



Grand Targhee Resort
First Amended Master Plan

Planned Unit Development for Planned
Resort
(PUD-PR)

February 12, 2019

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Division 1. Grand Targhee - Planned Resort Zone

1.1. Title

This Grand Targhee Resort First Amended Master Plan - Planned Unit Development for Planned Resort (PUD-PR) is established by Section 4.3.7. of the Teton County Land Development Regulations (the “LDRs”), and is referred to throughout as the “Resort Master Plan” or the “Master Plan.”

1.2. Purpose, Background and Intent

A. Purpose

The Master Plan establishes the entitlements, standards, and conditions for the development and use of the Grand Targhee Planned Resort Zone (the “Resort” or “Grand Targhee”). The Master Plan establishes the zoning for lands within the boundaries of the Resort, which lands are defined and depicted in Attachment A-1 and Attachment A-2 of the Master Plan.

B. Background & Location

Since 1969, the Resort has operated via a Special Use Permit on United States Forest Service (“USFS”) land within the Caribou–Targhee National Forest. Base facilities were built on the Forest Service owned lands. Over the years, based on support for increased opportunities to enjoy the area and to respond to the Resort’s requests for additional ski runs, lifts and mountain improvements, the Forest Service has identified and analyzed possibilities and options for the Resort’s growth, along with appropriate mitigation.

Grand Targhee opened on December 26, 1969, with some of its principal goals being to benefit the culture and economy of the region. In 1997, Booth Creek, a company controlled by the Gillett family, acquired the Resort, and the family has continued to own the Resort to the present. In May 2004, a land exchange occurred between Grand Targhee and the USFS. The USFS obtained 400 acres of pristine Grizzly Bear Habitat adjacent to Grand Teton National Park and accessed through Ashton, Idaho (commonly referred to as Squirrel Meadows), and in exchange, the USFS granted ownership of the 120-acre base area to Grand Targhee Resort, LLC. The 120-acre base area is located in Teton County, Wyoming and is approximately 12 miles east of Driggs, Idaho via Ski Hill Road (Teton County Road No. 22-15).

In 2004, after 10 years of intense analysis, public input, approvals, and evaluations of additional development by both the Resort and the USFS, the Resort submitted an application to Teton County for a Planned Unit Development District for Planned Resort. This application was for 875 residential units, 59,964 sf of commercial space, and 118,248 square feet (sf) of resort services and amenities. The 2004 application was amended and resubmitted in 2006, and in 2008, the Teton County Board of County Commissioners approved the application. The approval included a plan that would allow for up to 450 units and 150,000 square feet of for commercial and resort services, and included 36 conditions of approval. The Resort currently includes the USFS permit area of 2,398.57 acres, five chair lifts, 96 accommodation units, and 37,700 sf of commercial development, along with resort services and amenities.

In 2017, Grand Targhee applied to Teton County to amend its 2008 approved Master Plan. The purpose of this amendment application was multifaceted, with the following goals: (i) to develop a master plan that better reflects the Resort’s current economic operating conditions; (ii) to update the 2008 Master Plan to reflect the approval of the 2012 Jackson/Teton County Comprehensive Plan, the adoption of the 2016 Teton County Land Development Regulations, and the 2017 updated Caribou-Targhee National Forest Master Development Plan; (iii) to update the Resort’s phasing plan; (iv) to produce a viable Master Plan that does

not contain numerous separate conditions of approval and in which all conditions are contained in the Master Plan document; and (v) to revise and replace the environmental mitigation conditions of approval contained in the 2008 Master Plan, with an environmental mitigation plan (included as a Community Services Element). The revised environmental mitigation plan allows for conservation of lands in Teton County, Wyoming on the west slope of the Tetons in perpetuity, along with perpetual funding of projects that will promote additional land conservation; land, water and natural resource protection; and restoration of Teton Creek and the Teton Creek watershed.

C. Intent

1. **General:** The purpose of the Planned Resort Zone is to provide for a mix of recreational, retail, and service-oriented activities, which has a high degree of self-containment and provides economic and other benefits to the community. The Planned Resort Zone is intended to guide the creation or continuation of a planned development configured around a major recreational activity. Over time, Grand Targhee will evolve in accordance with the Master Plan to reflect technical innovations, user preference, market conditions, and competition in the ski resort industry.

Per Section 14.2 of the 2012 Jackson/Teton County Comprehensive Plan (the "2012 Comprehensive Plan"), Grand Targhee is identified as a Transitional Subarea:

The focus of this TRANSITIONAL Subarea is to create a year-round, small scale resort community that is pedestrian oriented. A primary objective is to enhance year-round visitation and to provide recreation and job opportunities for the local community. This subarea will develop in accordance with the approved Master Plan. The Master Plan is intended to be dynamic and subject to some evolution in design but not density, intensity or footprint.

2. **Character and Design:** The character objective for Grand Targhee is a clustered resort center with its own sense of place. Important characteristics are:
 - a. a transition in density, intensity and character from the center to adjacent Forest Service natural lands;
 - b. a distinct center, defined both by buildings and activities;
 - c. a mix of land uses, varying from a center of high intensity mixed commercial, skier amenities, accommodation, and recreational uses to lower density areas with predominantly residential/accommodation uses;
 - d. clear edges, defined both by buildings and open spaces, that distinguish the center from surrounding National Forest lands;
 - e. a continuity in building size, architecture, and individual site design;
 - f. pedestrian streetscapes and pedestrian connections throughout the village center;
 - g. creation of a sense of arrival;
 - h. a visitor destination with a strong sense of place; and
 - i. a destination ski area.

3. The Master Plan is designed to achieve the following major goals:

- a. Achieve a sustainable form of development and redevelopment that provides the best possible experience to visitors of Grand Targhee in all seasons.
- b. Provide an efficient arrangement of lodging, supporting commercial development and amenities at a scale and program size that will fit physically, environmentally, and economically with the mountain.
- c. Provide a complement to the lodging, commercial uses, housing, recreation, and community activities of Teton Valley.
- d. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient, and coordinated manner in order to provide quality visitor experiences.
- e. Permit resort development that contributes to expanding a year-round economy.
- f. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of development.

1.3. Applicability

A. Repealer

The Master Plan supersedes and replaces in its entirety the Grand Targhee Planned Unit Development District for Planned Resort (PUD-PR) Resort Master Plan approved on February 4, 2008, and all subsequent amendments and minor deviations thereto adopted prior to the date of approval of the Master Plan.

B. Applicability of Master Plan

The Master Plan applies only to lands within the Resort boundary, as depicted on the Official Zoning District Map and as shown in Attachment A-1 and Attachment A-2 to the Master Plan.

C. Expiration and Extension

1. Expiration of Master Plan

- a. **Time Frame.** The Master Plan shall expire five (5) years after its effective date unless a sufficient application for physical development, in accordance with the Phasing Plan in Section 1.3.D.1 of the Master Plan, is filed with the Teton County Planning Department. The Master Plan shall expire seven (7) years from the date of its effective date unless there is commencement of construction or operation of land uses or activities in accordance with the Phasing Plan in Section 1.3.D.1 of the Master Plan.
- b. **Effect.** Upon expiration of the Master Plan, all rights that are established by the Master Plan shall lapse and the County shall amend the Official Zoning Map from the Planned Resort Zone to the appropriate zone based on the direction of the Comprehensive Plan.

2. **Extension.** The Master Plan approval may be extended by the Teton County Commissioners provided a written request for extension is received at least thirty (30) calendar days prior to expiration of the Master Plan.
 - a. **Procedure.** The request for extension shall be reviewed by the Board of County Commissioners at a regularly scheduled meeting, by which time a public hearing notice shall be advertised and any necessary information pertinent to the extension request can be made available. The Master Plan shall be deemed extended until the Board of County Commissioners acts upon the request for extension.
 - b. **Grounds for Extension.** The grounds for extending the Master Plan approval shall be specified by the Board of County Commissioners and shall include, but not be limited to, the following:
 - I. **No change in conditions.** Conditions in the community have not substantially changed since the original Master Plan approval.
 - II. **Good faith efforts.** Activities and investments on the part of landowners within the Resort demonstrate good faith efforts in pursuing the development permitted by the Master Plan.
3. **Reconsideration.** If development within the Resort fails to proceed in general accordance with the Phasing Plan in Section 1.3.D.1 of the Master Plan, the Board of County Commissioners may require reconsideration of the Master Plan and amendment to the Phasing Plan.
 - a. **Amendment.** Amendment of the Phasing Plan in Section 1.3.D.1 of the Master Plan shall be appropriate if either: (i) an acceptable alternative phasing plan that meets the standards of the LDRs that pertain to Master Plans for Planned Resorts (LDR Section 4.3.1.F); or (ii) a development schedule acceptable to the Teton County Commissioners for regaining compliance with the original Phasing Plan is presented.
 - b. **Procedure.** The Teton County Commissioners shall hold a public hearing, in accordance with all applicable sections of the LDRs related to notice to neighbors, notice of public hearing, and public hearing procedures, for the purpose of examining the development that has occurred within the Resort and its consistency with the Master Plan. The Teton County Commissioners shall issue a determination as to whether amendment or revocation of the Master Plan is appropriate, in accordance with the above-specified standards. Revocation of the Master Plan shall be accomplished by amending the Resort area on the Official Zoning District Map from Planned Resort Zone (PUD-PR) to the appropriate zone based on the Comprehensive Plan in place at the time of revocation.

D. Phasing Requirements

Development of the Resort shall be permitted in four (4) phases, as indicated in the Phasing Plan Table below. Within each phase, specific development may occur in each Plan Area as indicated. The scale of development for each phase identified below is provided in the phase heading. The detailed description of the development proposed in each phase is the development anticipated as of the date of approval of the Master Plan, but is provided for informational purposes only and may change over time. Changes to the Phasing Plan may be approved as a minor amendment to the Master Plan. Permitted development shall be established by development plans, development option plans, subdivision plats, or other development approval procedures, as applicable.

1. Phasing Plan

Table 1.3.D.1 – Resort Phasing Plan	
Phase	Units
Phase One	88
1.1.1 Rendezvous Lodge and Trap Bar Renovation	*
1.1.2 Building D: Targhee Lodge and Pool	29
1.1.3 Building E: Rendezvous Lodge Expansion	29
<i>1.1.4 Duplexes/Cabins/Single-Family Lots</i>	30
Phase Two	123
2.1.1 Building A: Hotel (includes Restaurant)	103
<i>2.2.1 Duplexes/Cabins/Single-Family Lots</i>	20
Phase Three	124
3.1.1 Building C: Redevelop Teewinot	52
3.1.2 Building F: New Sioux Lodge	52
<i>3.2.1 Duplexes/Cabins/Single-Family Lots</i>	20
Phase Four	115
4.1.1 Building B	44
4.1.2 Building B1	51
<i>4.2.1 Duplexes/Cabins/Single-Family Lots</i>	20
Total	450

Sub-Phases in italics are located in within the RAPA

* Commercial square footage will be tracked in the Physical Development Monitoring Template submitted with each development plan.

2. Sequence of Development.

The sequence of development is anticipated to occur in the order set forth in the phasing plan assigned to each Plan Area. However, the sequence of the Phases shown in Division 1 and Division 2 are subject to change. If, based on market conditions, user preferences, technical innovations or competition a change in the sequence to development is proposed, an amendment to the Master Plan is not required so long as the development does not exceed the overall scale of development described in each phase.

3. Phasing of Public Exactions

The public exactions generated from residential development required in accordance with Section 3.3 of the Master Plan, and as set forth below, shall be provided commensurate with development. The developer may provide exactions in advance of the timeline identified below, and shall be credited for any exactions provided prior to any requirement.

- a. A land dedication for parks or Community Facilities shall begin prior to the commencement of Phase Three of the Phasing Plan set forth in Table 1.3.D.1 above unless specifically described in other sections of this Master Plan. All or a portion of this land dedication may be delayed to another phase of the development upon approval of the Teton County Planning Director.
- b. Certificates of occupancy for the Community Facilities defined in Section 3.3 of the Master Plan shall be issued prior to commencement of Phase Three of the Phasing Plan set forth in Table 1.3.D.1 above.

4. Other Requirements

- a. An Emergency Management Plan shall be implemented within one (1) year of the approval and recordation of the first final plat within the Resort.
- b. A Declaration of Covenants, Conditions and Restrictions shall be recorded in the office of the Teton County, Wyoming Clerk concurrent with the recordation of the first final plat. Design Guidelines to accompany the Covenants, Conditions and Restrictions shall also be approved and implemented.

1.4. Relationship Between Regulations and Interpretation

A. Relationship to Teton County Land Development Regulations

Whenever the Master Plan refers to a specific section of the LDRs, and that section of the LDRs is later amended or superseded, the section of the then-current LDRs that most closely aligns to the regulation amended or superseded shall be applied. Unless otherwise stated in the Master Plan, when the Master Plan is silent on an issue, the then-current LDRs shall govern the development or use of properties within the Resort. In the event of a contradiction between the Master Plan and the LDRs, the Master Plan shall govern and control. Where specific conditions or requirements of approval of the Master Plan are imposed, those conditions or requirements shall govern and supersede all prior and subsequent land development regulations adopted by Teton County. For purposes of clarity, the following shall apply with respect to the Master Plan:

1. The term “LDRs” means the 2016 Land Development Regulations version in effect as of January 3, 2017.
2. The term “1994 LDRs” means the 1994 Land Development Regulations in effect as of January 31, 2005.

B. Interpretation

The Planning Director shall be responsible for interpreting the Master Plan. The Planning Director shall base his or her interpretation of the Master Plan on the provisions of the LDRs related to Interpretations (LDR Division 8.6).

1.5. Administrative Procedures

A. Procedure for Review of Development Proposals

Sketch Plan approval of the Resort is included by reference in the Master Plan, and consequently, no Sketch Plan approvals are required for any development within the Resort, regardless of scale. Development plan, subdivision plat, and building permit approvals are required prior to commencement of any construction or operation of any new land use within the Resort. All applications for development shall be reviewed in accordance with the Master Plan as outlined below.

1. **Incremental Development.** A development plan application may encompass an increment of the total development at the Resort. Due to the unpredictability of future market demands and economic conditions, development plans for only an increment of the total development allowed under the Master Plan may be submitted and shall be considered under the LDRs governing Physical Development (LDR Division 8.3) and Development Option and Subdivision Permits (LDR Division 8.5).

2. **Standing of Resort Master Plan** Any amendments to the LDRs shall not affect the approval of the Master Plan, the standards contained therein, or the Conditions of Approval as set forth below.

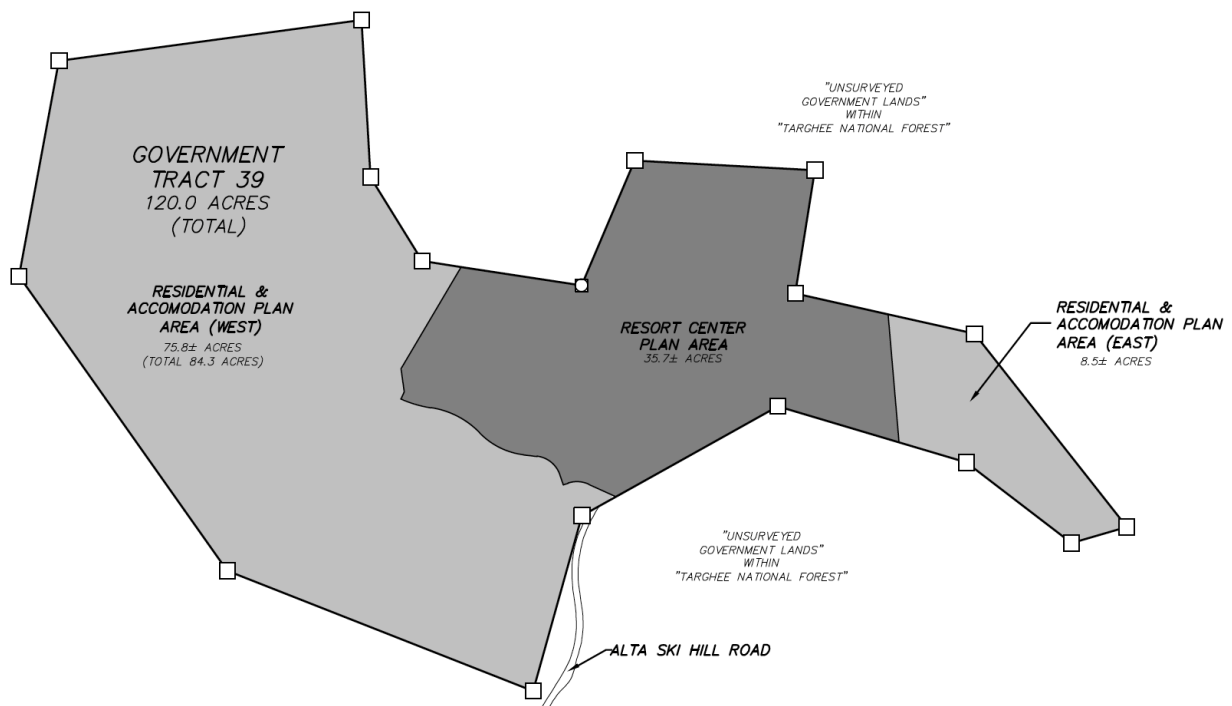
B. Procedures and Requirements to Amend Approved Master Plan

1. **Major Amendments.** Major amendments to the Master Plan shall be reviewed and approved pursuant to the Master Plan and the section of the LDRs governing Amendments to Master Plans (LDR Section 8.2.13). Only a property owner or an authorized agent of a property owner within the Resort may apply for a Major Amendment to the Master Plan, and only insofar as the amendment affects that owner's property. The Major Amendment shall be subject to all applicable standards of the LDRs and the applicable provisions of the Master Plan, including this Section 1.5.B, and include the following:
 - a. Expansion or increase in the overall Resort area or overall density allowed in the Master Plan and;
 - b. A revision to the physical development standards that increases the allowable maximum or decreases the required minimum by more than 20%.
2. **Minor Amendments.** The Planning Director may approve Minor Amendments to the Master Plan. The Planning Director shall be required to render a decision on the sufficiency of the application within 14 days of its submittal, and to approve, approve with conditions, or deny an application within 60 days of its being determined sufficient. Minor Amendments shall comply with the following standards:
 - a. The proposed amendment does not increase the total amount of development permitted within the Resort.
 - b. The proposed amendment does not materially affect other property owners within the Resort.
 - c. The proposed amendment is consistent with the purposes of the Resort and with the purposes of the approval standards.
 - d. The proposed amendment is consistent with the Planned Unit Development District for Planned Resort section of the LDRs.
3. **Amendments not Categorized.** In the event that an application for an amendment to the Resort is submitted to Teton County that is not included in the list of Major Amendment or Minor Amendment, the Planning Director shall make a determination, based on the thresholds for Major Amendments, Minor Amendments, Master Plan Section 1.4.B – Interpretations, and Master Plan Section 1.2.C -- Vision and Intent, whether the proposed amendment shall be considered and reviewed as a Major Amendment or Minor Amendment.

1.6. Establishment of Resort Areas and Subareas

The Master Plan establishes the area of land within the Grand Targhee Resort and further establishes specific Plan Areas within the Resort. The Resort consists of two distinct subareas (the “Plan Areas”): the Resort Center Plan Area (“RCPA”), and the Residential and Accommodation Plan Area (“RAPA”). Each Plan Area has unique and specific entitlements, standards, and conditions. In addition, there are entitlements, standards and conditions that are common to both Plan Areas.

Figure 1.6.1 – Map of Plan Areas – legal descriptions of each plan area are in Attachments A-1 & A-2.



A. Resort Center Plan Area

The RCPA, more specifically described in Attachment A-1, generally includes retail, food and beverage services, resort support services, amenities, and residential and accommodation units. The specific uses allowed in the RCPA are set forth in Section 2.1.C of the Master Plan. There will be parking spaces for day guests and below grade parking garages associated with accommodation buildings. The RCPA is comprised of approximately 35.7 acres.

