

Board of County Commissioners Meeting

Staff Report

Agenda Item #12: Matters from Staff

Meeting Date: March 16, 2010
Submitting Department: Planning & Development

Presenter: Paula Stevens
Subject: Review of 2009 Grand Targhee Resort Master Plan Annual Monitoring Report

Statement / Purpose:

Board of County Commissioners' review of the 2009 Grand Targhee Resort Master Plan annual monitoring report.

Background / Description / Alternatives (Pros & Cons):

Pursuant to condition of approval #20 of the Grand Targhee Resort Master Plan conditions of approval:

The applicant shall submit a consolidated annual monitoring report to the Planning Department and shall present the report to the Board in February of each year beginning in 2009. This requirement shall apply to all phases of development. The applicant or the County may propose to amend the monitoring plan and/or required mitigation during the annual reporting period. The applicant shall compensate County staff for the time necessary to review the annual monitoring reports.

Pursuant to Section 18.3, Monitoring Plan Contents, Grand Targhee Resort Standards and Conditions, Grand Targhee is required to provide annual monitoring information on the following (see attached):

- Land Use
- Housing Mitigation
- Parking
- Transportation
- Environment
- Exactions
- Construction Management Plan
- Utilities and Public Facilities
- Emergency Management Plan
- Market and Economic Conditions

Grand Targhee has provided the report for 2009, which is attached.

Compliance with Terms of Standards and Conditions Document

No development application activity has occurred at the resort since the Master Plan was approved. However, as required by the Section 8.2.G, Contribution toward Road Improvements, Grand Targhee Resort Standards and Conditions, Grand Targhee made the following payments in 2010:

1. \$8,400 to Teton County, Idaho for the resurfacing of a one-mile section of Hasting Lane.
2. \$21,000 to Teton County, Wyoming for the resurfacing of the section of State Line Road between Ski Hill Road and Hastings Lane.

Status of Conditions of Approval

In partial fulfillment of condition of approval #23, Grand Targhee submitted a Master Development Plan (MDP) to Caribou-Targhee National Forest, which has been accepted. Grand Targhee will be required to demonstrate that the MDP conforms to the Resort Master Plan and Standards and Conditions prior to approval of the first final plat for any development within the resort. Staff has requested a copy of the MDP.

Condition of approval #20 requires that the annual monitoring report be submitted in February of each year. The applicant requests that the monitoring period be amended so that it runs from April to April of each year rather than from January to January and that the monitoring report is submitted to and reviewed by the County in June of each year. Per the applicant's request,

With the monitoring report due in the middle of the ski season, it is difficult to obtain information since it splits the ski season into two separate years. We would propose that during June of 2011, a report be provided to the BOCC that covers the time period from the last day of April 2010 through the last day of April 2011, including closing day of winter operations for the 2010/2011 season. This report would also cover January 1, 2010 through April 30, 2010, as this timeframe was not covered in the 2009 monitoring plan. Subsequent monitoring years would report from the last day of April of the previous year through the last day of April of the current reporting year.

Staff supports the applicant's proposed amendment of condition #20.

Attachments:

1. Section 18.3, Monitoring Plan Contents, Grand Targhee Resort Standards and Conditions
2. Grand Targhee Resort PUD Annual Monitoring Plan, 2009
3. Appendix A. Final Board of County Commissioners Conditions of Approval

Fiscal Impact:

None. Pursuant to the condition requiring submission of the monitoring plan, the applicant will compensate the County for the time necessary to review the report.

Staff Impact:

Approximately five Staff hours were spent reviewing the annual monitoring report, preparing this staff report, and attending this public hearing.

Legal Review:

The staff report was forwarded to the County Attorney's office for comment.

Recommendation:

Staff recommends that the Board accept the 2009 annual monitoring report as submitted by Grand Targhee. Further, Staff recommends that the Board approve the applicant's request to amend condition of approval #20 as proposed by the applicant.

Suggested Motion:

Move to accept the 2009 Grand Targhee Resort PUD Annual Monitoring Plan and amend Master Plan condition of approval #20 to read as follows:

Condition of approval #20 shall be amended as follows: Beginning in 2010 the annual monitoring report shall be submitted to the Planning Department and presented to the Board in June of each year. The 2010 report shall cover the time period from January 1, 2010 through the last day of April 2011, including closing day of winter operations for the 2010/2011 season. Subsequent monitoring years will report from the first day of May of the previous year through the last day of April of the current reporting year. This requirement shall apply to all phases of development. The applicant or the County may propose to amend the monitoring plan and/or required mitigation during the annual reporting period. The applicant shall compensate County staff for the time necessary to review the annual monitoring reports.