



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 10, 2018
MEETING DATE: AUGUST 15, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

SUBJECT: **ITEM P18-198** A REQUEST TO AMEND THE GRAND TARGHEE MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

APPLICANT: JORGENSON ASSOCIATES P.C.

PROPERTY OWNER: GRAND TARGHEE RESORT, LLC

REQUESTED ACTION

Grand Targhee is requesting to amend the Resort Master Plan by submitting the following applications:

- Amend the Grand Targhee Master Plan (Master Plan) pursuant to Section 8.7.3, Planned Unit Development (PUD) (PUD2017-0005),
- Sketch Plan (SKC2017-0007) pursuant to Section 8.3.1, and
- LDR Text Amendment (AMD2017-0006) pursuant to Section 8.7.1 of the Teton County Land Development Regulations.

The application states that the applicant proposes to amend the Master Plan, based on the following goals:

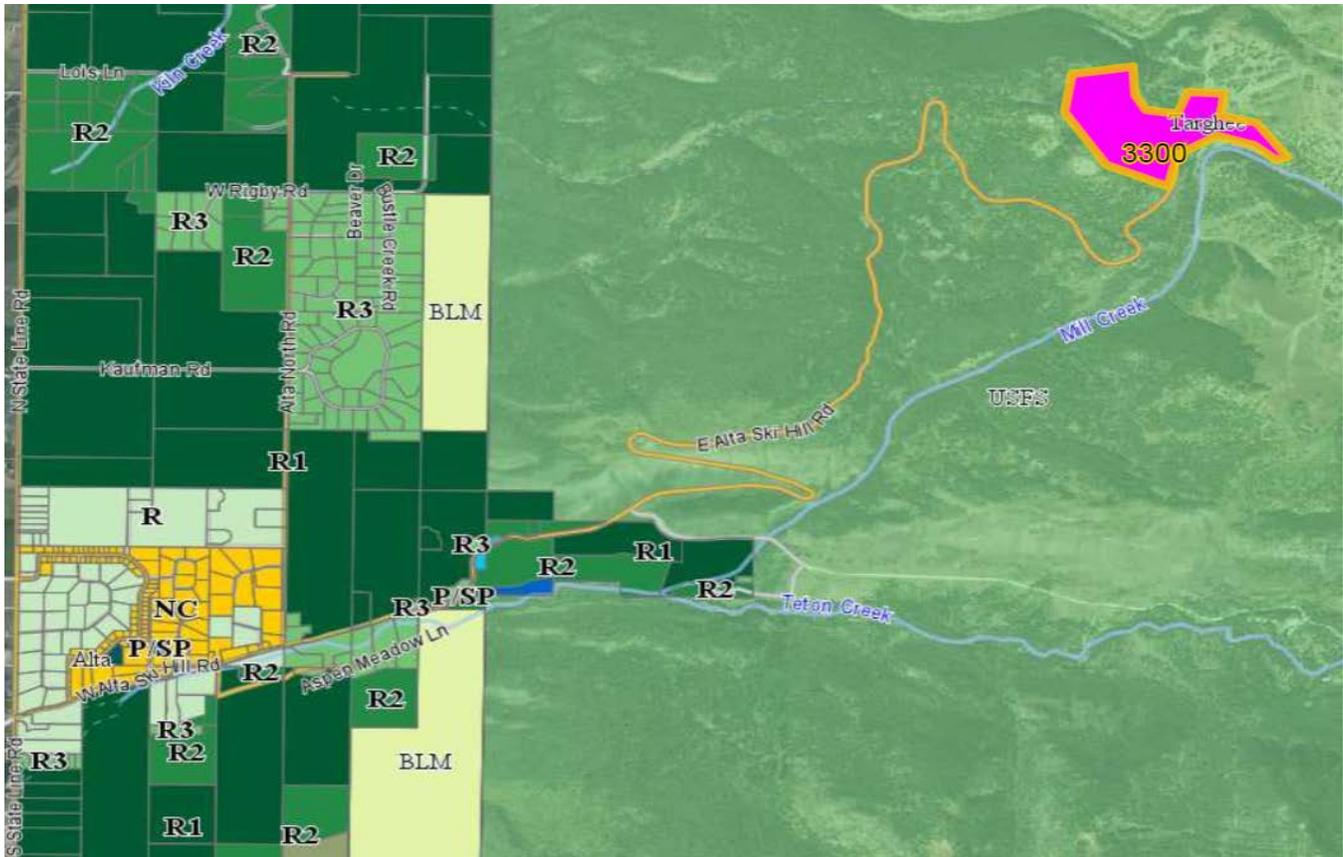
- I. Submit one consolidated Amended and Restated Master Plan document that conforms to the format style, order and content of the current Teton County Land Development Regulations (LDRs) and other master plans recently approved by the Teton County Planning Department.
- II. Remove regulations contained in the 2008 Master Plan and 2009 Standards and Conditions that can be deferred to the LDRs, including certain use and development standards and definitions.
- III. Eliminate conditions and regulations contained in the approved 2008 Master Plan and 2009 Standards and Conditions that conflict with the Comprehensive Plan and LDRs or otherwise prevent Grand Targhee Resort from achieving the Comprehensive Plan's vision.
- IV. Incorporate all other relevant regulations and guidelines contained within the 2008 Master Plan and the 2009 Standards and Condition into the new Master Plan.
- V. Incorporate the most recent iteration of the Resort's phasing plan and site plan into the amended Master Plan.
- VI. Incorporate most of the original 36 conditions of approval of the PUD into the amended Master Plan as appropriate