B. Residential and Accommodation Plan Area

The RAPA, more specifically described in Attachment A-2 of this document, is mainly for residential and accommodation uses such as single-family residences, condominiums, townhouses, and cabins. This area shall also include open space areas for trails. The RAPA is comprised of approximately 84.3 acres.

1.7. Definitions

When used in the Master Plan, the following terms shall have the following meanings. To the extent that a term defined below varies from the definition provided in the LDRs, the definition in this Section 1.7 shall control.

Accessory Use or Building: Accessory Use or Building means a separate use or structure which: (a) is incidental, or subordinate or secondary to, and devoted primarily to the principal use or structure served, and does not change the character of the premises; and (b) located on the same lot or site as the principal use or structure served. No accessory dwelling units shall be permitted.

Accessory Use and Support Space: Accessory Uses and Support Spaces shall be located within, or immediately outside, the lodging and accommodation space buildings and shall include uses that support the primary lodging and accommodation use. These uses include associated office spaces, meeting space or conference facilities for lodge guests, restaurant facilities for lodge guests such as breakfast bars, spa, health club, lounge, and lobby.

Alta Services: Government and emergency services provided to the Town of Alta, the Alta community, and its constituents. These services include, but are not limited to: Emergency Medical Services (EMS), police, roads (construction and maintenance), fire, parks, and schools. These services can be provided by Teton County, Wyoming or by subcontract to other entities that can better serve the Alta Community due to its geographically challenging location.

Alternate Dwelling Units: Alternate Dwelling Units shall mean pre-manufactured units or other structures constructed for residential or lodging uses that are not mobile homes or traditional permanent structures. Alternate Dwelling Units shall conform to the International Building Code (IBC). Alternate Dwelling Units are permitted to be individually rentable within a lodging pool, and are subject to any exactions or employee housing mitigation requirements of Teton County for lodging uses.

Alternate Dwelling Use: Alternate Dwelling Use shall mean a use that allows Alternate Dwelling Units that contain Lodging Uses. The total number of Alternate Dwelling Units that occupy the Resort shall count toward the overall allowed density of lodging and residential units permitted within the Resort.

Amenities: Amenities are uses located within the Resort and are defined further under Resort Services and Amenities.

Amusement: Amusement use includes, but is not limited to: bowling alleys, movie theaters, music halls, indoor skating rinks, headquarters for biking, rafting/boat trips, fishing operations, video arcades, pool and billiard halls, shooting arcades, mini golf, or putt-putt.

Average Peak Occupancy (APOs): APOs is the figure used to calculate the capacity of guest accommodations. The number of APOs allocated to the Resort is set forth in Section 3.1.D.

Bed and Breakfast: Bed and Breakfast means a private home that is used to provide short-term lodging for a charge to the public with not more than four (4) lodging units (bedrooms); not more than a daily average of eight (8) persons per night during any thirty (30) day period; and in which no more than two (2) family style meals are provided per twenty-four (24) hour period. The meals shall be for the guests of the facility only, and the owner or manager shall reside in the facility.

Building Height: Building Height shall be the maximum height allowed for a structure and is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade.

For purposes of measuring height, finished grade shall mean the highest grade within five (5) feet of the structure or wall of the building, which has been set through an approved grading and/or drainage plan. The term "finished grade" may also mean natural grade when no terrain alteration is proposed, or where otherwise applicable. Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to raise the finished floor elevations(s) for any other purpose, shall not be considered finished grade.

No part of any building or structure may exceed the maximum height allowed in a specific zoning district except for the following:

1. Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than four (4) feet; and/or
2. Radio or TV antennae or aerials, not to include microwave receivers, transmitters, repeaters, or satellite receivers. On sloping building sites, no part of any building or structure shall exceed the maximum height as measured from any point on the exterior of the building or structure to the nearest point of finished grade except for the above exemptions, nor shall the height of the building or structure as measured from the highest point of the building or structure to the lowest point of finished grade exceed 125% of maximum height.

Cabin: A Cabin is a single-family detached unit, or a townhouse that is part of a group of similar units. It may be on a commonly owned lot or on an individual lot and share vertical common walls.

Campground: A Campground is an establishment providing overnight or short-term sites for recreational vehicles, trailers, yurts, campers, platform or wall tents, or tents that have no permanent structures other than a management office, laundry, small grocery, storage facilities, and sanitary facilities.

Commercial Use: Commercial uses may include, but are not limited to: the retail sale of souvenirs, apparel and accessories, art, books, cameras and accessories, sporting goods, liquor, and other general specialty merchandise; food stores (including delicatessens, health food stores, drug stores, bakeries, candy and ice cream/yogurt shops); real estate offices; video rental shops; and similar uses. Restaurant and bars are considered commercial uses in this PUD.

Community Facilities: Community Facilities shall mean those facilities described in Section 3.3 of the Master Plan. Community Facilities are limited to 750 sf of floor area dedicated to public services and 850 sf of floor area for use as a medical facility. These facilities shall be open and available to the public but may be used by the developer/Owner of Grand Targhee when not reserved for use by the public.

Density: Density shall mean the total allowable number of residential or lodging units permitted within the Resort as set forth in Section 3.1.A.

Dwelling Unit. A Dwelling Unit is a residential or lodging unit as set forth in Section 3.1.A of the Master Plan.

Emergency Management Plan: Emergency Management Plan is a plan approved to define responsibilities and methods to manage emergency situations at the Resort. The plan may be modified in the future to adapt to new circumstances.

Guest: A Guest is a person who is accommodated in overnight lodging facilities within the Resort.

Kitchen. A Kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family, which contains a sink and a stove or oven powered by either natural gas, propane, or 220-V electric hookup. A wet bar, consisting of no more than a refrigerator,

sink, and microwave, or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

Mobile Home: Mobile Home shall have the meaning set forth in the LDRs and may be for either residential or lodging uses.

Office: Office shall include professional services and other activities that customarily are provided in an office environment such as: accounting and financial services; medical and other health services; vacation and guided trip planning; real estate and hospitality check-in; and similar administration uses.

Outdoor Recreational: Outdoor Recreational includes, but is not limited to: arboretums, recreational lakes, youth recreation camps, soccer, skateboarding, organic gardens, baseball, bicycle facilities and uses, swimming pools, ice skating rinks, aquatic parks, croquet, tennis, stables and riding arenas not associated with an agricultural use, rodeos, fire pit/barbeque areas, zip lines, tubing, equestrian centers and uses, amphitheaters, outfitters, cross-country ski trails and facilities, and other similar uses.

Parking Area: Parking Area includes space that is designated to be used for the primary purpose of parking vehicles to accommodate visitors to the Resort. Parking Area may be a surface area or may be a structure that is used for parking. Parking Area does not include structured parking below a building that supports lodging and accommodation uses or parking associated with residential uses. Parking Areas may be used for other temporary uses, including Campground uses, provided that the temporary use does not displace parking areas required or otherwise in demand during such time as the temporary use occupies such parking areas.

Phasing Plan: Phasing Plan has the meaning set forth in Section 1.3.D.1 of the Master Plan.

Plan Area: A Plan Area is a specific area within the Resort with development standards that has the meaning set forth in Section 2 of the Master Plan.

Public Service: A Public Service is a community-oriented use that supports the Resort, including, without limitation: firehouses, religious buildings, medical services, and community safety services.

Short Term Rental: Short Term Rental means the rental of all or a portion of a Dwelling Unit or lodging unit for less than thirty (30) days as set forth in Section 3.1.E.

Resort Support Uses: Resort Support Uses are defined as facilities that are utilized to operate the overall Resort. Resort Support Uses include, but are not limited to: visitor services such as lift ticketing; public restrooms; visitor and employee lockers; ski/snowboard school training; medical clinic; mountain patrol; day care; eating areas not specifically associated with an establishment for selling food; outdoor eating establishments; training or wellness programs; studios or classrooms; Nordic skiing areas; horse stables; recreation; offices related to Resort operations; religious buildings; performance space; common meeting space; visitor centers; and non-profit uses. Resort Support Uses may include infrastructure uses.

Restaurant/Bar Uses: A Restaurant or Bar means an establishment oriented to the serving of food and/or beverages. Restaurant/Bar Uses are considered a commercial use under the Master Plan.

Shared Use: Shared Use shall mean the ability to use an allowed use for shared purposes. Shared Uses may include Parking Areas and Community Facilities, which may be occupied or otherwise used based on the provisions of the Master Plan.

Ski Slopes and Facilities: Ski Slopes and Facilities include facilities associated with a downhill ski area that may be located on the mountain: lifts, trams, operational and maintenance facilities, trails, restaurants or

warming areas, Nordic ski areas, snow shoe areas, fatbike areas, snowmaking operations, ski/snowboard schools, and any other winter- related activity.

Special Event: Special Events include, but are not limited to: outdoor gatherings, auctions, art sales, bake sales, carnivals, circuses, outdoor concerts, races, rodeos, or similar activities.

Temporary Real Estate Sales Office: Temporary Real Estate Sales Office means a structure placed on a development site and used as a sales office or meeting place during marketing a project for sale or lease.

Timeshare Condominium: Timeshare Condominium means a condominium ownership of a residential unit in which purchase is for interval ownership, with ownership conveyed by deed/license. Other forms of interval ownership such as fractional residence clubs are included.

Utility: Utility includes, without limitation: utility substations; transmission and distribution facilities or pipelines, including telephone, cable, and natural gas; sewage treatment plants; water supply facilities; pump stations; booster pumps and any other appurtenance that requires a structure; radio or TV broadcasting towers; maintenance facilities; telecommunications towers; wireless telecommunication services and/or facilities, including commercial wireless telecommunication services, wireless internet access, unlicensed wireless services, common carrier wireless exchange access services and similar communication services; antenna and antenna arrays.

1.8. Abbreviations

The following abbreviations are used in the Standards and Conditions and are intended to have the following meanings:

AADT = Average Annual Daily Traffic
APO = Average Peak Occupancy
BCC = Teton County Board of County Commissioners
CCRs = Covenants, Conditions and Restrictions
DRC = Design Review Committee
ITD = Idaho Transportation Department
LDRs = The 2016 Land Development Regulations, version in effect January 3, 2017.
PUD = Grand Targhee Resort District Planned Unit Development
ROW = Right-of-Way
SWPPP = Stormwater Pollution Prevention Plan
JTCAHD = Jackson Teton County Affordable Housing Department
TDM = Transportation Demand Management Plan
USFS = United States Forest Service
WYDOT = Wyoming Department of Transportation

1.9. List of Attachments

- Attachment A-1 - Legal Description Resort Center Plan Area (RCPA)
- Attachment A-2 - Legal Description Residential Accommodation Plan Area (RAPA)
- Attachment A-3 - Exhibit showing both Plan Areas of the Resort
- Attachment B – Monitoring Templates (Physical Development, Housing, Transportation)
- Attachment C – Final Condition of Approval Dated November 14, 2018

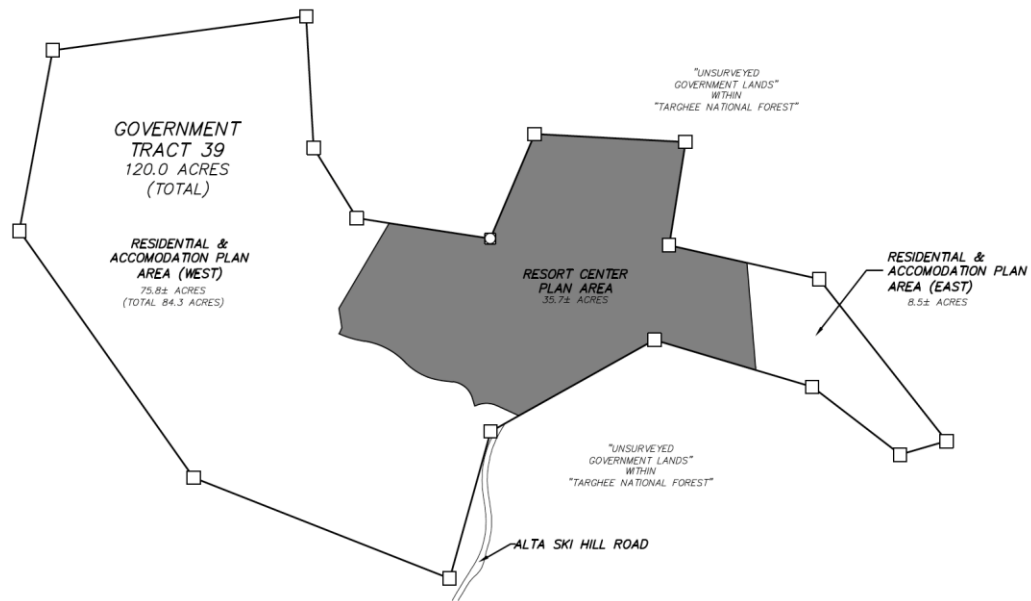
Division 2. Standards Applicable to Individual Resort Plan Areas

2.1. Standards Applicable to the Resort Center Plan Area (RCPA)

A. Intent and Purpose

The purpose of the RCPA is to allow for dense commercial, short-term lodging and residential, and to provide both amenities and services for guests, residents, and employees.

Figure 2.1 - Map of Resort Center Plan Area – legal description in Attachment A-1



B. Physical Development

Standards applicable to physical development in the RCPA are provided within this subsection. Cross-references provided herein refer to specific sections of the Master Plan or sections of the LDRs, as indicated.

B.1. Structure Location and Mass						
	LSR (min)	Street Setback (Min)	Side Setback (Min)	Rear Setback (min)	Height (max)	FAR (max)*
All Allowed Uses	.25	0'	0'	0'	55' *	n/a

*Exception to Max Height: One Building tower of a maximum 800 sf base area may extend in height up to 68'.

B.2 Maximum Scale of Development

There is no explicit floor area ratio within the RCPA. The overall RCPA is permitted to contain a maximum of 645,510 sf of development with no limitation on maximum floor area of an individual structure.

This maximum floor area is permitted to increase by up to 15% through transfer of allowable floor area from the RAPA.

Individual dwelling or lodging units are limited to a maximum of 10,000 sf per unit.

B.3. Building Design

External Surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues.

No other Teton County limitations apply.

B.4. Site Development

Determined by Physical development.

Site Development Setbacks (min) 0'

The Maximum Site Development applies to the overall land area of RCPA and shall be determined based on a cumulative analysis of development in RCPA over time.

B.5. Landscaping LDR Div. 5.5

Plant Units (min) Section 3.6.B.1

Plant Units (substitutions) Section 3.6.B.2

B.6. Fencing LDR Sec. 5.1.2.

B.7. Environmental Standards

The amendment to the Grand Targhee PUD-PR (PUD2017-0005) approved by the BCC on November 14, 2018, included the revalidation of an Environmental Analysis (EA) dated October 14, 2016 (EVA 2016-0021). The EA found that the development configuration in the approved Sketch Plan (SKC 2017-0007) will not adversely affect natural resources and there are little if any present.¹

Pet Restrictions

Domestic pets (i.e., dogs and cats) shall be physically restrained (i.e., leashed, chained, fenced), or accompanied by a person who has strict voice control over the animal at all times.

Natural Resource Buffers LDR Sec. 5.1.1

Streams 50'

Edge of riparian plant community: up to 150'

Natural Lakes or Ponds: 50'

Wetland: 30'

Irrigation Ditch/Pond Setback LDR Sec. 7.7.4.D

Irrigation Ditch/Pond: 15'

Wild Animal Feeding LDR Sec. 5.1.3

Wild Animal Feeding Prohibited

Air Quality LDR Sec. 5.1.4

Natural Resource Overlay (NRO) Standards

LDR Sec. 5.2.1

Grand Targhee Resort is not within the Natural Resource Overlay (NRO)

Bear Mitigation Standards LDR Sec. 5.2.2

Bear proof trash containers required in Conflict Priority Area 1.

B.8. Scenic Standards

Exterior Lighting LDR Sec. 5.3.1

Scenic Resource Overlay (SRO) Standards LDR Sec. 5.3.2

The Resort is not within the Scenic Resource Overlay (SRO).

B.9. Natural Hazards to Avoid LDR Sec 5.4.1

Development Prohibited: Slopes >30%

Exception: Slope in excess of 30% may be developed for roadways and driveways if the following mitigation measures are used:

1. The maximum cut and fill shall be no greater than 2:1. An exception may be considered to allow slopes up to 1.5:1 gradient, provided successful revegetation and erosion control will be achieved.
2. Erosion control matting will be used on all road embankment slopes. Silt traps, temporary straw dams, and silt fencing will be used to control soil erosion. All slopes less than 2:1 will be covered with straw mulch or hydro seeding.
3. Retaining walls shall be used to contain the road disturbance corridor. Walls shall be placed 6 feet from the road edge to minimize the disturbed slopes. Walls greater than nine (9) feet in height shall step back 4 feet before the next vertical retaining rise.
4. Retaining walls shall be constructed with non-glare, earth tone colors.
5. A geotechnical review shall be conducted and a subsequent letter provided regarding slope stability safety at the final design level.

¹ There are no mapped wildlife movement corridors within the 120-acre parcel or within ½ mile radius of the site. The proposed site plan changes to the Resort contemplate a reduction in overall impact. All future development applications

within the Resort will not require natural resource impact review via an Environmental Analysis (EA), mitigation and will not be subject to natural resource impact mitigation since the Resort is not within the Natural Resource Overlay.

6. All impacted slopes shall be revegetated and reforested utilizing native plant species during the first planting season after construction. Native topsoil collected during construction shall be stored for reuse in the revegetation process. Temporary irrigation in revegetation zones will be implemented for up to two years as plant re-establish. Weed control practices shall be used to control noxious weeds in revegetated areas.

Areas of Unstable Soils	LDR Sec. 5.4.2
Fault Areas	LDR Sec. 5.4.3

Floodplains	LDR Sec. 5.4.4
Wildland Urban Interface	LDR Sec. 5.4.4
B.10. Signs	LDR Sec. 3.6.B
B.11. Grading, Erosion Control, Stormwater	
Grading	LDR Sec. 5.7.2
Erosion control	LDR Sec. 5.7.3
Erosion shall be controlled at all times	
Stormwater Management	LDR Sec. 5.7.4
No increase in peak flow rate or velocity across property lines.	

B.12. Required Physical Development Permits

The following identifies the required physical development permits for development within RCPA.

Physical Development	Sketch Plan	Development Plan	Development Option Plan	Building Permit	Sign permit	Grading permit
Overall	Approved	n/a	n/a	n/a	X	LDR Sec.5.7.1
Resort Center Plan Area	Approved	X	n/a	X	X	X

*No Conditional Use Permit is required for development within the RCPA unless explicitly identified in the Allowed Uses table below.

C. Use Standards

Standards applicable to uses in RCPA of the Resort are provided in this Section. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.E of the LDRs.

