

County has more work to do on Targhee plan

*By Cara Froedge, Jackson Hole Daily
December 20, 2007*

County commissioners have not finished working through conditions for the expansion of Grand Targhee Resort and will hold another hearing next month.

After three more hours Wednesday morning discussing the list, which now contains 28 conditions, the Teton County Board of Commissioners had to schedule another hearing for 9 a.m. on Jan. 8. To date, commissioners have spent about six hours reviewing the conditions. They've accepted 22 but have not been able to discuss some of the major issues, including the number of lodging units the resort may build and how the construction will be phased.

The Gillett family wants to expand the resort from 96 to 525 lodging units by rezoning 120 acres at the base of Fred's Mountain from rural to resort.

Most of the conditions discussed Wednesday centered on technical issues such as water-quality monitoring and parking; however, commissioners were able to reach a conclusion about new trails in the backcountry.

Previously, commissioners had been working with a condition that would have prohibited the construction of new trails from the north side of the resort.

Instead, on Wednesday they approved a condition that would allow new trails from the resort or special permit area — U.S. Forest Service land that Grand Targhee is allowed to use — subject to the approval of the Forest Service and county commissioners.

Informal, unpermitted trails from the resort or permit area to surrounding public lands would be prohibited.

During the next meeting, commissioners likely will discuss the number of lodging units, a phasing plan, exactions for a medical building and law enforcement space, and a \$500,000 exaction fee.

Chairman Andy Schwartz said he expects to take public comments at that time.

During previous talks, commissioners settled on permitting 150,000 square feet of commercial and resort space and allowing no more than 10 percent of housing and lodging units to be single-family lots and no more than 10 percent cabins or townhouses. The balance, including employee housing, will be located in the resort center.

Single-family lots and cabin lots may be located in the resort center and rented on a short- or long-term basis. Other units may be rented on a short-term basis only.