed if the Board is going to approve it, they should see specific scope and temporal limits; let experts work those details out.

#3: Key infrastructure offsite on Forest Service lands- Commission had no concerns.

#4: Mechanisms to prevent expansion of the Resort- Commissioners discussed expansion of resort and how the County process is in place; Master Plan, open space and trails component controls this.

#5: Establish an annual fee for Ski Hill Road costs- Commissioners discussed the annual fee to offset Ski Hill Road Maintenance Costs. Recommend fee, trigger for additional TDM, Commissioner Fodor is concerned with LOS C to LOS D. The Planning Commission does not have enough information to recommend approval of this part.

Other specific concerns:

Add 2 additional conditions, in addition to Staff's recommended condition #1:

1. The Master Plan shall incorporate a fee structure system to be paid by Grand Targhee Resort to be used to offset Operations and Maintenance costs and other impacts to Ski Hill Road. The fee system shall be developed by Teton County Engineering and incorporated into Sec. 3.5 Transportation of the Master Plan.

2. LOS C should be maintained unless applicant can explain why LOS D acceptable.

3. There shall be temporal and scope limits on Teton Creek Corridor project and a reverter so that the 1% transfer fee shall go back before the BCC toward acquisition of land or conservation easements on the west side of the Tetons in Teton County, Wyoming.

## **MOTION**

Commissioner Gill moved to approve the LDR Text Amendment, AMD2017-0006, with the following conditions:

1. The Master Plan shall incorporate a fee structure system to be paid by Grand Targhee Resort to be used to offset Operations and Maintenance costs and other impacts to Ski Hill Road. The fee system shall be developed by Teton County Engineering and incorporated into Sec. 3.5 Transportation of the Master Plan.

2. LOS C should be maintained unless applicant can explain why LOS D acceptable.

3. There shall be temporal and scope limits on Teton Creek Corridor project and a reverter so that the 1% transfer fee shall go back before the BCC toward acquisition of land or conservation easements on the west side of the Tetons in Teton County, Wyoming.

The motion was seconded by Commissioner Esnard. There was no further discussion. Motion carried 3-0.

## **MOTION**

Commissioner Gill moved to approve the Planned Unit Development, PUD2017-0005, with the following conditions:

1. The Master Plan shall incorporate a fee structure system to be paid by Grand Targhee Resort to be used to offset Operations and Maintenance costs and other impacts to Ski Hill Road. The fee system shall be developed by Teton County Engineering and incorporated into Sec. 3.5 Transportation of the Master Plan.
2. LOS C should be maintained unless applicant can explain why LOS D acceptable.
3. There shall be temporal and scope limits on Teton Creek Corridor project and a reverter so that the 1% transfer fee shall go back before the BCC toward acquisition of land or conservation easements on the west side of the Tetons in Teton County, Wyoming.

The motion was seconded by Commissioner Esnard. There was no further discussion. Motion carried 3-0.

**MOTION**

Commissioner Gill moved to approve Sketch Plan SKC2017-0007, with no conditions.

The motion was seconded by Commissioner Esnard. There was no further discussion. Motion carried 3-0.

**MATTERS FROM COMMISSION:**

Planning Commission is getting emails regarding the Classical Academy. Please send those to Senior Planner Hamilton Smith and have him send those to the Planning Commission at the time the application is heard, as part of their packet.

**AGENDA FOLLOWUP:**

The R Park Caretaker housing was approved at the August 7, 2018 BCC Hearing.

**MATTERS FROM STAFF:**

Susan Johnson discussed the Mountain Town Planner Conference.

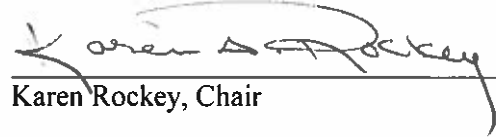
Roby Hurley and Tyler Sinclair discussed the PC Hearing dates for the Natural Resources update, specifically the week of October 29, 2018, and the need to schedule 2 meetings, perhaps 3 if necessary.

Commissioner Fodor has concerns with the deadlines imposed by the BCC and feels it is being rushed.

**ADJOURN:**

Commissioner Gill moved to adjourn at 7:37 PM. Commissioner Esnard seconded and the motion passed unanimously.

Respectfully submitted: kr

  
Karen Rockey, Chair

ATTEST:

 9/26/18  
Susan Johnson, Planning Manager

- Digital recording on file-