C.1. Allowed Uses		C.2. Use Requirements			
Use	Permit	BSA (min)	Density (max)*	Parking (min)	Employees required to be housed
Open Space					
Outdoor Recreation	Y	0 sf		See MP Div. 3	Exempt
Residential					
Detached Single Family	Y	0 sf		2 per unit	Exempt
Attached Single Family	Y	0 sf		2 per unit	Exempt
Cabin	Y	0 sf		1.5 per unit	Exempt
Institutional Residential	Y	0 sf		Independent calc.	Exempt
Mobile Home	B	0 sf		1 per unit	Exempt
Lodging					
Conventional Lodging	Y	0 sf		1 per unit	0.13 per bedroom
Short Term Rental	Y	0 sf		1 per unit	0.13 per bedroom
Campground	Y	0 sf		1 per unit	Exempt
Alternate Dwelling Unit	B	0 sf		1 per unit	0.13 per bedroom
Bed and Breakfast	Y	0 sf		Independent calc.	0.13 per bedroom
Mobile Home	B	0 sf		1 per unit	0.13 per bedroom
Resort Support Use					
All Resort Support Uses	Y	0 sf		Independent calc.	Exempt
Commercial					
Office	Y	0 sf		Independent calc.	0.03 per 1,000 sf
Retail	Y	0 sf			0.42 per 1,000 sf
Restaurant/Bar	Y	0 sf			1.01 per 1,000 sf

Resort Services	Y	0 sf			0.15 per 1,000 sf
Service, Personal and Business	Y	0 sf			Independent calc.
Amusement/Recreation					
Amusement	B	0 sf		Independent calc.	Independent calc.
Outdoor Recreation	B	0 sf		Independent calc.	Independent calc.
Developed Recreation	B	0 sf		Independent calc.	Independent calc.
Outfitter/Tour Operator	Y	0 sf		Independent calc.	Independent calc.
Institutional					
Assembly	B	n/a		Independent calc.	Exempt
Daycare/Education	B	n/a		Independent calc.	Exempt
Transportation/Infrastructure					
Wireless communication Facilities	B	0 sf		1/employee + 1/stored vehicle	Exempt
Heliport	B	0 sf		Independent calc.	Independent calc.
Industrial					
Light Industry	B	0 sf		Independent calc.	Independent calc.
Heavy Industry	C	0 sf		Independent calc.	Independent calc.
Disposal	B	0 sf		Independent calc.	Independent calc.
Junkyard	C	0 sf		Independent calc.	Independent calc.
Accessory Uses					
Bed and Breakfast	Y	0 sf		See MP Div. 3	Independent calc.
Home Occupation	B	0 sf		1/DU	Exempt
Home Business	B	0 sf		Independent calc.	Exempt
Receptions/Events	Y	0 sf		Independent calc.	Exempt
Temporary Uses					
Christmas Tree Sales	Y	0 sf		n/a	Exempt
Real Estate Sales Office	Y	0 sf		n/a	Exempt
Temporary Shelter	Y	0 sf		n/a	Exempt
Temporary Gravel Extraction and Processing	B	0 sf		n/a	Exempt
Farm Stand	Y	0 sf		n/a	Exempt

Y = Allowed Use, no use permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

* The overall lodging and residential density on the RCPA is 360 units. See Division 3.

C.3. Maximum Scale of Use

Individual Use (Floor Area) (Max) – No limitations Apply

C.4. Operational Standards

LDR Div. 6.4

D. Development Options

Standards applicable to development options and subdivision in the RCPA are provided or referenced below.

D.1. Allowed Subdivision Development Options

Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	FAR (max)	Height (max)
Land Division	n/a	n/a	n/a	n/a	Determined by physical development	Determined by physical development
Condominium/Townhouse						

D.2. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
<10 units	n/a	X	n/a	X
> 10 units	n/a	X	n/a	X
Transfer of Units	n/a	n/a	x	n/a

D.3. Affordable and Employee Housing Standards

Section 3.4

D.4. Infrastructure Requirements and Standards

Section 3.9

E. Phasing Standards

Development of the RCPA shall be permitted in four (4) phases specific to the RCPA. The scale of development for each phase, identified below in Table 2.2.E.1, is provided in the phase heading. The detailed description of the development proposed in each phase is the anticipated development as of the date of the approval of the Master Plan, but is provided for informational purposes only. The specific development within each phase is subject to change and, if such change occurs, an amendment to the Master Plan is not required so long as the development does not exceed the overall scale of development described in each Phase. There is no requirement to complete one phase prior to commencing a subsequent phase. Permitted development shall be established by development plans, development option plans, subdivision plats, or other development approval procedures as applicable.

- 1. Infrastructure.** Development of infrastructure adequate to support any proposed development within the RCPA, including roads, parking, and water and wastewater facilities must be completed concurrently with, or prior to, the completion of the development dependent on such infrastructure.
- 2. Phasing Plan** - Table 2.2.E.1 below is the projected phasing plan for the RCPA.

Table 2.1.E.2 – RCPA Phasing Plan	
Phase	Units
Phase One	58
1.1.1 Rendezvous Lodge and Trap Bar Renovation	*
1.1.2 Building D: Targhee Lodge and Pool	29
1.1.3 Building E: Rendezvous Lodge Expansion	29
Phase Two	103
2.1.1 Building A: Hotel (includes Restaurant)	103
Phase Three	104
3.1.1 Building C: Redevelop Teewinot	52
3.1.2 Building F: New Sioux Lodge	52
Phase Four	95
4.1.1 Building B	44
4.1.2 Building B1	51
Total	360**

*Commercial square footage will be tracked in the Physical Development Monitoring Template submitted with each development plan.

**See Section 3.1.B for Transfer Development units between RAPA and RCPA

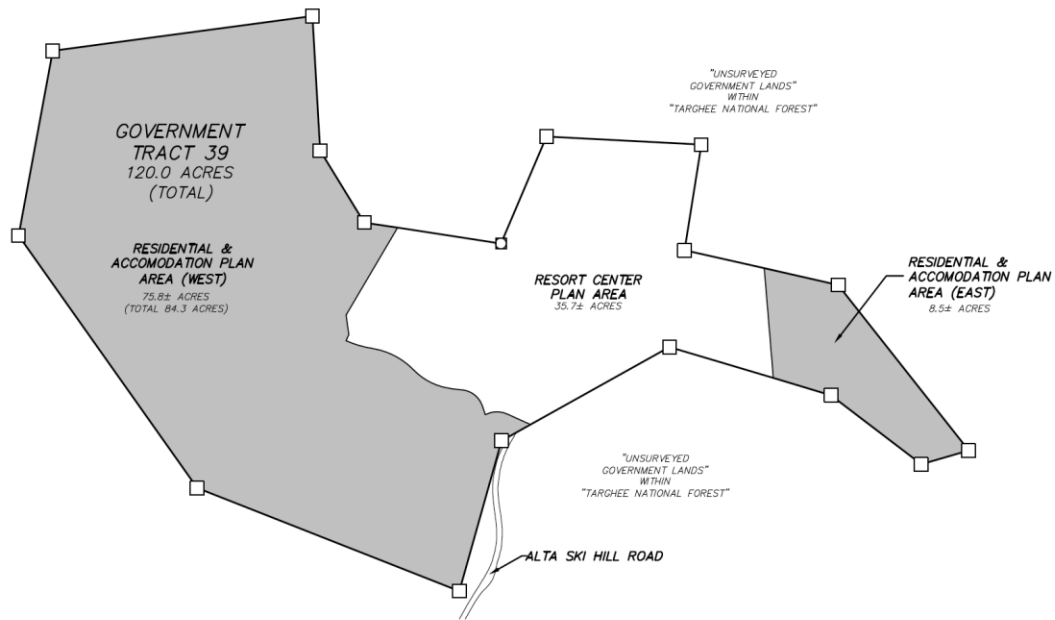
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2.2. Standards Applicable to the Residential and Accommodation Plan Area (RAPA)

A. Intent and Purpose

The Purpose of the RAPA is to allow for residential and accommodation uses such as single-family residences, townhouses, and cabins, all of which are residential and lodging units which allow for short-term rental. This area includes open space areas for trails. The RAPA is comprised of 84.3 acres.

Figure 2.2.1 – Map of Residential and Accommodation Plan Area – legal description in Attachment A-2



B. Physical Development

Standards applicable to physical development in the RAPA are provided for referenced below. Cross-references provided refer to specific sections of the Master Plan or sections of the LDRs, as indicated.

B.1. Structure Location and Mass					
	LSR (min)	All Setbacks (Min)	Height (max)	FAR (max)	Lot Size (min)
Primary residential uses	.25	Established by specific building envelopes	28'	.40	15,000 sf.
Non-residential accessory structure	.25	Established by specific building envelope	20'	n/a	n/a
Attached Multi Family	.25	Established by specific building envelopes	33'	1.9	6,000 sf.

B.2 Maximum Scale of Development

Individual Building (max gross Floor Area)

Single Family Unit maximum 6000 sf

Exceptions: Below grade basements do not count

max below grade basement: 1,500 sf

Garages do not count

maximum garage: 500 sf

B.3. Building Design

External Surfaces shall be non-reflective.

Colors shall blend into terrain using muted colors and earthy hues.

No other Teton County limitations apply.

B.4. Site Development

Site Development Setbacks (min)

Side/Rear Setback: ½ structure setback

Front Setback:

40% of lineal lot frontage: ½ structure setback

60% of lineal lot frontage: ½ structure setback

Exceptions: Driveways providing access across a street yard; and shared parking and driveways

B.5. Landscaping LDR Div. 5.5

Plant Units (min) 1 per DU

B.6. Fencing LDR Sec. 5.1.2

Fencing of individual lots prohibited

B.7. Environmental Standards LDR Sec. 5.2

The amendment to the Grand Targhee PUD-PR (PUD2017-0005), approved by the BCC on November 14th, 2018, included the revalidation of an Environmental Analysis (EA) dated October 14, 2016 (EVA 2016-0021). The EA found that the development configuration in the approved Sketch Plan (SKC 2017-0007) approval will not adversely affect natural resources and there are few if any present.²

Pet Restrictions

Domestic pets (i.e., dogs and cats) shall be physically restrained (i.e., leashed, chained, fenced), or accompanied by a person who has strict voice control over the animal at all times.

Natural Resource Buffers LDR Sec. 5.1.1

The revalidated Environmental Analysis determined there were no wetlands present at the time of the revalidation.

Streams 50'

Edge of riparian plant community: up to 150'

Natural Lakes or Ponds: 50'

Wetland: 30'

Irrigation Ditch/Pond Setback LDR Sec. 7.7.4.D

Irrigation Ditch/Pond: 15'

Wild Animal Feeding LDR Sec. 5.1.3

Wild Animal Feeding Prohibited

Air Quality LDR Sec. 5.1.4

Natural Resource Overlay (NRO) Standards LDR Sec. 5.2.1

Grand Targhee Resort is not within the Natural Resource Overlay (NRO)

Bear Mitigation Standards LDR Sec. 5.2.2

Bear proof Trash required in Conflict Priority Area

B.8. Scenic Standards

Exterior Lighting LDR Sec. 5.3.1

Scenic Resource Overlay (SRO) Standards LDR Sec. 5.3.2

The Resort is not within the Scenic Resource Overlay (SRO).

B.9. Natural Hazards to Avoid LDR Sec 5.4.1

Development Prohibited: Slopes >30%

Exception: Slope in excess of 30% may be developed for roadways and driveways if the following mitigation measures are used:

1. The maximum cut and fill shall be no greater than 2:1. An exception may be considered to allow slopes up to 1.5:1 gradient, provided successful revegetation and erosion control will be achieved.
2. Erosion control matting will be used on all road embankment slopes. Silt traps, temporary straw dams, and silt fencing will be used to control soil erosion. All slopes less than 2:1 will be covered with straw mulch or hydro seeding.
3. Retaining walls shall be used to contain the road disturbance corridor. Walls shall be placed 6 feet from the road edge to minimize the disturbed slopes. Walls greater than nine (9) feet in height shall

² There are no mapped wildlife movement corridors within the 120-acre parcel or within ½ mile radius of the site. The proposed site plan changes to the Resort contemplate a reduction in overall impact. All future development applications within the Resort will not require natural resource impact review via an

Environmental Analysis (EA), mitigation and will not be subject to natural resource impact mitigation since the Resort is not within the Natural Resource Overlay.

- step back 4 feet before the next vertical retaining rise.
4. Retaining walls shall be constructed with non-glare, earth tone colors.
 5. A geotechnical review shall be conducted and a subsequent letter provided regarding slope stability safety at the final design level.
 6. All impacted slopes shall be revegetated and reforested utilizing native plant species during the first planting season after construction. Native top soil collected during construction shall be stored for reuse in the revegetation process. Temporary irrigation in revegetation zones will be implemented for up to two years as plant re-establish.

7.

Weed control practices shall be used to control noxious weeds in revegetated areas.

Areas of Unstable Soils:	LDR Sec. 5.4.2
Fault Areas:	LDR Sec. 5.4.3
Floodplains	LDR Sec. 5.4.4
Wildland Urban Interface	LDR Sec. 5.4.4
B.10. Signs	LDR Sec. 3.6.B
B.11. Grading, Erosion Control, Stormwater	
Grading	LDR Sec. 5.7.2
Erosion control	LDR Sec. 5.7.3
Erosion shall be controlled at all times	
Stormwater Management	LDR Sec. 5.7.4

No increase in peak flow rate or velocity across property lines.

B.12. Required Physical Development Permits

The following identifies the required physical development permits for development within RAPA

Physical Development	Sketch Plan	Development Plan	Development Option Plan	Building Permit	Sign permit	Grading permit
Overall	Approved	n/a	n/a	n/a	X	LDR Sec. 5.7.1
Residential Accommodations Plan Area	Approved	X	n/a	X	X	X

*No Conditional Use Permit is required for development within the RAPA unless explicitly identified in the Allowed Use Table below.

C. Use Standards

Standards applicable to uses in RAPA of the Resort are provided or referenced below. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.E of the LDRs.

C.1. Allowed Uses			C.2. Use Requirements		
Use	Permit	BSA (min)	Density (max)*	Parking (min)	Employees required to be housed
Open Space					
Outdoor Recreation	Y	0 sf		See MP Div. 3	Exempt
Residential					
Detached Single Family	Y	0 sf		2 per unit	Exempt
Attached Single Family	Y	0 sf		2 per unit	Exempt
Cabin	Y	0 sf		1.5 per unit	Exempt
Institutional Residential	Y	0 sf		Independent calc.	Exempt
Mobile Home	B	0 sf		1 per unit	Exempt
Lodging					
Short Term Rental	Y	0 sf		1 per unit	0.13 per bedroom
Campground	Y	0 sf		1 per unit	Exempt
Alternate Dwelling Unit	B	0 sf		1 per unit	0.13 Per bedroom
Bed and Breakfast	Y	0 sf		Independent calc.	0.13 per bedroom
Mobile Home	B	0 sf		1 per unit	0.13 per bedroom
Resort Support Use					

All Resort Support Uses	Y	0 sf		Independent calc.	Exempt
Amusement/Recreation					
Amusement	B	0 sf		Independent calc.	Independent calc.
Outdoor Recreation	B	0 sf		Independent calc.	Independent calc.
Developed Recreation	B	0 sf		Independent calc.	Independent calc.
Outfitter/Tour Operator	Y	0 sf		Independent calc.	Independent calc.
Institutional					
Assembly	B	n/a		Independent calc.	Exempt
Daycare/Education	B	n/a		Independent calc.	Exempt
Transportation/Infrastructure					
Wireless communication Facilities	B	0 sf		1/employee + 1/stored vehicle	Exempt Independent calc.
Heliport	B	0 sf		Independent calc.	
Industrial					
Light Industry	B	0 sf		Independent calc.	Independent calc.
Heavy Industry	C	0 sf		Independent calc.	Independent calc.
Disposal	B	0 sf		Independent calc.	Independent calc.
Junkyard	C	0 sf		Independent calc.	Independent calc.
Accessory Uses					
Bed and Breakfast	Y	0 sf		See MP Div. 3	Independent calc.
Home Occupation	B	0 sf		1/DU	Exempt
Home Business	B	0 sf		Independent calc.	Exempt
Receptions/Events	Y	0 sf		Independent calc.	Exempt
Temporary Uses					
Temporary Shelter	Y	0 sf		n/a	Exempt
Temporary Gravel Extraction and Processing	B	0 sf		n/a	Exempt

Y = Allowed Use, no use permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

* The overall lodging and residential density on the RCPA is 360 units. See Division 3.

C.3. Maximum Scale of Use

Individual Use (floor area) (max)	No Limitation
Single Family Unit (detached)	10,000 sf
Habitable Floor Area excluding basement	8,000 sf

C.4. Operational Standards

LDR Div. 6.4

D. Development Options

D.1. Allowed Subdivision Development Options

Standards applicable to development options and subdivision in the RAPA are provided or referenced below.

Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	FAR (max)	Height (max)
Land Division	n/a	n/a	n/a	n/a	Determined by physical development	Determined by physical development
Condominium/Townhouse						

D.2. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
<10 units	n/a	X	n/a	X
> 10 units	n/a	X	n/a	X
Transfer of Units	n/a	n/a	X	n/a

D.3. Affordable and Employee Housing Standards

Section 3.4

D.4. Infrastructure Requirements and Standards

Section 3.9

E. Phasing Standards

Development of the RAPA shall be permitted in four (4) phases specific to the RAPA, as identified below in Table 2.2.E.1. The detailed description of the development proposed in each phase is the anticipated development as of the date of approval of the Master Plan, but is provided for informational purposes only. The specific development within each phase is subject to change and, if such change occurs, an amendment to the Master Plan is not required so long as the development does not exceed the overall scale of development described in each phase. There is no requirement to complete one phase prior to commencing a subsequent phase. Permitted development shall be established by development plans, development option plans, subdivision plans, or other development approval procedures as applicable.

- 1. Infrastructure.** Development of infrastructure that is adequate to support any proposed development within the RAPA, including roads, parking, water and wastewater facilities, must be completed concurrently with or prior to the completion of the development dependent on such infrastructure.
- 2. Phasing Plan** - Table 2.2.E.2 below is the projected phasing plan for the RAPA.

Table 2.2.E.2 – RAPA Phasing Plan	
Phase	Units
Phase 1	30
<i>1.1.4 Duplexes/Cabins/Single-Family Lots</i>	<i>30</i>
Phase 2	20
<i>2.2.1 Duplexes/Cabins/Single-Family Lots</i>	<i>20</i>
Phase 3	20
<i>3.2.1 Duplexes/Cabins/Single-Family Lots</i>	<i>20</i>
Phase 4	20
<i>4.2.1 Duplexes/Cabins/Single-Family Lots</i>	<i>36</i>
Total*	90

*See Section 3.1.B for Transfer Development units from RAPA units to RCPA

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Division 3. Standards Applicable to Overall Resort Zone

3.1. Physical Development Standards for the Resort

A. Total Density

The total residential units and lodging units located at the Resort shall not exceed 450 units.

Twenty percent (20%) of the total permitted residential units and lodging units (90 units) may be located within the RAPA. Detached single-family units, attached single-family units, cabins, or mobile homes may be located within the RAPA and may contain residential or lodging uses. Alternate Dwelling Units may also be located within the RAPA, but shall be restricted to lodging use.

Eighty percent (80%) of the permitted residential units and lodging units (360 units) may be located in the RCPA. Detached single-family lots, attached single-family lots, cabin lots, mobile home lots, conventional lodging units and alternate dwelling units may be located in the RCPA and may contain residential or lodging uses.

B. Transfer of Units

Development entitlements within the RAPA, including allocation of dwelling units, floor area, and use may be transferred from the RAPA to the RCPA. Any transfer of up to 20% of the total units permitted in the RAPA at any one time shall be reviewed and approved by the Planning Director as a Development Option Plan or the equivalent permit under future LDRs. Any transfer of more than 20% of the total units permitted in the RAPA at any one time shall be reviewed as a Development Plan, or its equivalent under future LDRS, to be reviewed and approved by the Board of County Commissioners.

C. Commercial Floor Area

The gross floor area for Commercial Uses and Resort Support Uses (as defined earlier in the Master Plan) shall not exceed 150,000 sf. Community Facilities (as defined earlier in the Master Plan), employee housing units, parking areas, and basements (as defined by the LDRs) shall be excluded from this gross floor area calculation.

D. APOs

A maximum of 3,500 APOs (Average Peak Occupancy) shall be permitted at the Resort. APOs shall be allocated as follows:

1. **Hotel, motel, or similar lodging unit:** A hotel, motel, or similar lodging unit that exists as sleeping quarters only, and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two (2).
2. **Dwelling unit:** A dwelling unit, including those with lock-offs, used for short-term rental shall be assigned an APO of four (4).
3. **Other:** Other lodging facilities that do not meet the definitions above shall have an APO assigned that is the sum of the number of bedrooms the lodging or residential facility contains multiplied by two (2). Such a unit may be divided in the form of lock-off units occupied by independent

parties for a short-term rental period. The separate lock-off areas will not be considered as one unit.

