



GLACIER BANCORP, INC.

September 24, 2013

49 Commons Loop, Kalispell, MT 59901-2679

(406) 756-4200

Chairmen Kelly Park
Commissioner Kathy Rinaldi
Commissioner Sid Kunz
Teton County Idaho
150 Courthouse Drive
Driggs, ID 83422

RE: River Rim Significant Change Reduced Impact Amendment

Dear Kelly, Kathy and Sid:

As you are aware, the River Rim project has been working through a number of difficult economic, legal and planning issues over the past several years and particularly since January of this year when we started the process for a "significant change reduced impact" master plan amendment. During this time, we have had numerous meetings with the county staff and appeared at four public hearings with the Planning and Zoning Commission. We have learned a lot in this process and have agreed to make a number of modifications and adjustments in response to important comments and recommendations received from the County staff, the public and P&Z members alike. These modifications and adjustments are presented in the attached refinement of the master plan amendment, the highlights of which are summarized below:

- 1) Reduction in Density by 158 units.** This includes the latest plan for the South Canyon which maintains density at the original number approved in 2006. This reduction represents 41 percent of the units controlled by the applicant. This change has a direct effect on the economic viability of the project and further unit reductions would create hardships that would negatively impact both the current owners and County. In exchange for this additional density reduction, this proposal requests elimination of widening and paving the north end of county road 9400 W, a reduction in the length of pathways constructed and an elimination of the water features within the golf open space lot.
- 2) Increase in Open Space of 638.5 acres.** The amendment preserves the most productive open space land for agricultural use and will provide more than 2,816 total acres of open space or 77.2 percent of the total site, exceeding current county requirements for a PUD. The creation of meaningful and significant open space has been a primary objective of the River Rim development since its inception.
- 3) Restriction of Incidental Uses on Commercial Lots.** The proposed Development Agreement spells out in detail the allowed uses within the commercial areas and generally limits the commercial development to service local residents of River Rim and not compete with the surrounding communities.
- 4) Increase in the Wildlife Migration Corridor.** Unlike the original development, the latest South Canyon plan takes the current wildlife overlays into consideration and increases the



width of the migration corridor by more than 1500 feet while reducing the overall development footprint by about 10 acres.

5) Reduction in Density along Teton River. In addition to maintaining the same density while increasing open space, the new South Canyon plan will reduce the number of units along the Teton River from 33 to 19 and will maintain a minimum setback of 200 feet from the edge of the building envelopes to the river.

6) Adoption of an Accelerated Infrastructure Phasing Plan. With all infrastructure improvements covered by an approved letter of credit, River Rim has agreed to accelerate key infrastructure for completion by the end of 2014. This includes construction of County Road 9400 in the new alignment in accordance with county standards for a gravel surface and the placement of topsoil and seeding on the entire 275 acre golf open space lot. The remaining major infrastructure improvements will take place by the end of 2016 leaving only asphalt paving, which will determined by actual use, left to complete.

River Rim is also providing an updated letter of credit in response to comments from County Attorney Kathy Spitzer. This letter of credit references the current development on file and will be modified as necessary for the proposed amendment and development agreement.

Throughout this extensive process, we have attempted to abide by all County mandates and requirements, even in cases where we were in disagreement. We did this primarily in support of our continuing desire to see this project move forward to the benefit of all involved, especially the County and current Rive Rim property owners. A failed River Rim is harmful to the economy of Teton County and particularly harmful to the specific properties within and nearby River Rim. Consequently we ask the commission to consider their ongoing dedication to fairness and the long term improvement of the local economy as you consider this amendment application.

Also, we continue to review the current regulations regarding reduced impact amendments and sincerely believe that we satisfy all the stated requirements. There is no longer any increase in development on future phases; we have reduced density to the extent possible based upon real economics; we have reduced wildlife impacts; and we have significantly increased open space. We have documented all the changes with a new and more comprehensive development agreement that is intended to provide clarity and predictability going forward, backed by a letter of credit. And as we have stated in the past, we remain open to any constructive and practical suggestion that will improve the project in a positive manner for all parties during difficult economic times. We have been flexible and willing to compromise and only ask that the county do so also.

We look forward to continuing this discussion at your October 15th public hearing. Please let us know if you have any questions or need any additional information from River Rim.

Respectfully,



Don Chery
EVP Glacier Bancorp