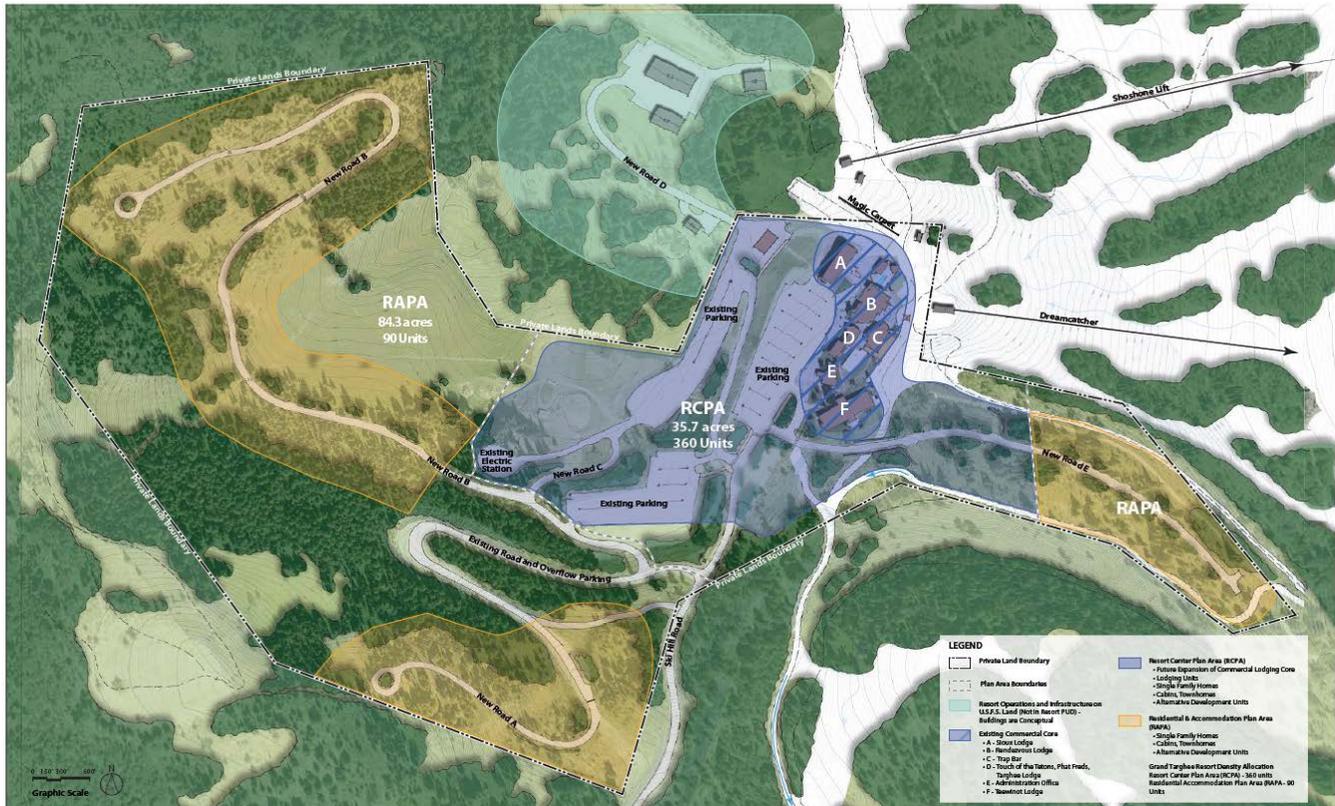
APPLICABLE REGULATIONS

Division 4.3 Planned Resort Zones
Section 4.3.1.E.4 Joint Review by Town and County
Section 8.7.3 Planned Unit Development