3.2. Permitted Land Use Standards

A. Determination of Similar Uses

If a proposed use is not listed in Divisions 2.1.C and 2.2.C of the Master Plan, it may be considered a permitted use if the Planning Director approves the use as a similar use under the provisions of a Similar Use Determination in the LDRs (LDR Section 6.1.2.E).

B. Special Events

The Resort shall be permitted to accommodate special events and receptions, such as music and dance festivals, art and craft shows, weddings, concerts, races and other recreational events, live theater and similar events that are compatible with the Resort and its facilities.

3.3 Development Exactions

A development exaction is a requirement that a developer dedicate land for public use or improvements, or pay a fee in-lieu of dedication, with such fee being used to purchase land for public facilities or to construct public improvements needed to serve a proposed residential development.

A. Mandatory Dedication of Land

Under the LDRs, the BCC shall require a mandatory dedication of land for parks, playgrounds, schools and other similar public purposes for all divisions of land (LDR Division 7.5).

1. The location of dedicated land shall be shown on the development plan and other documents deemed appropriate by the BCC.
2. The land to be dedicated shall be of suitable size and shape, topography and geology, and offer proper locations and adequate road access, as determined by the BCC.
3. The amount of land to be dedicated shall be 0.03 acres per residential housing unit or residential lot. Commercial units and commercial lots shall not be included in this calculation, nor shall affordable housing units and lots.
4. The following Community Facilities shall count towards the amount of land required to be dedicated under the Master Plan. The Community Facilities shall be available for public use, as required by a development plan for these facilities. However, Grand Targhee reserves the right to occupy, use, or otherwise put the Community Facilities into service for the benefit of Grand Targhee so long as the Community Facilities remain available and functional for community purposes.
 - a. An 850 sf public services building; and
 - b. A 750 sf medical facility

B. Fee In-Lieu of Land Dedication

1. Fee in-lieu of land dedication shall be allowed.
2. The purpose of the fee in-lieu of land dedication is to provide sufficient funds for funding Alta Services (i.e. fire, police, EMS, and roads), construction of Community Facilities, or to purchase land for parks, schools, and other similar public facilities, such facilities needed to serve the proposed residential development at the Resort. Accordingly, the fee in-lieu must be sufficient to cover the actual costs of purchasing a site at the time of the creation of new sites for dwelling units at the Resort. The amount of the fee in-lieu shall be based on the average market value of unimproved land in the vicinity at, or immediately prior to, recording of the plat or other instrument creating the proposed residential development. In the absence of agreement between the Planning Director and the developer, this amount shall be determined by a County-appointed appraiser with the cost of the appraisal to be paid for by the developer.
3. All fee-in lieu for public exactions associated with residential development shall be paid to Teton County and allocated primarily to Alta services. Using fee in-lieu for purchase of land for parks and schools, construction of Community Facilities and other public facilities shall be secondary to Alta services.

C. Timing of Payment

The land or fees in-lieu of land required hereunder shall be dedicated or paid to Teton County upon recordation of the first final plat for the Resort, provided that Grand Targhee may deliver to the County a letter of credit in the amount of the fee to be paid so long as the letter of credit is callable one year from issuance, and is otherwise compliant with the LDRs related to Performance Bonds and Sureties (LDR Section 8.2.11).

D. Use of Land and Fees

The land and fees received under the above provisions shall be used for the purpose of acquiring developable land for parks and schools and the development and construction of park, playground, school and other similar public purpose facilities to serve the area in which the proposed development is located. Fees paid in-lieu of land dedication shall be deposited in a special Teton County, Wyoming fund to be used primarily for Alta Services, and secondarily for the acquisition and development of parks, playgrounds, schools and other similar public purpose facilities.

E. Credit

Where private open space for park and recreational purposes is provided in a proposed subdivision, and such space is to be privately owned and maintained by the future residents of the subdivision, the acreage of such areas may be credited against the requirement for dedication of land or payment of fees in-lieu thereof if the BCC determines that it is in the public interest to do so.

F. Alternative Dedication Requirement

If the developer can establish, to the satisfaction of the BCC, that due to circumstances unique to the proposed subdivision, a park, playground, school and other similar public purpose land dedication requirement other than that which would be determined under the above formula is justified, an alternative dedication requirement may be imposed by the BCC.

G. Abandonment

Any lands dedicated hereunder shall be used only for the purposes stated herein, as amended from time to time, and if not used for such purposes the land shall revert to Grand Targhee. In the event of formal abandonment, the land shall be re-conveyed to the developer upon payment of a sum equivalent to the fee in-lieu of dedication that would have otherwise been required to be paid or, in the event such re-conveyance is declined, shall be conveyed to the association of owners of lots in the subdivision or similar agency for a management and development in a manner in keeping with the surrounding Resort.

3.4. Affordable and Employee Housing Standards

A. Administration of Employee and Affordable Housing. Prior to approval of the first Development Plan for the Resort, a system must be in place to provide oversight on restricted housing units. The Jackson/Teton County Affordable Housing Department (the "Housing Department") will work with Teton County, Idaho to develop a system of oversight. The Resort shall make the Housing Department aware when it is preparing to submit its first application for a Development Plan, and will work with the Housing Department to develop a workable system to ensure that Employee and Affordable Housing standards are being complied with and monitored. An annual monitoring report shall be presented to the Housing Department to document compliance with the terms of the applicable housing mitigation plan.

- 1. Constructed Units.** As restricted units are proposed for construction, the Housing Department shall review plans and materials to ensure that the units comply with the Livability Standards in the Jackson/Teton County Housing Rules and Regulations in use at the time the units are proposed to be built (the "Livability Standards"). At such time as construction is complete, the Housing Department and/or its agents shall inspect the units to ensure compliance with the Livability Standards prior to issuance of a Certificate of Occupancy.
- 2. Purchased Units.** Where the developer seeks to purchase units to be restricted for affordable and/or employee housing, the Housing Department or its agents shall inspect the units to ensure compliance with the Livability Standards prior to the restriction being completed.
- 3. Deed Restriction.** The Housing Department will provide a standard restriction for the employee and /or affordable units and will work with the developer to record the restriction prior to issuance of Certificate of Occupancy or immediately following purchase.
- 4.** If the Housing Department cannot reach an agreement for a system of compliance and oversight with Teton County, Idaho for any reason, the approval to build the housing requirement in Teton County, Idaho will be null and void, and a revised system shall be approved by the Board prior to approval of the first development plan.

B. Real Estate Transfer Fee. For the benefit of creating affordable and workforce housing, a declaration of restrictive covenant for a real estate transfer fee will be recorded against all units within the Resort subject to the Affordable or Employee housing requirement. The covenant will run with the encumbered properties and bind all future owners thereof. The covenant will require the payment of a half percent (0.5 %) real estate transfer fee on the closing of the transfer, sale and resale of residential lots and units within the Resort (excepting the transfer and sale of lots and units by the developer).

- 1. Administration and Operation.** The funds generated by the real estate transfer fee shall be payable to Teton County, Wyoming to be maintained in a separate Grand Targhee Affordable Housing Fund. Funds raised by the transfer fee shall be applied to the construction or purchase

of workforce housing for the Resort. At the commencement of each phase of development described earlier in the Master Plan, the transfer fee shall be used for the construction or purchase of the housing required to mitigate the development contained within such phase. If the fees collected for the phase are insufficient to complete the obligations, the developer shall be responsible to fund the shortfall and complete the housing specified for such development phase. Administration costs shall be defined and budgeted to remain reasonable to the overall transfer fee. The total transfer fee utilized annually shall be reviewed from time to time acknowledging the revenue from the transfer fee is anticipated to vary. The administrative objective is to maintain reasonably succinct administrative costs and to allow for housing development activity.

2. **Completion of Housing and Fee Accrual.** Following the completion or purchase of all housing required, the transfer fee shall accrue to the Housing Department.
3. **Use of Fee.** Transfer fee funds shall be used to fund housing construction, acquire land or existing housing, administer housing programs, or manage deed-restricted housing developed under the Grand Targhee Housing Mitigation Plan. The transfer fee shall continue into the future unless otherwise terminated by the BCC and the developer, both of whom must agree.
4. **Timing.** The transfer fee shall be in effect prior to the first final plat for any development within the Resort.

C. Employee Housing Standards

1. **Employee Housing Calculations.** Uses within the Resort that generate the requirement to provide employee housing will be multi-family condominiums, cabins, townhomes and lodging/accommodation units that in each case are used primarily for short-term rental uses. The ski operations, commercial, office and support uses within the Resort will also generate employee housing. Table 3.4.C.1 below contains the Employee Housing Generation Ratios for calculation of employee housing for the Resort.

Table 3.4.C.1 – Housing Ratios	
Use	Employees Required to be Housed
Retail	0.56 per 1,000 sf
Restaurant and Bar	1.35 per 1,000 sf
Lodging and Accommodation (per bed)	0.19 per bedroom
Office	0.05 per 1,000 sf
Other	Independent calc.

2. **Employee Housing Requirements for Minimum Housing Size.** Table 3.4.C.2 defines the type, number of person housed per unit, unit size, and square footage to be constructed per person.

Table 3.4.C.2 – Minimum Housing Size			
Unit Type	Persons per Unit	Unit Size (sf)	SF per person
Dormitory	1	150	150
Studio	1.25	400	320
One Bedroom	1.75	600	348
Two Bedroom	2	850	377
Three Bedroom	3	1,200	400

3. **Timing of Employee Housing.** As the free market portion of the Resort will be developed in phases in accordance with the Phasing Plan set forth earlier in the Master Plan, the employee housing required will also be developed in phases in accordance with such Phasing Plan. The housing

commitment generated for each phase of the Resort shall be complete prior to beginning construction of the subsequent phases of the Resort.

4. **Employee Unit Types.** Accessory Residential Units, Alternate Dwelling Units, mobile homes, hotel/motel rooms, cabins, attached dwelling units, detached dwelling units, boarding houses and campground space are all acceptable methods for providing employee housing. Regardless of the type of housing unit provided for employees, it shall be appropriate for occupancy during the Resort's peak season. A conceptual site plan and building floor plan (if applicable), illustrating the number of units proposed, their location, and the number of bedrooms and size (square feet) of each unit shall be provided for each phase of the Resort. Employee housing may be constructed and located off-site in Victor or Driggs, Idaho.
5. **Availability of Employee Housing.** Employee housing shall be available first to Grand Targhee Resort employees. If no Grand Targhee Resort employees are qualified purchasers or renters, then the housing shall be made available according to the Housing Department's housing guidelines.

D. Affordable Housing Standards

1. **Affordable Housing Calculations.** New residential development of single-family lots, townhomes, cabins, or condominiums is the only development at the Resort that requires affordable housing mitigation. Based on actual single family lots developed within the Resort, the number of occupants of the required affordable housing units shall be at least 15% of the total number of occupants of the development. As an example, the development of 45 single family residential lots would require housing for 27.7 persons distributed evenly across Affordable Housing Categories 1, 2, and 3 in accordance with the Housing Department's guidelines. All affordable housing may be constructed and located off-site in Victor or Driggs, Idaho. Each subsequent Development Plan for the development of single-family lots will include a mitigation plan that will address mitigation for that segment of the Resort's development.
2. **Affordable Housing Deed Restrictions.** In order to keep the restricted units affordable in perpetuity, the required affordable housing units shall be subject to permanent deed restrictions. All restrictions are subject to the approval of the Housing Department. The deed restrictions must be recorded against the land prior to the issuance of a certificate of occupancy by the applicable County for both the affordable component and the market rate component of the development. Where existing units are purchased or acquired to meet the Affordable Housing Requirement, the deed restriction must be recorded prior to the issuance of a certificate of occupancy for the market rate component of the development. The form of deed restriction shall be submitted as part of the Housing Mitigation Plan.
3. **Affordable Housing Quality.** Affordable housing constructed or acquired shall meet the standards established by the Housing Department's guidelines for persons per residential unit, square feet of residential space per person, and categories of affordability.
4. **Timing of Affordable Housing.** Affordable housing shall be provided at the ratios for the land uses actually built in each development phase. Housing shall be provided simultaneously with the occupancy of facilities within the Resort for which the housing is to be provided. Should individual phases vary from the Master Plan as to use or year-round occupancy of facilities, adjustments to the mitigation plan shall occur based on actual development type and units. This provision for adjustments shall not require BCC approval and will be determined at individual project submissions for final development approval.
5. **Availability of Affordable Housing.** Affordable housing shall be available first to Grand Targhee Resort employees, and if no Grand Targhee Resort employees are qualified purchasers or renters,

then the housing shall be made available to households according to the JCAHD housing guidelines.

6. **Land at Targhee Village and Spring Creek Farms.** Construction of affordable housing on two existing deed restricted lots in the Alta area may be counted towards any mitigation required under the Master Plan. Grand Targhee may develop two (2) three-bedroom affordable housing units at Category 3 price levels, including one on Lot #21 of Targhee Village and one on Lot #6 Phase 1 of Spring Creek Farms.

E. Locational Criteria and Site Selection for Off-Site Affordable and Employee Housing

Affordable and employee housing will be built, or acquired and deed restricted, predominantly within the communities of Victor and/or Driggs. The units in Idaho will be managed and offered for rent or sale based on Housing Department guidelines, and be available in conjunction with Grand Targhee Resort employment. Housing located in Teton County, Idaho shall be:

1. Located in an area that is appropriately zoned for residential use.
2. Connected to an existing municipal water and sewer service or connected to a private community water and wastewater distribution and collection system.
3. Located in proximity to public transportation or connected to existing employee shuttle system for Grand Targhee Resort.
4. Located in proximity to community services.
5. Located in proximity to the existing community of Driggs, Idaho. 80% of Teton County, Idaho employee housing located in the town or within ten miles of the 2006 municipal boundary of Driggs, Idaho.

3.5 Transportation

A. Transportation Demand Management

The Traffic Impact Study confirms that Ski Hill Road has adequate carrying capacity to handle the increased traffic volumes that are anticipated at Resort build-out. Grand Targhee Resort will implement this Transportation Demand Management Program ("TDM") in accordance with the Master Plan.

The purpose of the TDM is to establish a program whereby the rate of traffic growth generated by the implementation of the Resort Master Plan is reduced by an amount that ensures an adequate parking supply is available at the Resort, and the environmental impacts of vehicular traffic are reduced and minimized.

This TDM is intended to present a menu of options and strategies that can be implemented to manage the rate of traffic growth should operational capacity of Ski Hill Road fall below acceptable levels. This TDM will be monitored and shall be subject to change should the measures not be met. In addition, as regional transportation planning efforts are furthered in Teton Valley, the Resort will continue to be an active participant in these efforts.

1. **Traffic Reduction.** The primary strategy involves reducing traffic by increasing the existing employee transit shuttle system, followed by further encouraging private transit providers, car-pooling, and evolving the employee transit system to accommodate day visitors. The increases in

transit ridership and carpooling will be strongly linked to the development of park and ride facilities and/or bus stops strategically located in Teton Valley, Idaho. This strategy for TDM includes:

- a. **Expansion of Lodging Facilities and Commercial Uses.** The expansion of the Resort will include an increase in lodging and commercial facilities that will reduce the need for visitors and guests to leave the Resort for basic services.
 - b. **Remote Resort Destination.** The distance from Grand Targhee Resort to Driggs, Idaho combined with the mountainous roadway geometry will discourage visitors and guests from making frequent trips.
 - c. **Participate in Regional Transportation Planning Efforts.** Grand Targhee Resort will continue to be an active participant in regional transportation planning efforts, including sharing data collected as part of the Traffic Impact Study and subsequent TDM monitoring efforts.
 - d. **Implementation of Strategies.** Several strategies are identified in this section to minimize the rate of traffic growth on Ski Hill Road, and integrate the TDM with future regional transportation planning efforts. These strategies can be refined and/or altered based on results of the annual monitoring program, and the results of regional transportation planning efforts.
 - e. **Formation of a Business and Property Owner’s Association.** An association of property and business owners will be formed. All property and business owners will be required to join in the association and participate in the TDM Strategies identified herein.
2. **Public Transit Partner.** The Resort will facilitate a transit system to serve its employees and will provide service to day skiers. Should a viable public partner become available, Grand Targhee Resort will proactively seek a partnered relationship.
 3. **Employee Transit Shuttle System.** The existing employee transit shuttle system will continue to operate and will be expanded to carry a minimum of 70% of total Employees At One Time (“EAOT”) at build-out of the Resort. Until such time as a public partner becomes available, the Resort will be responsible for providing the necessary equipment and labor to operate the system at the levels listed in Table 3.5.A.1:

Table 3.5.A.1 - Employees Transit Shuttle System	
Phase	% Employee using transit
Phase One	33
Phase Two	35
Phase Three	35
Phase Four	70

* Calculated using Employees At One Time (EAOT). No reduction for employees living on-site. Assumes employees living on-site can use transit to travel to Driggs, Idaho.

4. **Day Skier Transit Shuttle System.** The Resort will provide a level of transit service for day skiers as the Master Plan is implemented. A target of 30% of the day skiers will utilize transit at Resort buildout. This will be accommodated by a combination of transit service provided by the Resort, public providers, private providers, and/or lodging facilities.

5. **Park and Ride/Bus Stop Facilities.** Grand Targhee Resort will participate in locating, planning, and designing facilities that will facilitate winter and summer day visitors carpooling and riding transit. Grand Targhee Resort will participate with stakeholders such as the Cities of Driggs, Victor, and Teton, Teton County, Idaho, the Idaho Transportation Department, and the Teton Valley community, and/or other stakeholders to identify a viable location and implement the facilities.
6. **Carpool Promotion.** Grand Targhee Resort will actively promote carpooling through promotional and marketing materials.
7. **Signage Program.** A seasonal signage program to assist in communication of the status of parking lot capacity and the awareness of the park and ride facility services will be located in the Driggs, Idaho area.
8. **Summer Transit Service.** The Resort will operate a summer employee shuttle in the morning and the afternoon to serve up to 40 employees per day. During events, Grand Targhee Resort will operate a shuttle from a designated park and ride on an hourly basis from 9 a.m. until 6 p.m. During the summer, a transit ridership of 20% of daily visitors will be targeted. During special events during the summer, a transit ridership of 25% of daily event attendees will be targeted.
9. **Private Lodging Shuttle.** Private lodging facilities will provide shuttle service for lodged guests taking day trips to Teton Valley, Idaho.
10. **Terms.** Grand Targhee Resort, LLC, as operators of the Resort, and its successors and assigns, shall be subject to the terms of the Transportation Demand Management Program in the Master Plan.

B. Annual Daily Traffic

An observational traffic movement study shall be conducted twice annually during one calendar week in February and August to observe and document actual vehicle operations and peak hour traffic counts for both weekday and weekend timeframes. The study shall be conducted by an independent, qualified engineering firm with staff experienced in transportation/traffic engineering.

If during the reporting time a Level of Service (LOS) of D (as defined by the Transportation Research Board Highway Capacity Manual) is reached on the roadway segment between Teton Canyon Road and Grand Targhee (excluding special events) adjustments will be made to the Transportation Demand Management Plan to improve the LOS, which shall be approved by the Teton County Engineer.

C. Transportation Monitoring Program

The strategies included in the TDM will be monitored to ensure the goals and objectives of the program are being met. The data that is collected throughout the ski season will be reported to the BCC in the annual monitoring report described in Section 3.10. of the Master Plan. The report will keep a running tabulation of data from previous years so that comparisons can be made and trends identified.

1. **Two-Year Consideration.** The results of the reporting will be considered over a two-year period prior to making any adjustments to the strategies identified in the TDM to account for any anomalies that may occur from one year to another (i.e. snow conditions, economic conditions, etc.).
2. **Transportation Monitoring Program Director.** An administrative staff person will be designated as the Transportation Monitoring Program Director. This person will be responsible for administering

the program, training staff on reporting requirements, ensuring data is being collected properly, maintaining the data in an organized format, and preparing the annual report to Teton County.

3. **Data Gathering.** The TDM program will be monitored to ensure that the goal of reducing the rate of traffic growth is being effectively achieved. Grand Targhee Resort will monitor the TDM program during each summer and winter season. The following elements will be included in the monitoring program:
 - a. **Annual Training.** An annual training session will be provided for employees involved with the monitoring program. Included in the training will be: providing data collection sheets, instruction on how data sheets are to be filled out, and the required submittal process. The instructions will include how the data sheets are to be entered and stored. Training will be provided to the following employees:
 - I. Parking attendants.
 - II. Bus and shuttle drivers.
 - III. Front desk staff (check-in/check-out staff)
 - b. **Traffic Counts.** A traffic counter shall be installed with the capability to capture daily and hourly traffic counts during peak operations on Ski Hill Road east of the intersection of Teton Canyon Road. The traffic counter shall be in place and operational year-round. Counts shall also be obtained from the Idaho Transportation Department (ITD) counter on Ski Hill Road near Driggs, Idaho.
 - c. **Employee and Day Skier Transit Shuttle.** Counts will be collected by shuttle drivers daily, and turned into Grand Targhee Resort. Drivers will differentiate between employees and day skiers. This will be accomplished by issuing employee passes that can be readily discernable and counted by the drivers. Counts will be accomplished by providing the shuttles with counters that allow recording by a minimum of two different rider types.
 - d. **Private Transit.** All transit providers will be required to record ridership counts. These monthly count summaries will provide daily totals. Providers will be instructed on the specific protocol for completing rider summaries.
4. **TDM Monitoring Reporting.** TDM Monitoring Reporting: The Transportation Monitoring Program Director will prepare an annual report based upon the data. The report will include a discrete summary of the metrics achieved compared with the requirement, which shall include:
 - a. Private Guest Transit Ridership
 - b. Employee Transit Ridership
 - c. Day Skier Transit Ridership
 - d. Annual Average Daily Traffic Counts at Teton Canyon Road and level of service equivalent.
 - e. The report shall also include an assessment of the success of the strategies, trends influencing the metrics, and strategy revisions as necessary.

- 5. TDM Review Process.** Based on the results of the monitoring program, the TDM program shall be reviewed by Teton County, Wyoming annually. As part of this review, the effectiveness of the TDM program shall be reviewed and changes to the combination or emphasis of strategies may be required by Teton County, Wyoming or proposed by the Resort. Changes or additions to TDM measures may occur during biennial reviews to ensure measures are fully in place and operating, and anomalies from one season to another are not affecting the success of the measures.
- a. Submittal.** By June 1st of each year, the Resort shall submit to Teton County as part of the annual monitoring program a review that includes the data described in Monitoring Program above. The data shall be organized in a reporting format that clearly summarizes:
- I. Total number of trips generated by the Resort as a whole, with a comparison to the estimated trips in the Traffic Impact Study and the estimated LOS.
 - II. Employee transit ridership, including a summary of estimated ridership from each park and ride.
- b. Teton County, Wyoming Review.** The Teton County Engineer will review the submittal and have the authority to approve the submitted program or to require that the TDM program be changed.

D. Road Impact Fees During Construction Phase

Prior to the earlier of either Final Development Plan approval or the issuance of any physical development permit at Grand Targhee Resort that will utilize Ski Hill Road, Grand Targhee shall present to the Teton County Engineer a proposal prepared by an independent, qualified engineering firm with staff experienced in road design, construction and maintenance. The proposal shall include a formula that calculates a road impact fee representing the proportional impacts of development during the construction phase beyond that which would ordinarily occur on a county road. The impact area for this fee shall be defined as Ski Hill Road beginning at Stateline Road to the termination of the public portion of the road at the Resort boundary. The proposal shall consider the proportionate share of traffic generated by the proposed construction, relevant ADT data, and a cost analysis, and is subject to final approval by the County Engineer.

E. Parking Standards

The following parking ratios shall apply within the Resort. Only the land uses in Table 3.5.D.1 of the Master Plan and commercial uses within the Resort shall require parking.

1. Lodging, Accommodation and Residential Parking in Table 3.5.D.1

Table 3.5.D.1 Parking Standards	
Residential/Accommodation Unit Type	Spaces Per Unit
Lodging and Accommodation	1
Studio or lodge, 1-bedroom, 2-bedroom, or 3-bedroom	1
Employee Unit – Studio	1.1
Employee Unit – 1-bedroom	1.5
Employee Unit – 2-bedroom	2
Cabins, Attached Dwelling Units and Alternate Dwelling Units	1.5
Single family residence	2

2. **Commercial Parking Standard.** In the RCPA, one (1) parking space will be provided per every 3,000 sf of commercial use. Commercial parking spaces may be located within a street right-of-way or in a separate lot or garage.
3. **Day Skier Parking.** The total parking for day skiers shall be a minimum of 636 spaces.
4. **Public Parking for Trail Access.** Parking spaces sufficient to accommodate both cars and RV/trailers will be provided at the Resort from mid-April through mid-November to support the public's access to USFS lands.

F. Amendment of the Parking Plan

The Master Plan permits flexibility in locating parking in structures, on-street, or in surface lots. The parking standards set forth herein may be amended with the approval of the Teton County Planning Department as a minor amendment to the Master Plan.

G. Loading Standards

A structure or a complex of structures that contain uses that require deliveries or shipments shall provide off-street loading facilities that are designed so as not to interfere with any emergency or disability access. An application for construction or development shall address how the specific loading needs of the proposed use are being addressed.

H. Snow Management

The following standards shall apply within the Resort for snow management:

1. **Plaza Area and Pedestrian Paved Areas.** Public space areas in the RCPA will be snow melted or removed by plowing to meet the standard widths for fire access. The snow in all other public spaces will be managed by storing in appropriate locations. Minor snow depths (two to four inches or less) may remain on pedestrian paved areas during cold or snowy periods. When snow begins to melt and an icy surface is created, it the ice and snow will be treated or removed.
2. **Parking Areas.** Snow will be plowed and stored in parking areas within the Resort. A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area. For residential parking lots, snow may be temporarily stored in landscape areas
3. **Roads.** Snow will be removed from the roadway surface and will be plowed or blown to storage areas within the Resort.

3.6. Design Standards

A. Character and Design

The character and design objectives for the Resort are to establish a clustered resort center that exhibits a sense of place that is individual to the Resort. These character and design objectives will be reflected within the design guidelines discussed in Section 3.6.B of the Master Plan, as well as throughout other portions of this Design Standards section. Character and design objectives will be accomplished by the following measures:

1. **General:** The intensity of use within the Resort will be concentrated within the RCPA. The RCPA will provide safe, inviting pedestrian spaces that encourage human interaction and provide opportunities for engagement with Resort activities. These pedestrian spaces will be defined and activated by resort lodging and commercial uses within the RCPA, designed and constructed to respond to the natural features of the site, and will be contained within buildings that exhibit similar scale, design and materials.

Density and intensity of use will transition from highest at the RCPA, to lower density and intensity in the RAPA where development borders Forest Service lands.

2. **Architecture:** The use of similar scale, design and materials within the RCPA's built environment will assist in identifying the Resort, and will result in a cohesive character for the Resort while allowing for a mix of architectural styles. More refined, engaging character and design will be located within the RCPA. More rustic, utilitarian scale, character and design of the building environment will be utilized within the RAPA, distinguishing the RAPA from the RCPA while maintaining a cohesive Resort character through use of similar materials.
3. **Bulk and Scale:** The bulk and scale of individual buildings within the overall Resort will reflect the general character and design of the Resort as described in Section 3.6.A.1. of the Master Plan, and will be compatible with other structures within the Resort and the natural environment in which the Resort is located. This desired character will be achieved by concentrating individual buildings with greater bulk and scale in close proximity to one another within the RCPA, and locating individual buildings with smaller bulk and scale within the RAPA and along the perimeter of the Resort.

B. Design Guidelines

The Resort will establish the Grand Targhee Design Guidelines (the "Design Guidelines") that are based on the Character and Design objectives as described in the Master Plan. The Resort will also establish the Grand Targhee Resort Master Association (the "Master Association"), which will be charged with implementing the Design Guidelines as established in this Section 3.6, the procedures for review and approval of development to ensure consistency with the Design Guidelines, and any proposals to amend the Design Guidelines. A separate Homeowner's Association may also be formed for residential development, and the two associations shall work in conjunction with one another to ensure that the objectives of the Design Standards of the Master Plan are met.

The Design Guidelines, as amended from time to time, shall be provided to Teton County for the sole purpose of demonstrating compliance with Section 3.6 of the Master Plan. Teton County shall not be charged with determining any development's consistency with the Design Guidelines, and shall have no review and approval authority of the content of the Design Guidelines.

Design of development within the Resort shall comply with the Design Guidelines as determined by the Owner's Association or its designee. Prior to issuance of a Building Permit, Teton County will require documentation that the development subject to the Building Permit has received approval from the Owner's Association.

C. Signs

Signs within the Resort are limited to specific locations where information is needed to direct visitors to key destinations, or to communicate regulations for public safety or protection of natural resources. Signage will maintain the essence of the regional architectural style using materials and wording in a manner that is consistent with the Design Guidelines and the vernacular of the region. Allowable signage materials

include steel, enamel, wood, metals, glass, and porcelain. Entry and retail identification signs may be lighted from shielded exterior sources. Neon light retail signs may be used in specific locations upon approval by the Master Association. These standards apply to the face area of the sign, but not the back of the sign.

- 1. Primary Entry Identification.** Primary Entry Identification signs should clearly mark the major entrance points for the visitor to recognize. There will be one monument to be located at the main entrance to Grand Targhee Resort.
 - a. Materials: Stone, stained wood, painted metal detailing, metals, and glass luminaire.
 - b. Colors: Natural colors of the stone, earth tones for the metal frame, and earth tone stains for the wood panels.
 - c. Logo/Lettering: The project logo mark and type.
 - d. Size: Maximum height – 15 foot height and a surface area not to exceed 90 sf unless specifically approved by the Master Association or its designee.
- 2. Secondary Entry Identification.** Secondary entry identification signs identify a service, retail area or community facility.
 - a. Materials: Stone, stained wood, painted metal detailing, metals, and glass luminaire.
 - b. Colors: Natural colors of the stone, earth tones for the metal frame, and earth tone stains for the wood panels.
 - c. Logo/Lettering: All letters and logo marks to be raised dimensional and mounted to the sign surface.
 - d. Size: Maximum height – 8 sf total surface area. Sign face shall not exceed 60 sf, unless specifically approved by the Master Association or its designee.
- 3. Retail Identification.** Retail identification signs identify a specific service or shop within Grand Targhee Resort. The pedestrian level includes shops or services that are located in pedestrian malls.
 - a. Materials: Steel, enamel, wood, metals, glass, and porcelain. Neon signs permitted if specifically approved.
 - b. Colors: Natural tones with bright highlights.
 - c. Logo/Lettering: Large and easily readable from pedestrian area. Color logo allowed.
 - d. Size: Maximum height must be a minimum of 7'-0" to bottom of sign if located over walkway or arcade mounted. Maximum square footage – 12 sf. Maximum surface area – 30 sf, unless specifically approved by the Master Association or its designee.

- 4. Vehicular Signs.** Vehicular signs are divided into three categories: directional, street identification, and regulatory.
- a. Directional Signs**
- I. Directional signs occur near intersections. They should be able to be read at a moderate speed. Messages should be limited to no more than three lines or other as approved by the Master Association.
 - II. Materials: Wood-backing, metal symbols or other materials such as plastic or metal that are compatible with the mountain environment.
 - III. Colors: Natural colors where suitable.
 - IV. Lettering: Large and easily readable from road. Type and arrows are dimensional and mounted to panel.
 - V. Size: Maximum height - 9'-6". Maximum surface area – 10 sf.
- b. Street Identification Signs**
- I. Street identification signs are located on street corners or at major intersections. This location is the only place where a street name should appear.
 - II. Materials: Wood, metal, enamel, steel.
 - III. Colors: Natural colors.
 - IV. Lettering: Large and easily readable from road.
 - V. Size: Maximum height - 8'-0". Maximum surface area - 10 sf.
- c. Regulatory Signs**
- I. Regulatory signs control speed, stops, warnings, and parking. These signs must establish standards and are regulated by the Manual of Uniform Traffic Control Devices (MUTCD). The backs of these signs can be painted colors similar to other site signage to allow them to blend into the surrounding landscape.
 - II. Materials: Wood, metal symbol panels mounted on wood posts or similar compatible materials.
 - III. Colors: Natural colors. Traffic sign colors to be MUTCD directed. Back of sign to be painted a dark color.
 - IV. Lettering: MUTCD directed.
 - V. Size: Maximum height - 8'-0". Maximum surface area – 10 sf.
- 5. Trail/Pedestrian Signs.** Trail or pedestrian signs guide pedestrians and cyclists. The signs are small in size and scale and can be read only at close range. A trail identification system with a logo will be developed. There are two categories of trail/pedestrian signs: directional and regulatory.
- a. Directional Signs**
- I. Distances and directions should be posted on these signs.
 - II. Materials: Painted or finished metal or stained wood.
 - III. Colors: Natural colors.
 - IV. Lettering: Easily readable from trail. Letters can be routed, painted, or attached.
 - V. Size: Maximum height - 6'-0". Maximum square footage – 10 sf.
- b. Regulatory Signs**
- I. Regulatory signs control and warn pedestrians and cyclists of trails use, regulations, or hazards.

- II. **Materials:** Painted or finished metal or stained wood or standard USFS vertical post signs.
 - III. **Colors:** Natural colors.
 - IV. **Lettering:** Easily readable text. Symbol signs to be used wherever possible.
 - V. **Size:** Maximum height - 6'-0". Maximum surface area – 6 sf.
6. **Wayfinding Sign Element.** A coordinated wayfinding sign system shall be implemented at the Resort. The wayfinding sign system may include vehicular directional signs and pedestrian directional signs. The intent of the wayfinding sign system is to help visitors transition efficiently and safely from vehicular transportation to the pedestrian walkway system and to skiing. It is also to help visitors better comprehend their surrounds. The wayfinding sign system shall have a consistent identity. More detailed wayfinding sign system design guidelines shall be created during Phase Two of the Resort development.
7. **Other Signs.** A maximum of one real estate sign per property for sale should be located within the lot for sale. Only one sign shall be permitted per property or unit for sale. Real estate signs are temporary signs that shall be removed when they are no longer required.

D. Site Planning

1. **Orientation and Aspect.** Structures and public spaces within the Resort, generally, shall be arranged with views of, and access to, the principal resort recreational amenity.
2. **Entrance Features.** Entrances to the Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Resort is easily identifiable and is consistent with the design theme of the Resort.
3. **Natural Resources.** The site design shall highlight the natural resources within the Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.
4. **Pathways and Pedestrian Facilities.** Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.
 - a. **Safe, Convenient, and Direct Access.** Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities, and the existing or planned community pathway system, when adjacent to the Resort.
 - b. **Pathways.** Pathways shall be provided for non-motorized transportation, except motorized wheelchairs for the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the Resort.
 - c. **Transportation Facilities.** Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e. bus shelters, information kiosks) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan as detailed in Section 3.5.A above.
 - d. **Circulation.** The layout of local streets, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized, and natural features of

the site such as wooded areas, rock outcroppings, and waterbodies, shall be preserved to the maximum extent practical.

- e. **Access.** Safe vehicular access appropriate for refuse removal, recycling, emergency services, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the Resort.
- f. **Landscaping.** Project landscaping, including hardscape areas, shall be consistent with the overall design theme of the Resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.

E. Landscape Standards and Guidelines

Within the Resort, new development will provide landscaping as specified by the standards contained within Landscaping Standards in the LDRs (LDR Division 5.5). These standards utilize a “standard plant unit” as the basis of landscape measurement for each of the plan areas. Alternatives to the standard plant unit are available to better adopt the landscape plan to the specific project within any plan area of the Resort.

1. Required Plant Units. The standard plant units will be required as follows:

- a. Residential single-family lots, cabins, townhomes and Alternate Dwelling Units – One (1) standard plant unit per dwelling unit.
- b. Mixed use areas within the RCPA – One (1) standard plant unit per 4,000 sf of lot area.
- c. Common circulation within the RCPA – One (1) standard plant unit per 10,000 sf of right of way or common area.
- d. Surface parking lot areas within the RCPA:
 - I. One standard plant unit per eight (8) parking spaces serving residential or commercial uses. Landscape includes the perimeter area of surface parking lots.
 - II. One standard plant unit per twelve (12) parking spaces serving as a skier parking lot. Landscape includes the perimeter area of surface parking lots.
- e. Existing trees that can be preserved leaving the area under their canopy substantially undisturbed shall count towards the landscaping standards for parking lots.

2. Substitutions for Standard Plant Units. The following substitutions in plant units may be made where it is demonstrated that the substitution achieves the objectives of the standard plant unit for which it is being substituted.

a. Resort Center Plan Area

- I. Preservation of existing tree masses in close proximity to developed lands will be considered as a credit for a plant unit based on site specific conditions including type of tree and tree survival guarantees.
- II. One street tree may be substituted for 5# container shrubs at the rate of one (1) tree per five (5) shrubs.

- III. In the areas designed as pedestrian streets or public plazas, development of 250 sf of attractive street treatment may be considered the equivalent of one (1) plant unit.
- IV. Street elements such as window boxes, hanging planters, trash receptacles, newspaper dispensers, tree grates, banners, public art, kiosks, and water features may all be substitutions for plant units. The ratio of substitution shall be determined based on the cost equivalent of a standard plant unit to the element for which the substitution is being made.

3.7. Open Space and Trails

To provide benefits for Teton County and the public, Grand Targhee Resort shall provide certain recreational lands, open space, and trails.

A. Access to Public Lands

Grand Targhee Resort will maintain public access to the surrounding public lands by providing parking within the Resort.

B. Public Use on Private Lands

A network of public trail corridors located within private open space corridors will provide recreational use for pedestrians, hikers, and in some cases, bikers. Cross-country skiers will also use these corridors in winter. Trails for public use may be constructed within the privately held open space. Public access will only be restricted when critical for safety, seasonal wildlife habitat protection, and vegetation management.

C. Trails from Resort or Special Use Permit Area to Public Lands

Any new trails from the Resort or Special Use Permit Area to the surrounding public lands are permitted by the Resort in conjunction with the USFS. Separate owners of individual properties within the Resort boundary, but unaffiliated with the Resort ownership, are prohibited from creating new trails onto adjacent USFS lands. Trails are considered to be summer trails for hiking, biking, or horseback riding.

D. Off-Road Use

Off-highway and off-road motorized activity from the Resort is prohibited except as necessary for the general functions of the resort or in the event of emergencies. The entrance to the Resort, as well as trails serving surrounding public land, shall be signed accordingly.

3.8 Capital Improvements Plan

A. Wastewater

1. **Service Provider.** Grand Targhee Resort currently owns, operates, and maintains the existing wastewater system. The Resort is expected to continue to provide services in the future for the existing wastewater system and for any future improvements to such system. The current system operator is licensed as a Level 4 Wastewater Treatment Plant Operator and a Level 1 Collection System Operator.

A new special district, known as a "Resort District," has been formed at the Grand Targhee Resort under the Resort District Act, Wyoming Statute § 18-16-101 et seq. Pursuant to Wyo. Stat. §§

18-16-103 and 18-16-107, such districts have broad authority to provide improvements and services that enhance the use or enjoyment of the resort area. The Resort District may assume responsibility for or otherwise participates in the ownership, operation, or maintenance of the wastewater management system.

2. **Proposed Improvements.** The current wastewater treatment plant capacity is 90,000 gallons per day (GPD) with 12 micro-filters in operation. With 6 additional micro-filters the plant capacity can be raised to 135,000 GPD. Additionally, if necessary, process changes at the plant can bring the capacity up to 150,000 GPD, which is sufficient to accommodate projected build-out demands. With the advent of low water use fixtures and other water conservation measures, there is a trend towards developments producing less wastewater per person than in the past.