LOCATION MAP

Legal Description: Tract 39, Being Parts Of Unsurveyed SE1/4 S 11 & SW1/4 S12, T44, R118
PIDN: 22-44-18-11-4-00-001
Site Size: 120 acres
Character District: 14: Alta (Rural)
Subarea: 14.3 - Grand Targhee Resort (Transitional, Resort/Civic Form)
Zone: Planned Resort (PR)
Overlay: N/A





Sketch Plan - Master Plan Map
Grand Targhee Resort

JANUARY 2, 2018
SE GROUP

BACKGROUND/PROJECT DESCRIPTION

Grand Targhee is requesting to update their current 2008 Resort Master Plan to accurately reflect current economic operating conditions, update the Plan to reflect the 2012 Comprehensive Plan and 2016 LDRs, update the phasing plan and produce a viable Master Plan that does not contain separate conditions. The 2008 Master Plan was approved with 36 conditions. Grand Targhee updated its Caribou-Targhee National Forest Master Development Plan (MDP) in 2017. The Resort can now proceed with applications for specific improvements in the National Forest, identified in the MDP. This application reflects changes in the MDP.

Grand Targhee has been unable to implement its Master Plan due to economic conditions related to the nationwide recession and the challenges of meeting the approval conditions. The application contends that satisfying all thirty-six conditions of the 2008 approval under current market conditions and zoning regulations have proved economically unviable. Mechanisms to meet the land conservation conditions, such as the previous PRD tool are no longer available.

No changes are proposed for the shape or size of the Resort parcel (120 ac.), number of dwelling units (450), total commercial square footage (150,000), transportation plan (70% ridership), or employee or affordable housing plans (Located in Driggs/Victor Area, built commensurate with Lodging at Resort). In addition to the organizational changes and updates, the major changes being proposed include a more detailed phasing plan, better coordination between improvements in the National Forest and the base area and an alternative Community Services Element.

Staff and the applicant will provide a brief presentation and opportunity for questions at the meeting.

In addition, staff has provided to following links to the application for review and consideration by the Commission:

- Amended Application dated August 6, 2018 can be found on line at:
 - Master Plan: <http://weblink.tetonwyo.org/weblink8/6/doc/169603/Page1.aspx>.
 - Application Narrative & Findings: <http://weblink.tetonwyo.org/weblink8/6/doc/169601/Page1.aspx>.
 - LDR Amendment: <http://weblink.tetonwyo.org/weblink8/Search.aspx?dbid=0&searchcommand=%7bLF:Id=169138%7d>.
 - Sketch Plan Map: <http://weblink.tetonwyo.org/weblink8/Search.aspx?dbid=0&searchcommand=%7bLF:Id=169604%7d>.

STAFF ANALYSIS

According to Sec. 4.3.1.E.4 of the Teton County LDRs, each jurisdiction shall receive and consider recommendations from the other jurisdiction when a Planned Resort application is submitted for review or amendment. The text of Sec. 4.3.1.E.4 is as follows:

4. **Joint Review by Town and County.** The County Planning Commission and the Board of County Commissioners shall receive and consider recommendations from the Town Planning Commission and Town Council regarding any Planned Resort master plan application in the County. For the same purpose, The County Planning Commission and Board of County Commissioners shall make recommendations to the Town Planning Commission and Town Council regarding any Planned Resort master plan application within the Town of Jackson.
 - a. **Purpose.** The purpose of the County's and Town's review of any Planned Resort in the other jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.
 - b. **Intent.** The intent of review is for the Town Planning Commission and Town Council to have an opportunity for review and comment on a proposed Master Plan. The Town's role is advisory only and does not include a voting participation in review of the Planned Resort master plan.

Staff has concluded that the proposed amendments should not have any significant adverse impacts on the Town of Jackson largely due to the location of the resort to Town and lack of interaction as a result. Impacts from traffic, housing, and issues related to public benefit will be primarily focused on Alta Wyoming and Teton County, Idaho and Teton County, Wyoming west of the Tetons and the Town of Jackson.

ATTACHMENTS

None

SUGGESTED MOTION

The LDRs state that the PC does not have a 'voting participation' in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide its recommendations and comments as appropriate.