The lagoon that previously served the Resort's wastewater treatment needs is now identified as emergency storage. In case of catastrophic failure of the plant or a long-term power failure, the lagoon has capacity to store wastewater until it can be processed by the treatment plant. The lagoon has capacity to hold the domestic water 'floating on the system' in the uphill storage tanks, in an amount equal to the amount of potential wastewater arriving at the plant. If the proposed maintenance facility uses the lagoon site, a replacement storage facility will need to be constructed. The storage facility would be constructed for emergency storage and utilized in a manner similar as the existing lagoon. Emergency storage of this type may be combined with additional equalization storage depending on the final configuration of the upgrades to the plant.

Table 3.9.A.2 below depicts which actions will be necessary to accommodate the additional flows generated from the phased developments:

Table 3.9.A.2 – Additional Actions to Accommodate Flows of Waste Water			
Phase of Development	Additional Plant Micro Filters Needed	Plant Capacity (GPD)	EQ. Tank Volume (gallons)
Phase One	0	90,000	98,000
Phase Two	6	135,000	98,000
Phase Three	0	135,000	98,000
Phase Four	0	135,000	98,000

- a. **Existing Permit (USFS).** The existing wastewater treatment plant can be modified to handle the additional flows from proposed development. The existing USFS Permit will be modified as needed to accommodate additional infrastructure.
- b. **Wastewater Treatment Plant.** The additional six (6) micro-filters will be added to each of the parallel processing units (12 additional filters total) to increase the plant capacity to 135,000 GPD
- c. **Emergency Power.** There are currently three separate and independent power feeds to the Resort that allow the wastewater treatment plant to function without interruption under most circumstances. If at some point in the future it is necessary, or the Resort would like the added security, an emergency generator will be installed to supplement the current power feeds.
- d. **Collection System.** The collection system will be extended as needed to accommodate the phased development. New sewer mains will be extended from the existing sewer mains with alignments mainly adjacent to the new roadways with manholes for maintenance and

inspection. Building connections will tie into the sewer mains as the buildings are constructed. The existing sanitary sewer collection system has adequate capacity to function properly under the increased flow conditions of future development.

- e. **Flow Reduction Devices.** Flow reduction devices, low water use toilets, and urinals, limiting flow showerheads, and other water saving devices will be used in the new development. It is likely these devices will reduce the capacity requirements of the treatment plant as projected at this time.
- f. **Permits Required (Wyoming Department of Environmental Quality).** A Permit from the Wyoming Department of Environmental Quality will be required for the construction of improvements to the proposed wastewater system. The permitting can be done in phases or comprehensively, depending on the timing of the development. Permitting revisions will also need to be made to the discharge permit as the treatment plant operating conditions evolve.
- g. **Wastewater Treatment Plant Modifications.** Modifications to the wastewater treatment plant will be necessary to effectively treat and dispose of wastewater from the expanded Grand Targhee Resort. The plant was specifically designed for future expansion when constructed in 1988. An equalization tank precedes the treatment process to even out the variation in inflows seen on a daily basis. Should the existing tank volume be found to be too small and additional storage needed, equalization volume can be installed adjacent to the existing treatment works, either underground or at grade, to balance peak flow periods. Once final configuration of the Resort is known, it will be possible to estimate expected flows from the development and plan for the needed infrastructure. Grand Targhee Resort will work with the Wyoming Department of Environmental Quality to ensure the wastewater treatment process meets or exceeds the discharge limits in the Resort's permit. The plant's capacity to effectively treat the effluent from the development has been demonstrated, and with planned upgrades will be able to continue to treat effluent from the Resort as it grows.

B. Water Supply

- 1. **Service Provider.** The Grand Targhee Resort currently owns, operates, and maintains the existing water system. The Resort is expected to continue to provide these services in the future for the existing system and for any future improvements to such system. The current system operator is licensed as a Level 1 Water Systems Operator. The Resort District assumes responsibility for or otherwise participates in the ownership, operation, or maintenance of the water system.
- 2. **Proposed Water Management System includes:**
 - a. **Wells/Spring - Location and Supply.** New wells will need to be established and connected into the existing water system. The new wells will be located adjacent to existing wells and are expected to have similar hydrologic characteristics. Based on the existing wells, the capacity of the new wells should be able to supply the increased demands from the additional development, snowmaking, and fire flow requirements. Currently the Peak Day Demand for the built-out Resort is 122,170 GPD. The new wells will likely be installed with 8" casings and screened intake intervals. Based on the pump tests performed on Well #2 during its construction, the new wells should have a combined capacity of 400 GPM (576,000 GPD).
 - b. **Additional Storage.** Additional storage will be needed to accommodate both fire flow (120,000 gallons) and the Average Day Demand (65,200 GPD at full build-out) for each of the phases. A minimum storage of 185,200 gallons will be needed for the full build-out development. Storage tanks will need to be located above their current location to an

elevation of 8,250 feet in order to provide the desired water pressures for the new development. It is unclear at this time whether additional storage will be added incrementally or in one step. Since the snowmaking operations occur during the first two to three weeks of November when the visitor and employee demands at the Resort are at a minimum, additional storage will not be required for the peak snowmaking demand estimated to be 177,000 GPD. The output from the wells will provide the necessary demand for snowmaking while maintaining the proper amount of storage for the fire flow and the Average Day Demand.

3. **Water Storage.** Currently the Resort has 82,000 gallons of storage in two storage tanks located above the bottom terminal of the Dreamcatcher Lift. Table 3.9.B.3 below depicts how much storage will be required to accommodate the phased development:

Table 3.9.B.3 Culinary Water Storage	
Phase of Development	Required Storage (gallons)
Phase One	156,150
Phase Two	161,820
Phase Three	167,869
Phase Four	185,200

- a. **Disinfection.** Water quality testing will continue to be performed and monitored in accordance with the regulations and criteria as outlined in the US Department of Agriculture Ski Area Special Use Permit and the U.S. Environmental Protection Agency under the Safe Drinking Water Act. If Federal or State regulations require a disinfection system for the water system in the future, then such a system will be implemented.
- b. **Spring.** The spring has been disconnected from the potable water system and will continue to be used for non-potable purposes, irrigation and stream enhancement. No testing or disinfection is required for spring water used for these purposes.
- c. **Distribution and Routing.** The distribution system will be expanded as needed to accommodate the phased developments. The waterline mains, mostly 8" diameter, will be located adjacent to new roadways and will be looped, where practical, for efficiency. Shut off valves will be strategically located for maintenance and isolation during repair procedures. Building connections will be made as the buildings are constructed.
- d. **Emergency Power.** There are currently three separate and independent power feeds to the Resort providing reliable power supply to the water system minimizing interruptions. The elevated storage tanks provide water flow and pressure to the system as long as the stored water is available. If additional reliability is a priority in the future, an emergency generator can be installed to supplement the electrical power supply and the supply wells can be run to maintain water levels in the storage tanks.
- e. **Fire Flow.** Additional storage will be provided for the Fire Flow requirements of the Resort. 120,000 gallons is the most recent requirement made by the Fire Department. Fire hydrants will be installed with 500 feet spacing or as needed to provide good coverage for firefighting. Buildings will be equipped with sprinkler systems in accordance with Teton County Regulations.

- f. **Irrigation Supply.** Landscaped areas will be developed in conjunction with the phased developments. The phasing of the buildings and their immediate open space will determine the timing of landscape and irrigation improvements. The full build-out will contain approximately 10 acres of area requiring irrigation.
- g. **Permitting Required (Wyoming Department of Environmental Quality).** A Permit from the Wyoming Department of Environmental Quality will be required for the construction of the proposed water system improvements. This permitting can be done in phases or comprehensively depending on the status of the improvement.

C. Storm Water Management

1. **Service Provider.** The Grand Targhee Resort currently owns, operates, and maintains the existing stormwater management system. The Resort is expected to continue to provide these services in the future for the existing stormwater system and for any future improvements to the system unless a special district is formed for this purpose. The Resort District assumes responsibility for or otherwise participates in the ownership, operation, or maintenance of the stormwater management system.
2. **Storm Water and Snow Melt Management Plans.** As part of any grading and erosion control permit or plat the Resort shall submit a detailed storm water and snow melt run-off management plan.
3. **Proposed improvements.** To comply with LDR stormwater management standards (LDR Section 5.7.4), 21,500 cubic feet of stormwater storage will need to be provided to accommodate the additional runoff generated from a 100-year storm event once the full build-out development of the PUD is in place. As the final details of the development the stormwater storage requirements will be revised.
 - a. **Proposed Stormwater Management System**
 - I. Small frequently spaced retention areas and natural percolation will be utilized as much as practical. This approach prevents the concentration of stormwater, reduces the velocity of channelized stormwater, and reduces the erosion caused by large quantities of fast moving stormwater.
 - II. Runoff will be routed to ponds and small detention areas where the necessary storage and release rate will be provided.
 - III. Detention basins will consist of vegetated swales, be shallow in nature, contain short duration storage periods, and be easily maintainable.
 - IV. Some areas will require curb and gutter, catch basins, and piping to convey and store stormwater runoff.
 - V. The stormwater storage shown below in Table 3.9.C.2 will accommodate the additional runoff from the proposed development at the Resort.

Table 3.9.C.2 – Storm Water Storage	
Description	Size (cubic feet)
Detention Pond 1	11,912
Detention Basin 1	6,912
Detention Basin 2	3,200
Detention Basin 3	654
Total	22,678

D. Other Utilities

1. Utilities

- a. Grand Targhee Resort currently owns, operates, and maintains the existing buried propane gas lines within the Resort. Arrangements will be made for the future expansion of propane gas lines or the possible conversion of the system to natural gas.
- b. Grand Targhee Resort owns the communications building at the top of the Resort. The building and operation of this system is part of the Forest Service Special Use Communications Permit.
- c. There is an easement for the electrical transmission lines extending from Teton Valley up to the substation within the Resort boundary. The future electrical distribution system will be coordinated in conjunction with Fall River Electric.
- d. The Resort operates a fuel gas and diesel dispensary for its own use and a two-way radio system to aid in Resort operations.

2. **Variances to Utility and Infrastructure Systems.** If actual development within the Resort varies due to size, type, or timing, the quantities and descriptions of utilities and infrastructure included in this chapter of the Standards and Conditions may also vary.

3.9 Public Facilities and Services

A. On Site Utilities

1. The location of utilities within rights-of-way will be located in such a manner as to minimize impacts to vehicular traffic as well as streetscapes during maintenance and repair.
2. Road easement widths shall be a minimum of 60 feet wide and will otherwise meet the requirements of the LDRs. However, per the Master Plan, a development plan can include an access easement at a minimum of 40 feet if it can be demonstrated to the satisfaction of the Teton County Engineer that the required snow storage, pathways and utilities can be accommodated elsewhere on the project
3. The actual placement of utilities will balance the utility separation requirements with the surface uses (road/street, streetscape, pedestrian facility) to minimize impacts to all users of the corridor during maintenance/repair requirements.
4. Utility improvements shall be completed to minimize service interruptions as new phases come on line.

B. Emergency Management Plan

An Emergency Management Plan shall be developed and implemented within one year of the approval of the first final plat within the Resort.

C. Fire Protection

- 1. Existing Fire Protection.** Teton County has used property tax collected in the Alta area, including Grand Targhee Resort, for fire protection and has contracted with Teton County, Idaho Fire District to provide fire protection.
- 2. Future Fire Protection.** The Resort shall meet the requirements of the Teton County Fire Protection Resolution for New Subdivisions based upon the International Fire Code as adopted by Teton County, Wyoming. Fire protection shall continue as existing methods.
- 3. Fire Department Access.** Fire Department access design shall meet the standards of the LDRs and all approved Teton County Fire Resolutions.
- 4. Wildland/Urban Interface Assessment.** Grand Targhee Resort will cooperate with the U.S. Forest Service to develop a fire management plan for the suburban wilderness interface. The Resort shall prepare a wildland/urban interface study prior to construction of the first phase of development of the project.

3.10 Monitoring Plans and Requirements

This Section provides detail regarding the monitoring plans and requirements for the Resort, including: the required data to be collected, techniques to be used in analyzing data, how the data should be used to determine achievement of performance objectives, how monitoring plans are required to be reported in conjunction with the Phasing Plans for the Resort, and the schedule for reporting to the County the results of the monitoring efforts.

A. Achievement of Performance Objectives

Approval of future final development plans may be delayed until the performance objectives of the previous phases are met, or a strategy for achieving performance objectives of the previous phases has been approved by the BCC.

B. Annual Monitoring Timing

An annual monitoring plan shall be required upon the approval of the first development plan, and shall continue until complete build-out of the Resort. Once the Resort is completely built out, the annual monitoring requirement will expire.

C. Monitoring Plans Tied to Phasing Plans

The Resort is planned to be developed in accordance with the Phasing Plan sequence and the individual Plan Area Phasing Plans as described in Sections 1.3.D and Section 2 of the Master Plan. It is in the interest of the Resort and Teton County that the sequence and pace of development be tracked in a manner that connects the monitoring and phasing plans to ensure development is undertaken in a predictable manner.

Furthermore, phasing plans are subject to change, and requiring that monitoring and phasing are linked will ensure that dimensional limitations are adhered to, supporting services and infrastructure are completed, and exactions are collected.

- 1. Monitoring Changes to Phasing Plans.** Any changes to phasing plans for the Resort shall be reported to Teton County in a monitoring plan that clearly narrates the reasons for the change, indicates the existing phasing and sequence of development, and shows the proposed phasing and sequence of development.
- 2. Monitoring Implementation of Phasing Plans.** In addition to the annual monitoring contents as described in Section 3.10.D of the Master Plan, all required monitoring plans shall include information on how the schedule, timing and extent of development, and associated support services and exactions comply with approved phasing plans.
- 3. Monitoring Plans Reported Based on Phasing Plans.** All monitoring plans and their required contents, as described in Section 3.10.D of the Master Plan shall be structured, organized and presented in such a manner as to show data and information based on how the development subject to the monitoring plan has been undertaken in accordance with approved Phasing Plans.

D. Annual Monitoring Contents

The monitoring plan shall be submitted to the Teton County Planning Department annually by June 1st of each year. It shall contain the following data and information:

1. Physical Development Monitoring

- a. Square footage and unit allocations (lodging, residential, and commercial) approved in each Plan Area District by lot or parcel.
- b. Transfers of units or square footage between Plan Area Districts.
- c. Summary of approved Average Peak Occupancy (APOs) by unit, bedroom count, and allocation toward total APOs allowed by the Resort.
- d. Landscape Surface Ratio Tabulation per Plan Area Districts and for the entire Resort.

2. Housing Mitigation Monitoring

- a. Land uses approved and developed within the Resort and the ratios of affordable and/or employee housing required by the Housing Mitigation Plan.
- b. Affordable Housing approved and developed including location, unit type and size, and number of persons housed.
- c. Employee Housing that has been approved and developed including location, unit type and size, and number of persons housed.
- d. Housing provided off-site, with respect to the locational criteria for the siting of housing.
- e. Number of Grand Targhee employees occupying affordable and employee housing specific to the Housing Mitigation Plan.

- f. Status report on all real estate transfer fees collected and used for land acquisition, construction, maintenance, management, or administration of the housing program.

3. Transportation Monitoring

- a. Average Annual Daily Traffic counts with the Level of Service (LOS) calculation will be provided as set forth in the Transportation Section of the Master Plan. Vehicle occupancy will be summarized in a report that indicates patterns of people per vehicle during the count period, as collected from two traffic counters:
 - I. The Idaho Department of Transportation traffic counter located at 0.6 miles from the Wyoming and Idaho state line; and
 - II. A new traffic counter installed at the intersection of Ski Hill Road and Teton Canyon Road.
- b. Daily transit ridership counts for shuttles/buses operated by the Resort or other transportation providers. Counts shall detail employee, day skier transit ridership and summarize the annual use patterns. The percentage of transit ridership to total day skiers and employee trips shall be counted.
- c. Summary of private lodging transportation ridership.
- d. A status report on the Transportation Demand Management program indicating compliance with the provisions of the program.

4. Infrastructure Monitoring

- a. **Potable Water.** Should the Resort plan any development that requires additional capacity from the water supply system, the Resort shall provide all plans and submittals required by WYDEQ to Teton County and record the distribution of these materials within the monitoring report.
 - b. **Wastewater Treatment.** Should the Resort plan any development that requires additional capacity from the wastewater treatment system, the Resort shall provide all plans and submittals required by WYDEQ to Teton County and record the distribution of these materials within the monitoring report.
5. **USFS Permit Monitoring.** Should the Resort plan any development outside the Resort Boundary that requires permitting from the USFS, the Resort shall provide all plans and submittals required by WYDEQ to Teton County and record the distribution of these materials within the monitoring report.
6. **Exactions.** Status of public land, buildings, and fees provided to fulfill the public exactions related to the sequence of development.

7. Teton Creek Corridor Project Monitoring Report. Land Conservation and Land, Water and Natural Resource Restoration and Protection Monitoring.

- a. Beginning five (5) years after the issuance of the first Development Plan for any of the 450 units for Grand Targhee Resort, Grand Targhee Resort shall submit an annual report to the Teton County Board of County Commissioners detailing significant progress toward obtaining

land in conservation easement(s), and of projects within the four (4) established project goal areas of the TCCP. If the Resort has not made significant progress toward conserving 300 acres five (5) years after the issuance of the first Development Plan for any of the 450 units, the Board may restrict future development plan permits until such time as part or all of the 300 acres are conserved. Significant progress includes acquisition of a minimum of 70 acres of land or easements.

- b. The report shall be prepared by Grand Targhee, TCCP partner organizations, or an independent firm qualified and experienced in monitoring, and shall include, at a minimum, the following:
 - I. Amount of funds disbursed to TCCP;
 - II. Project areas within the TCCP to which Community Service Transfer Fees have been dedicated;
 - III. Acres of land protected by easement or fee simple acquisition by Grand Targhee and the TCCP to date of report, including:
 - 1) Progress toward the goal of conserving approximately 800 acres.
 - 2) Holders of the easements or the fee simple land acquired.
 - IV. Level to which stream health and stream flow has been restored to Teton Creek, including:
 - 1) Progress toward goal of restoring an additional 25 cubic feet per second (cfs) of natural flow.
 - 2) Data on cutthroat trout abundance within Teton Creek.
 - V. Distances of stream bank restoration achieved; including:
 - 1) Progress toward goal of restoring and protecting approximately five miles of stream bank and associated riparian land.

8. Conservation Easements & Transfer Fees

- a. Payment of \$100,000 to Teton Creek Corridor Project – Due 5 days after recordation of Master Plan
- b. Conservation Easement on 300 Acres located in Teton County on the west slope of the Tetons. To be met in part or in full by the transfer fee in G.3.a below
- c. Community Services Transfer Agreement – to be recorded concurrently with the Grand Targhee Resort Master Plan
 - I. 2% of initial sales transfer fees collected – none at this time
 - II. 1% of subsequent sales transfer fees collected – none at this time

3.11. Community Services

The 2008 Grand Targhee Resort Master Plan, approved under the 1994 LDRs, contained requirements for environmental mitigation including acquisition and stewardship of conservation easements. Despite changes to the LDRs, the Teton County Board of County Commissioners and the Resort agree it is appropriate to carry forward the concept of required environmental mitigation, and has incorporated modified environmental mitigation measures into the Master Plan, identified as a Community Services Element.

Under the current LDRs, the optional community services element is intended to be a component of a master plan wherein the benefits the resort area provides to the community are acknowledged. The LDRs encourages landowners within Planned Resorts to continue with, and expand upon, programs designed to retain local access to the resort's main recreational activities and facilities. Community services programs help to maintain a balance at a resort between out-of-town visitors and the community.

The Master Plan includes community services that will further civic initiatives, contribute to and implement the goals of the community, and are intended to improve the quality of life in the community and the Resort. This Community Services section describes the community services the Resort will provide under the Master Plan.

A. Transportation

Provide transit shuttle services to employees and guests of the Resort as described in Section 3.5.

B. Land Conservation and Land, Water, and Natural Resource Restoration and Protection

The Resort will ensure conservation in perpetuity of at least 300 acres of land in Teton County, Wyoming on the west slope of the Tetons, and will also provide funding to the Teton Creek Corridor Project (the "TCCP") via real estate transfer fees, as described in more detail below (collectively, the "Environmental Mitigation"). Funding to the TCCP will promote additional land conservation, as well as land, water and natural resource protection and restoration of Teton Creek and the Teton Creek watershed, providing significant benefit to the community in which the Resort is located.

The TCCP is a collaboration between four established non-profit organizations located in Teton Valley, including Friends of the Teton River, Teton Regional Land Trust, Valley Advocates for Responsible Development, and Teton Valley Trails and Pathways. The TCCP's projects are specific, measurable, relevant and time-based, intended to improve the ecological integrity of the Teton Creek Corridor, including stream and riparian habitat; enhance the public's ability to access and enjoy the Teton Creek Corridor; and support agriculture and community development.

While much of the Teton Creek Corridor is in Idaho, the TCCP's projects are intended to further habitat connectivity between the protected federal lands in Wyoming and the wetland habitats on the east side of the Teton River. The connectivity between these habitats is essential for various iconic species. Elk, moose, and deer currently move through the Corridor in the winter, and the Project's restoration of riparian habitat will protect water quality, and protect and restore winter habitat for big game species.

In addition, with the reallocation of water rights and reclamation of stream impacts, cutthroat trout spawning habitat that was previously destroyed by development will be restored.

The Environmental Mitigation required in the Master Plan is intended to promote the conservation, restoration and protection of the natural lands in proximity to the Resort and will thereby provide significant benefit to the community in which the Resort is located. The Environmental Mitigation aligns with the objectives of the 2012 Jackson/Teton County Comprehensive Plan, which identifies ecosystem stewardship,

growth management, and quality of life as key common values. Likewise, the Environmental Mitigation furthers is consistent with the current 2018 LDRs' emphasis on stewardship and restoration that enhance conservation values.

The Environmental Mitigation will be provided as follows:

- 1. Initial Payment to Teton Creek Corridor Project.** Within five (5) business days of the recordation of the Amended Master Plan, the Applicant shall make a payment in the amount of one hundred thousand dollars (\$100,000.00) to the Teton Creek Corridor Project (the "TCCP"). The TCCP is a collaborative of the following organizations: Teton Regional Land Trust, Friends of the Teton River, Valley Advocates for Responsible Development, and Teton Valley Trails and Pathways. The Applicant is responsible for notifying the Teton County Planning Director of any change in the organizational structure of the TCCP, including if any partner organization is added to, or leaves the collaborative.

This payment to the TCCP shall be used to fund, promote, or ensure stewardship of environmental mitigation projects within any of the following four (4) established project goal categories of the TCCP: (i) preservation of agricultural farmlands along the Teton Creek corridor; (ii) preservation and restoration of in-stream and riparian habitat along Teton Creek; (iii) preservation and restoration of upland habitat along Teton Creek; and (iv) protection of wildlife habitat through redesign of existing/platted subdivisions. Distribution of funds shall prioritize preservation/restoration of high value habitat when possible. Funds collected via the Agreement shall only be used by TCCP for the above-listed four (4) project goals, including ongoing stewardship and maintenance. Funds shall not be used for non-project or administration-only fees. The Community Foundation of Teton Valley is the fiscal agent of the TCCP funds, and shall manage disbursement of the restricted funds in accordance with its established rules and protocols.

The Resort shall provide proof of payment to the TCCP to the Teton County Planning Director, who shall provide written confirmation that this obligation has been satisfied.

- 2. Conservation Easement on 300 Acres.** The Resort shall ensure that three hundred (300) acres of land are protected in conservation easement(s), which easement(s) shall be recorded in the Office of the Teton County, Wyoming Clerk. All of the 300 acres shall be located in Teton County, Wyoming on the west slope of the Tetons. This Condition may be met, in part or in full, through the two percent (2%) transfer fee, as described in Section 3.11.B.3 below. Conservation of the 300 acres of land described herein shall occur no later than ten (10) years after the first Development Plan is approved for any of the 450 units allowed under the Amended Master Plan.
- 3. Community Services Transfer Fee Agreement.** A Community Services Transfer Fee shall be imposed on all initial and subsequent gross sales of all residential units, conventional lodging units (as defined by the then-current Teton County Land Development Regulations), short-term rental units, and vacant land with development rights for the aforementioned units, that are sold within the Resort. The Community Services Transfer Fee shall bind the afore-described Resort properties in perpetuity. Initial gross sales will be subject to a two percent (2%) transfer fee, and subsequent gross sales (i.e.: re-sales) will be subject to a one percent (1%) transfer fee.

A Community Services Transfer Fee Agreement (the "Agreement") has been approved by the Board of County Commissioners and will be recorded in the Office of the Teton County, Wyoming Clerk.

The Transfer Fee Funds shall be restricted as follows:

- a. The two percent (2%) Transfer Fee shall be used for the acquisition of conservation easement over, or fee simple acquisition of 300 acres of land located in Teton County, Wyoming and west of the Tetons as described in Master Plan Section 3.11.B.2 above.
 - b. At such time as 300 acres of land has been placed in conservation easement(s) as described in Master Plan section 3.11.B.2 above, the two percent (2%) Transfer Fees shall be directed to the Teton Creek Corridor Project ("TCCP"), as restricted funds to promote, or ensure stewardship or ongoing maintenance of projects within any of the four (4) established project goal categories set forth in Section 3.11.B.1 above. Distribution of funds shall prioritize preservation/restoration of high value habitat when possible, and shall not be used for non-project or administration-only fees.
 - c. The one percent (1%) transfer fee shall be directed to the to the Teton Creek Corridor Project ("TCCP"), as restricted funds to promote, or ensure stewardship or ongoing maintenance of projects within any of the four (4) established project goal categories set forth in Section 3.11.B.1. Distribution of funds shall prioritize preservation/restoration of high value habitat when possible, and shall not be used for non-project or administration-only fees.
- 4. **Community Services Transfer Fee Agreement a Restrictive Covenant.** The Community Services Transfer Fee Agreement, which shall be considered a restrictive covenant, shall be recorded against all properties at the Resort that are subject to the Community Services Transfer Fee Agreement, to ensure payment of fees as required. The transfer fee obligations will be included in any Declaration of Covenants, Conditions and Restrictions established for the Resort.
- 5. **Community Services Transfer Fee Agreement Separate from Other Obligations.** The Community Services Transfer Fee Agreement shall make clear that this transfer fee is separate from any other transfer fee obligation, and separate from the \$100,000.00 obligation set forth in Master Plan section 3.11.B.1 above.
- 6. **Land Conservation and Land, Water and Natural Resource Restoration and Protection Monitoring.**
 - a. **Timing and Scope.** Beginning five (5) years after the issuance of the first Development Plan for any of the 450 units for Grand Targhee Resort, Grand Targhee Resort shall submit an annual report to the Teton County Board of County Commissioners detailing significant progress toward obtaining land in conservation easement(s), and of projects within the four (4) established project goal areas of the TCCP. If the Resort has not made significant progress toward conserving 300 acres five (5) years after the issuance of the first Development Plan for any of the 450 units, the Board may restrict future development plan permits until such time as part or all of the 300 acres are conserved. Significant progress includes acquisition of a minimum of 70 acres of land or easements.
 - b. **Content.** The annual report shall be prepared by Grand Targhee, TCCP partner organizations, or an independent firm qualified and experienced in monitoring, and shall include, at a minimum, the following:
 - I. Amount of funds disbursed to TCCP;
 - II. Project areas within the TCCP to which Community Service Transfer Fees have been dedicated;

- III. Acres of land protected by easement or fee simple acquisition by Grand Targhee and the TCCP to date of report, including:
 - a. Progress toward the goal of conserving approximately 800 acres
 - b. Holders of the easements or the fee simple land acquired
- IV. Level to which stream health and stream flow has been restored to Teton Creek, including;
 - a. Progress toward goal of restoring an additional 25 cubic feet per second (cfs) of natural flow
 - b. Data on cutthroat trout abundance within Teton Creek
 - c. Distances of stream bank restoration achieved;
 - d. Progress toward goal of restoring and protecting approximately five miles of stream bank and associated riparian land
 - e.

- 7. Reallocation of Transfer Fees.** In the event the BCC determines, after public hearing, that the Transfer Fees are not being used for projects that provide a sufficient Public Benefit as that Benefit is defined in the Community Services Element standard applying to all Planned Resorts (LDR Sec. 4.3.1.F.12.) or other applicable sections of the then-current LDRs, the BCC may require the Resort to propose an amendment to the Master Plan to ensure ongoing restoration, conservation, preservation and stewardship of the Teton River Watershed and its surrounding ecosystem or the goals of the Community Services Element.

3.12 Relationship to National Forest Lands

The Resort is dependent upon the U.S. Forest Service to provide skiing and other recreational activities that support the Resort's purpose and intent. The Resort likewise exists to support the skiing and recreational activities permitted under Forest Service approvals. This interdependence between the services and amenities provided by the Resort and the recreational activities permitted by the Forest Service requires a mechanism to ensure that the services and amenities within the Resort are sufficient to support the recreational activities permitted by the Forest Service. This mechanism is hereby established as follows in the Master Plan:

The Resort shall inform the Teton County Planning Department in writing of any applications for new, additional, or expanded recreational amenities within the Forest Service Lands. Upon Forest Service approval of any new, additional or expanded recreational amenities, the Resort will apply to Teton County, Wyoming for new, additional, or expanded services (such as parking or transportation services) to support the new, additional or expanded recreational amenities permitted by the Forest Service. The application shall be processed as a Minor Amendment as described within the Master Plan. Approval of new, additional, or expanded services within the Resort to support the new, additional, or expanded recreational amenities shall be based on the LDRs, or if the LDRs are silent or ambiguous as to the density, intensity or scale of services required to serve the new, additional or expanded recreational amenities permitted on Forest Service lands, the Resort shall provide an independent calculation based on the LDR requirements for independent calculations for the applicable standard.

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**Attachment A-1
Legal Description
Resort Center Plan Area
(RCPA)**

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**Attachment A-1
Legal Description
of the
Resort Center Plan Area (RCPA)
At Grand Targhee Resort**

A PARCEL OF LAND lying within unsurveyed Sections 11 and 12, Township 44 North, Range 118 West, 6th P.M., Teton County, Wyoming, comprising a portion of Tract 39 as described on that U.S. Department of the Interior Bureau of Land Management Metes and Bounds Survey of the same, dated April 23, 2001;

said parcel is more particularly described from surveys conducted in 2008 through 2009 as follows:

BEGINNING AT Corner 3 of said Tract 39 which is monumented by an aluminum cap inscribed "JORGENSEN LS 9007 2006" with other appropriate markings, which lies N57°07'17"E 13,066.29 feet from the section corner common to Sections 15, 16, 21, and 22 of said Township and Range monumented with an iron pipe with brass cap inscribed "RLS 164" and other appropriate markings as described in that Certified Land Corner Record date April 25, 1973 of record in the Office of the Clerk of Teton County, Wyoming;

thence proceeding through the following courses on the boundary of said Tract 39:

N23°01'56"E, 538.27 feet to Corner 2 of said Tract 39;

thence S86°58'53"E, 716.99 feet to Corner 1 of said Tract 39;

thence S09°01'01"W, 495.06 feet to Corner 17 of said Tract 39;

thence S77°19'11"E, 377.98 feet to an unmonumented point on the boundary of said Tract 39;

thence departing the boundary of said Tract 39 and proceeding S04°45'22"E, 509.75 feet to an unmonumented point on the boundary of said Tract 39 which lies N73°25'36"W, 279.08 feet from Corner 13 of said Tract 39;

thence proceeding on the boundary of said Tract 39, N73°25'36"W, 501.57 feet to Corner 12 of said Tract 39;

thence continuing on the boundary of said Tract 39, S60°51'39"W, 736.66 feet to an unmonumented point on the boundary of said Tract 39

thence departing the boundary of said Tract 39 and proceeding through the following courses:

N65°31'22"W, 117.44 feet to the beginning of a curve, concave to the south, having a radius of 113.00 feet;

thence westerly 83.84 feet on the arc of said curve, through a central angle of 42°30'37" to the unmonumented end of said curve;

thence S71°58'01"W, 21.53 feet;

thence N18°01'59"W, 40.00 feet to the unmonumented beginning of a curve, concave to the southwest, having a radius of 110.00 feet;

thence northwesterly 124.61 feet on the arc of said curve, through a central angle of 64°54'15" to the unmonumented end of said curve;

thence N82°56'14"W, 55.00 feet to the unmonumented beginning of a curve, concave to the northeast, having a radius of 290.00 feet;

thence northwesterly 196.79 feet on the arc of said curve, through a central angle of 38°52'46" to the unmonumented beginning of a reverse curve, concave to the southwest, having a radius of 340.00 feet;

thence northwesterly 220.76 feet on the arc of said curve, through a central angle of 37°12'05" to the unmonumented beginning of a reverse curve, concave to the north, having a radius of 470.00 feet;

thence westerly 126.11 feet on the arc of said curve, through a central angle of 15°22'27"

thence proceeding on a bearing radial to the center of said curve N24°06'20"E, 30.93 feet to an unmonumented point;

thence N08°07'16"W, 92.46 feet to an unmonumented point;

thence N30°34'52"E, 469.02 feet to an unmonumented point on the boundary of said Tract 39 which lies S81°17'47"E, 155.89 feet from Corner 4 of said Tract 39;

thence proceeding on the boundary of said Tract 39, S81°17'47"E, 484.71 feet to the **POINT OF BEGINNING**.

Each of the above-referenced Corners of Tract 39, unless otherwise noted, is monumented with a 3-inch diameter brass cap inscribed "U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 2000" with other appropriate markings;

The Basis of Bearing for the above-described parcel is N60°51'39"E between said Corners 11 and 12 on the boundary of said Tract 39.

The above described parcel contains an area of 35.7 acres, more or less.

JORGENSEN ASOCIATES, P.C.

Prepared: January 3, 2017

By: rhl/KM

Attachment A-2
Legal Description
Residential Accommodation Plan Area
(RAPA)

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**Attachment A-2
Legal Description
of the
Residential and Accommodation Plan Area (RAPA)
at Grand Targhee Resort**

TWO PARCELS OF LAND lying within unsurveyed Sections 11 and 12, Township 44 North, Range 118 West, 6th P.M., Teton County, Wyoming, comprising portions of Tract 39 as described on that U.S. Department of the Interior Bureau of Land Management Metes and Bounds Survey of the same, dated April 23, 2001;

said parcels are more particularly described from surveys conducted in 2008 through 2009 as follows:

West Parcel

BEGINNING AT Corner 9 of said Tract 39, which lies N58°04'02"E 11,271.68 feet from the section corner common to Sections 15, 16, 21, and 22 of said Township and Range monumented with an iron pipe with brass cap inscribed "RLS 164" and other appropriate markings as described in that Certified Land Corner Record date April 25, 1973 of record in the Office of the Clerk of Teton County, Wyoming;

thence proceeding through the following courses on the boundary of said Tract 39:

N35°17'23"W, 1431.50 feet to Corner 8 of said Tract 39;

thence N10°30'31"E, 868.74 feet to Corner 7 of said Tract 39;

thence N82°21'09"E, 1212.77 feet to Corner 6 of said Tract 39;

thence S03°19'05"E, 624.24 feet to Corner 5 of said Tract 39;

thence S31°36'27"E, 390.47 feet to Corner 4 of said Tract 39;

thence S81°17'47"E, 159.89 feet to an unmonumented point on the boundary of said Tract 39;

thence departing the boundary of said Tract 39 and proceeding S30°34'52"W, 469.02 feet to an unmonumented point;

thence S08°07'16"E, 92.46 feet to an unmonumented point;

thence S24°06'20"W, 30.93 feet to an unmonumented point being the beginning of a non-tangent curve, concave to the north, having a radius of 470.00 feet, the tangent to which bears S65°53'40"E;

thence easterly 126.11 feet on the arc of said non-tangent curve, through a central angle of 15°22'27" to the unmonumented beginning of a reverse curve, concave to the southwest, having a radius of 340.00 feet;

thence southeasterly 220.76 feet on the arc of said curve, through a central angle of 37°12'05" to the unmonumented beginning of a reverse curve, concave to the northeast, having a radius of 290.00 feet;

thence southeasterly 196.79 feet on the arc of said curve, through a central angle of 38°52'46" to the unmonumented end of said curve;

thence S82°56'14"E, 55.00 feet to the unmonumented beginning of a curve, concave to the southwest, having a radius of 110.00 feet;

thence southeasterly 124.61 feet on the arc of said curve, through a central angle of 64°54'15" to the unmonumented end of said curve;

thence S18°01'59"E, 40.00 feet to an unmonumented point;

thence N71°58'01"E, 21.53 feet to the unmonumented beginning of a curve, concave to the south, having a radius of 113.00 feet;

thence easterly 83.84 feet on the arc of said curve, through a central angle of 42°30'37" to the unmonumented end of said curve;

thence S65°31'22"EE, 117.44 feet to an unmonumented point on the boundary of said Tract 39 which lies S60°51'39"W, 736.66 feet from Corner 12 of said Tract 39;

thence proceeding on the boundary of said Tract 39, S60°51'39"W, 153.97 feet to Corner 11 of said Tract 39;

thence continuing on the boundary of said Tract 39, S15°36'17"W, 721.80 feet to Corner 10 of said Tract 39;

thence continuing on the boundary of said Tract 39, N68°34'08"W, 1304.88 feet to the **POINT OF BEGINNING**.

Each of the above-referenced Corners of Tract 39 is monumented with a 3-inch diameter brass cap inscribed "U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 2000" with other appropriate markings;

The Basis of Bearing for the above-described parcel is S35°17'23"E between said Corners 8 and 9 on the boundary of said Tract 39.

The above described parcel contains an area of 75.8 acres, more or less.

East Parcel

BEGINNING AT Corner 14 of said Tract 39, which lies N64°49'44"E 14,274.15 feet from the section corner common to Sections 15, 16, 21, and 22 of said Township and Range monumented with an iron pipe with brass cap inscribed "RLS 164" and other appropriate markings as described in that Certified Land Corner Record dated April 25, 1973 or record in the Office of the Clerk of Teton County, Wyoming;

thence proceeding through the following courses on the boundary of said Tract 39:

N52°32'21"W, 526.39 feet to Corner 13 of said Tract 39;

thence N73°25'36"W, 279.08 feet to an unmonumented point on the boundary of said Tract 39;

thence departing the boundary of said Tract 39 and proceeding N04°45'22"W, 509.75 feet to an unmonumented point on the boundary of said Tract 39 which lies S77°19'11"E, 377.98 feet from Corner 17 of said Tract 39;

thence proceeding through the following courses on the boundary of said Tract 39:

S77°19'11"E, 351.34 feet to Corner 16 of said Tract 39;

thence S38°14'06"E, 976.10 feet to Corner 15 of said Tract 39;

thence S73°44'48"W, 228.42 feet to the **POINT OF BEGINNING**;

Each of the above-referenced Corners of Tract 39 is monumented with a 3-inch diameter brass cap inscribed "U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 2000" with other appropriate markings;

The Basis of Bearing for the above-described parcel is N38°14'06"W between said Corners 15 and 16 on the boundary of said Tract 39.

The above described parcel contains an area of 8.5 acres, more or less.

JORGENSEN ASSOCIATES, P.C.

Prepared: January 3, 2017

By: rhl/KM

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Attachment A-3
Exhibit Showing
Both Plan Areas of the Resort

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Attachment A-3

0 500 1000
SCALE: 1 INCH = 500 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

RESIDENTIAL & ACCOMMODATION PLAN AREA (RAPA - east)
8.5± ACRES

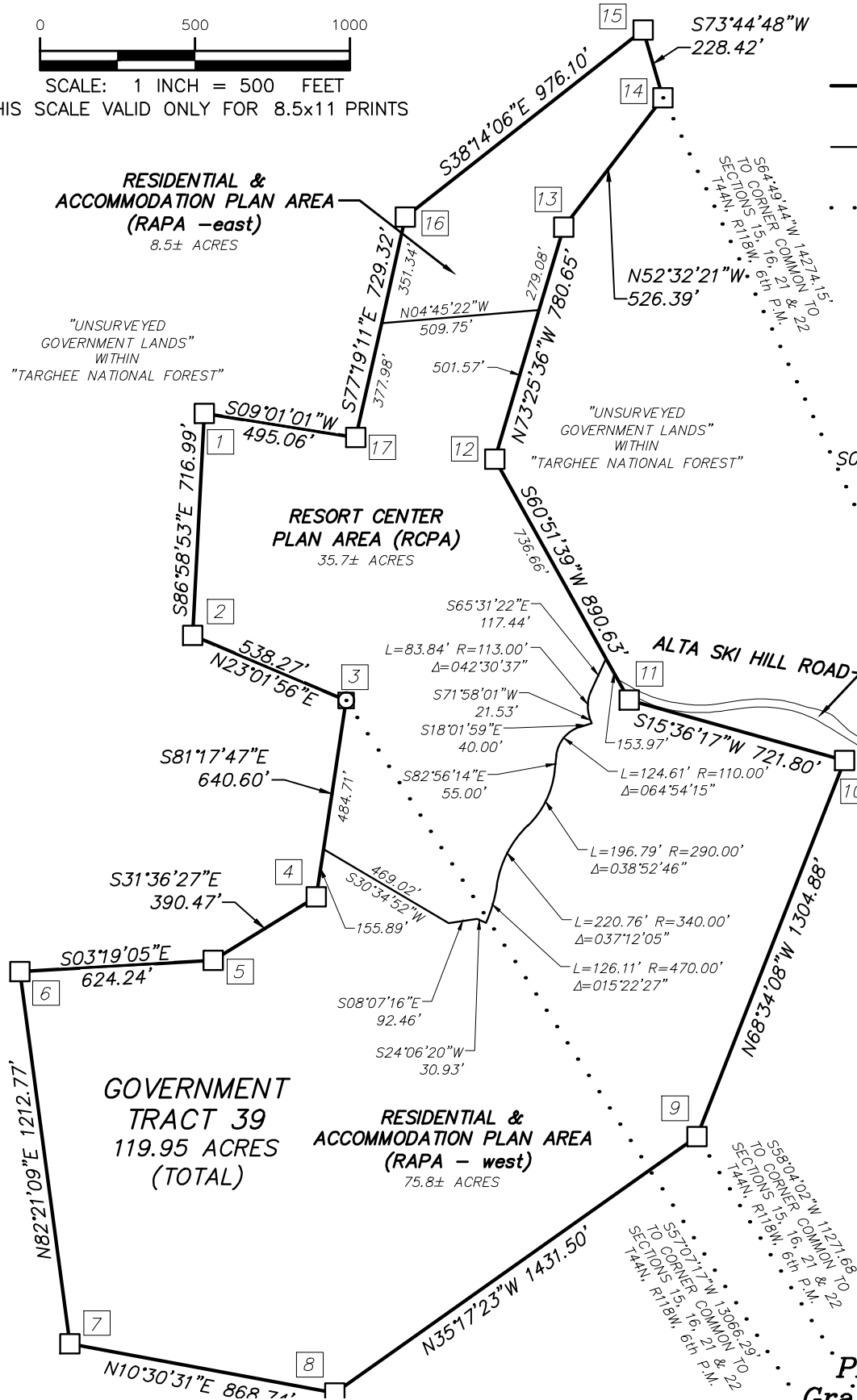
"UNSURVEYED GOVERNMENT LANDS" WITHIN "TARGHEE NATIONAL FOREST"

RESORT CENTER PLAN AREA (RCPA)
35.7± ACRES

GOVERNMENT TRACT 39
119.95 ACRES (TOTAL)

RESIDENTIAL & ACCOMMODATION PLAN AREA (RAPA - west)
75.8± ACRES

- LEGEND**
- boundary, Tract 39
 - boundary, District
 - tie
 - 10 corner number, Tract 39
 - BLM brass cap found
 - ◻ aluminum cap inscribed "LS 9007" recovered
 - S00°00'00"E measured bearing & distance



Plan Area Exhibit
Grand Targhee Resort

WITHIN
Unsurveyed Sections 11 & 12
T44N, R118W, 6th PM
TETON COUNTY, WYOMING



JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgensen.com

PREPARED BY: RHL/YL

MAP PREPARED: 09/27/2017

PROJECT NUMBER: 03119

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Attachment B
Monitoring Report Template

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Annual Monitoring Report
For
THE GRAND TARGHEE RESORT

Applicant:

GRAND TARGHEE RESORT, LLC

Prepared by:



Jorgensen Associates, P.C.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550
Jackson, WY 83002
307.733.5150

Teton County

Submittal Date: May 31, 20XX

Jorgensen Associates, P.C.
Project No. 18005.02

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Notes:

- Submittal of this Monitoring report shall occur by June 1st of every year.
- The monitoring requirements as listed the preceding table of contents are required by the Grand Targhee Master Plan recorded on February 12, 2019.

A. Physical Development

1. Square Footage and Unit Allocations. Lodging, residential, commercial in each Plan Area District by lot or parcel.

Insert Table A.1.1 -Physical Development Monitoring

2. Transfers. Transfers of units or square footage between Plan Area Districts.

- a. There are currently no transfers to record

3. APO Summary. Summary of approved Average Peak Occupancy (APOs) by Unit, bedroom count, and allocation toward total allowed by the Resort.

Insert Table A.3.1- APO Summary

B. Housing

1. Land uses approved and developed within the Resort and the ratios of affordable and/or Employee housing which are required by the Housing Mitigation Plan.

- a. None at this time

2. Affordable Housing approved and developed including location, unit type and size, and number of persons housed.

- a. None at this time

3. Employee Housing that has been approved and developed including location, unit type and size, and number of persons housed.

- a. None at this time

4. Housing provided off-site, with respect to the locational criteria for the siting of housing.

- a. None at this time

5. Number of Grand Targhee employees occupying affordable and employee housing specific to the Housing Mitigation Plan.

a. None at this time

6. Status report on all real estate transfer fees collected and used for land acquisition, construction, maintenance, management, or administration of the housing program.

a. None at this time

C. Transportation/ Transit Ridership

1. Average Annual Daily Traffic counts with the Level of Service (LOS) calculation will be provided as set forth in the Transportation Section of the Master Plan. Vehicle occupancy will be summarized in a report that indicates patterns of people per vehicle during the count period, as collected from two traffic counters:

- a. The Idaho Department of Transportation traffic counter located at 0.6 miles from the Wyoming and Idaho state line; and

Insert Table C.1.1 – Annual Daily Traffic IDOT Counter

- b. A new traffic counter installed at the intersection of Ski Hill Road and Teton Canyon Road.

Insert Table C.1.2 Here – Annual Daily Traffic SKI HILL Counter

2. Daily transit ridership counts for shuttles/buses operated by the resort or other transportation providers. Counts shall detail employee, day skier transit ridership that summarizes the annual use patterns. The percentage of transit ridership to total day skiers and employee trips.

Insert Table C.2.1 - Grand Targhee Resort Transit Ridership Summary

3. Summary of private lodging transportation ridership.

Insert Table C.3.1 - Grand Targhee Resort Private Lodging Ridership Summary

4. Status report on the Transportation Demand Management program indicating compliance with the provisions of the program.

Insert Table C.3.1 - Grand Targhee Resort Private Lodging Ridership Summary

D. Infrastructure

1. Potable Water – No new infrastructure at this time.
2. Wastewater Treatment - No new infrastructure at this time.

- E. USFS Permit Monitoring.** Should the Resort plan any development outside the Resort Boundary that requires permitting from the USFS, the Resort shall provide all plans and submittals required by WYDEQ to Teton County and record the distribution of these materials within the monitoring Report.

The 2017 USFS Master Development Plan is currently under consideration has been considered in the approval of the 2019 Grand Targhee Resort Master Plan.

- F. Exactions.** Status of public land, buildings, and fees provided to fulfill the public exactions related to the sequence of development. None at this time

- G. Teton Creek Corridor Project Monitoring Report.** Land Conservation and Land, Water and Natural Resource Restoration and Protection Monitoring. (this requirement has not been triggered yet)

1. Beginning five (5) years after the issuance of the first Development Plan for any of the 450 units for Grand Targhee Resort, Grand Targhee Resort shall submit an annual report to the Teton County Board of County Commissioners detailing significant progress toward obtaining land in conservation easement(s), and of projects within the four (4) established project goal areas of the TCCP. If the Resort has not made significant progress toward conserving 300 acres five (5) years after the issuance of the first Development Plan for any of the 450 units, the Board may restrict future development plan permits until such time as part or all of the 300 acres are conserved. Significant progress includes acquisition of a minimum of 70 acres of land or easements.

2. The report shall be prepared by Grand Targhee, TCCP partner organizations, or an independent firm qualified and experienced in monitoring, and shall include, at a minimum, the following:
 - a. Amount of funds disbursed to TCCP;
 - b. Project areas within the TCCP to which Community Service Transfer Fees have been dedicated;
 - c. Acres of land protected by easement or fee simple acquisition by Grand Targhee and the TCCP to date of report, including:
 - I. Progress toward the goal of conserving approximately 800 acres.
 - II. Holders of the easements or the fee simple land acquired.
 - d. Level to which stream health and stream flow has been restored to Teton Creek, including:
 - I. Progress toward goal of restoring an additional 25 cubic feet per second (cfs) of natural flow.
 - II. Data on cutthroat trout abundance within Teton Creek.
 - e. Distances of stream bank restoration achieved; including:
 - I. Progress toward goal of restoring and protecting approximately five miles of stream bank and associated riparian land.

H. Conservation Easements and Transfer Fees

1. Payment of \$100,000 to Teton Creek Corridor Project – Due 5 days after recordation of Master Plan
2. Conservation Easement on 300 Acres located in Teton County on the west slope of the Tetons. To be met in part or in full by the transfer fee in G.3.a below
 - a. No New Conservation Easements at this time

3. Community Services Transfer Agreement – to be recorded concurrently with the Grand Targhee Resort Master Plan
 - a. 2% of initial sales transfer fees collected – none at this time
 - b. 1% of subsequent sales transfer fees collected – none at this time

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Attachment C
Final Conditions of Approval
November 14th, 2018

The following are the Conditions of Approval of the First Amendment to the Grand Targhee Planned Unit Development Planned Resort Master Plan, approved by the Teton County Board of County Commissioners November 14, 2018.

Grand Targhee Resort Master Plan Amendment
Final Conditions of Approval
Revised 11/14/2018
PUD2017-0005 & AMD2017-0006

1. Condition of Approval No. 1

All approved conditions shall be incorporated in the associated sections of the Master Plan, or in an appendix to the Master Plan, with final hard and electronic copies provided to the Planning Department no later than forty-five (45) days after approval by the Board. Subject to approval by the Teton County Planning Director and the Teton County Attorney's Office, the final Master Plan and Appendix shall be recorded in the Office of the Teton County, Wyoming Clerk within ninety (90) days of Board approval.

2. Condition of Approval No. 2

Prior to the earlier of either Final Development Plan approval or the issuance of any physical development permit at Grand Targhee Resort that will utilize Ski Hill Road, Grand Targhee shall present to the Teton County Engineer a proposal -- prepared by an independent, qualified engineering firm with staff experienced in road design, construction and maintenance. The proposal shall include a formula that calculates a road impact fee representing the proportional impacts of development during the construction phase beyond that which would ordinarily occur on a county road. The impact area for this fee shall be defined as Ski Hill Road beginning at Stateline Road to the termination of the public portion of the road at the Resort boundary. The proposal shall consider the proportionate share of traffic generated by the proposed construction, relevant ADT data, and a cost analysis, and is subject to final approval by the County Engineer.

3. Condition of Approval No. 3

Within five (5) business days of the recordation of the Amended Master Plan, the Applicant shall make a payment in the amount of one hundred thousand dollars (\$100,000.00) to the Teton Creek Corridor Project (the "TCCP"). The TCCP is a collaborative of the following organizations: Teton Regional Land Trust, Friends of the Teton River, Valley Advocates for Responsible Development, and Teton Valley Trails and Pathways. The Applicant is responsible for notifying the Teton County Planning Director of any change in the organizational structure of the TCCP, including if any partner organization is added to, or leaves the collaborative.

This payment to the TCCP shall be used to fund, promote, or ensure stewardship of environmental mitigation projects within any of the following four (4) established project goal categories of the TCCP: (i) preservation of agricultural farmlands along the Teton Creek corridor; (ii) preservation and restoration of in-stream and riparian habitat along Teton Creek; (iii) preservation and restoration of upland habitat along Teton Creek; and (iv) protection of wildlife habitat through redesign of existing/platted subdivisions. Distribution of funds shall prioritize preservation/restoration of high value habitat when possible. Funds

collected via the Agreement shall only be used by TCCP for the above-listed four (4) project goals, including ongoing stewardship and maintenance. Funds shall not be used for non-project or administration-only fees. The Community Foundation of Teton Valley is the fiscal agent of the TCCP funds, and shall manage disbursal of the restricted funds in accordance with its established rules and protocols.

4. Condition of Approval No. 4

The Applicant shall ensure that three hundred (300) acres of land are protected in conservation easement(s), which easement(s) shall be recorded in the Office of the Teton County, Wyoming Clerk. All of the 300 acres shall be located in Teton County, Wyoming on the west slope of the Tetons. This Condition may be met, in part or in full, through the two percent (2%) transfer fee, as described in Condition of Approval No. 5 below. Conservation of the 300 acres of land described herein shall occur no later than ten (10) years after the first Development Plan is approved for any of the 450 units allowed under the Amended Master Plan.

5. Condition of Approval No. 5

A Community Services Transfer Fee shall be imposed on all initial and subsequent gross sales of all residential units, conventional lodging units (as defined by the then-current Teton County Land Development Regulations), short-term rental units, and vacant land with development rights for the aforementioned units, that are sold within the Resort. The Community Services Transfer Fee shall bind the afore described Resort properties in perpetuity. Initial gross sales will be subject to a two percent (2%) transfer fee, and subsequent gross sales (i.e.: re-sales) will be subject to a one percent (1%) transfer fee.

A Community Services Transfer Fee Agreement (the "Agreement") shall be presented to the Board of County Commissioners no later than its December 18, 2018 regular meeting, subject to review and approval by the Teton County Attorney's Office. The Agreement shall reflect, at a minimum, the lots, parcels, and units subject to the Agreement; the amount of the transfer fee obligation; and the structure of payments and disbursal of funds.

The Transfer Fee Funds shall be restricted as follows:

(i) The two percent (2%) Transfer Fee shall be used for the acquisition of conservation easement over, or fee simple acquisition of, 300 acres of land located in Teton County, Wyoming.

(ii) At such time as 300 acres of land has been placed in conservation easement(s) as herein described, the two percent (2%) Transfer Fees shall be directed to the Teton Creek Corridor Project ("TCCP"), as restricted funds to promote, or ensure stewardship or ongoing maintenance of projects within any of the four (4) established project goal categories set forth in Condition No. 3 above. Distribution of funds shall prioritize preservation/restoration of high value habitat when possible, and shall not be used for non-project or administration-only fees.

(iii) The one percent (1%) transfer fee shall be directed to the to the Teton Creek Corridor Project ("TCCP"), as restricted funds to promote, or ensure stewardship or ongoing maintenance of projects within any of the four (4) established project goal categories set forth in Condition No. 3 above. Distribution of funds shall prioritize preservation/restoration of high value habitat when possible, and shall not be used for non-project or administration-only fees.

6. Condition of Approval No. 6

The Community Services Transfer Fee Agreement, which shall be considered a restrictive covenant, shall be recorded against all properties at Grand Targhee Resort that are subject to the Community Services Transfer Fee Agreement, to ensure payment of fees as required. The transfer fee obligations will be included in any Declaration of Covenants, Conditions and Restrictions established for the Resort.

7. Condition of Approval No. 7

The Community Services Transfer Fee Agreement shall make clear that this transfer fee is separate from any other transfer fee obligation, and separate from the \$100,000.00 obligation set forth in Condition of Approval No. 3.

8. Condition of Approval No. 8

Beginning five (5) years after the issuance of the first Development Plan for any of the 450 units for Grand Targhee Resort, Grand Targhee Resort shall submit an annual report to the Teton County Board of County Commissioners detailing significant progress toward obtaining land in conservation easement(s), and of projects within the four (4) established project goal areas of the TCCP. If the Resort has not made significant progress toward conserving 300 acres five (5) years after the issuance of the first Development Plan for any of the 450 units, the Board may restrict future development plan permits until such time as part or all of the 300 acres are conserved. Significant progress includes acquisition of a minimum of 70 acres of land or easements.

The report shall be prepared by Grand Targhee, TCCP partner organizations, or an independent firm qualified and experienced in monitoring, and shall include, at a minimum, the following:

- (i) Amount of funds disbursed to TCCP;
- (ii) Project areas within the TCCP to which Community Service Transfer Fees have been dedicated;
- (iii) Acres of land protected by easement or fee simple acquisition by Grand Targhee and the TCCP to date of report, including:
 - a. Progress toward the goal of conserving approximately 800 acres
 - b. Holders of the easements or the fee simple land acquired;
- (iv) Level to which stream health and stream flow has been restored to Teton Creek, including:
 - a. Progress toward goal of restoring an additional 25 cubic feet per second (cfs) of natural flow
 - b. Data on cutthroat trout abundance within Teton Creek
- (v) Distances of stream bank restoration achieved; including:
 - a. Progress toward goal of restoring and protecting approximately five miles of stream bank and associated riparian land

This TCCP Report shall be included in the Grand Targhee annual monitoring plan as described in Master Plan Section 3.10. Master Plan Section 3.10 shall be amended to include new section D.7 Teton Creek Corridor Project Monitoring Report.

9. Condition of Approval No. 9

In the event the Teton County Board of County Commissioners determines, after public hearing, that the Transfer Fees are not being used for projects that provide a sufficient Public Benefit as that Benefit is defined in the Community Services Element standard applying to all Planned Resorts (LDR Sec. 4.3.1.F.12.)

or other applicable sections of the then-current Teton County Land Development Regulations, the Board of County Commissioners may require the Applicant to propose an amendment to the Master Plan to ensure ongoing restoration, conservation, preservation and stewardship of the Teton River Watershed and its surrounding ecosystem or the goals of the Community Services Element.

10. Condition of Approval No. 10

Prior to approval of the first development plan, a system must be in place to provide oversight on restricted housing units. The Jackson/Teton County Affordable Housing Department will work with Teton County, Idaho to develop a system of oversight. The applicant shall make the Teton County Housing Department aware when it is preparing to submit its application. As restricted units are proposed, the Housing Department shall review plans and materials to ensure that the units comply with the Livability Standards in the Housing Rules and Regulations in use at the time the units are proposed to be built. The Housing Department and/or its agents shall inspect the units to ensure compliance with the Livability Standards prior to issuance of Certificate of Occupancy. The Housing Department will provide a standard restriction for the Employee and /or Affordable units and will work with the applicant to record the restriction prior to issuance of Certificate of Occupancy. If the Teton County, Wyoming Housing Department cannot reach an agreement for a system of compliance and oversight with Teton County, Idaho for any reason, the approval to build the housing requirement in Teton County, Idaho will be null and void and a revised system shall be approved by the Board prior to approval of the first development plan. Section 3.4 of the Amended Master Plan will be modified to reflect that the formation of, and oversight by a Teton County, Idaho nonprofit housing organization is not contemplated or required.