



STAFF REPORT
Packsaddle Road Vacation/Abandonment Application
Prepared for the June 13, 2016
Board of County Commissioners Public Hearing

APPLICANTS & LANDOWNERS: Ag Rim LLC Grandview Ranch II LP
Earl Bainbridge Family Trust Michel Joseph
Assante
Joseph W Felger

APPLICABLE COUNTY & STATE CODES: Idaho Code Title 40 Chapter 203
Teton County Code Section 9-7-1

REQUEST: Ag Rim LLC has submitted an application to vacate portions of Packsaddle Road. As a condition of the existing road vacation, the applicant has agreed to the following conditions;

- Dedicate a Right-of-Way to Teton County for the proposed alignment
- Fund and Construct the new road in accordance with Teton County Road Standards

Other considerations suggested by the applicant include;

- Dedication and construction of a public parking area at the US Forest Service Packsaddle Lake Access
- Construction of a multi-use trail running parallel to Packsaddle Road
- Construct as many as six historic and scenic pullover points of interest

LEGAL DESCRIPTION: T5&6N, R44E and T6N R43E, BM

LOCATION: NW Bench, Teton County, ID

CURRENT ZONING DISTRICT: A-20

PROPERTY SIZE: 5,000+ acres

PROJECT BACKGROUND

Packsaddle Road west of N9000W is currently a County Road that receives minimal annual maintenance. It is not plowed during the winter months. Historically, during the winter months the road corridor has been groomed by the Snowmobile Grooming District #33. The Grooming District has an agreement in place, signed by previous County Commissioners, that allows grooming and snowmobile use within the road right-of-way during the winter months. Just west of N9000W, the road is known as Kay’s Hill. Kay’s Hill has a vertical grade of approximately 19%. Teton County design standards allow for a maximum vertical grade of 10%. Winter road maintenance ends at the base of Kay’s Hill. Early every spring, Road & Bridge will spend approximately 2 weeks of labor hours to open/clear Packsaddle Road. Current summer maintenance on Packsaddle Road is estimated to be equivalent of the effort to grade the entire 10.4 mile road section once.

Conversations between the applicant, Ag Rim LLC, and Teton County Public Works began in early 2014. The original plan set submitted is dated 5/28/2014. Conversations continued with the Board of County Commissioners, Planning Director, Public Works Director and applicant

throughout 2014 and into 2015 discussing County design standards, proposed Teton Valley Scenic Parkway design, possible assistance applying to the BLM, and possible acceptance of the offering. During the summer/fall of 2014, Mr. Jess Horton appeared before the Board of County Commissioners numerous times to discuss construction progress, request that the County consider accepting the new road once constructed and vacate the existing road corridor. In addition, there were discussions about permit applications with the BLM and a request for the County to submit as the applicant. It was the BoCC's decision that the County would assist with BLM permitting only if the county chose to accept the new road corridor.

Documents Included with this submittal include a letter of intent submitted by Ag Rim LLC on 6/18/2015, various reports submitted to the BoCC, meeting minutes associated with this project, and relevant correspondence with the applicant. The letter of intent outlines the details of the newly constructed road offering. The Owner is proposing that the newly constructed road, built to County Standards, be accepted by the County in exchange for the vacation of the current Packsaddle Road corridor.

PROJECT DESCRIPTION

The road corridor of concern begins on Packsaddle Road at the base of Kay's Hill and extends 8.8 miles, approximately 2.8 miles south of intersection of N 11500 W with SH 33. See attached Project Overview Map for project limits.

Applications, documents, exhibits, and meeting minutes from previous meetings have been attached with this staff report. These attached documents provide a thorough project description and summary of the project evolution.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

The Board of County Commissioners Public Hearing was duly noticed in the Teton Valley News. A notification was sent via mail to abutting property owners.

COMMENTS FROM NOTIFIED PROPERTY OWNERS & PUBLIC AT LARGE

Attached public comments received for this project have been placed in one of three categories; In Favor Of, Neutral To, and In Opposition Of.

POSSIBLE BOARD OF COUNTY COMMISSION ACTIONS

- A. VACATE the identified sections of Packsaddle Road in exchange for the right-of-way dedication of the proposed alignment and newly constructed road per Teton County specifications with consideration of the following conditions:
- Dedication of a newly constructed Packsaddle Public Parking Area as shown in Exhibit C of the application
 - Construction of proposed scenic/historical pullouts
 - Multi-Use trail
 - Require road construction to be extended from proposed end of improvements all the way to Highway 33 (approximately an additional 2.8 miles)
 - Consider forming a private maintenance association to assist with maintenance costs
- B. DENY the road vacation application for Packsaddle Road

COUNTY ENGINEER RECOMMENDATION – Approve the Packsaddle Road Vacation Application with condition(s) as deemed beneficial to Teton County residents.

Having concluded that the proposed Packsaddle Road Vacation Application is in the public’s best interest, I make a motion to approve the Packsaddle Road Vacation Application as submitted with the following conditions (add conditions agreed upon)

Prepared by County Engineer, Darryl Johnson, PE PLS on 6-8-2016

ATTACHMENTS:

1. Public Notice (1 page)
2. Road Vacation Application (29 pages)
3. Subdivision and Road Name Request Form (3 pages)
4. Miscellaneous Correspondence and BoCC Meeting Minutes
5. Public Comment

End of Staff Report



PUBLIC NOTICE
BOARD OF COUNTY COMMISSIONERS
TETON COUNTY, IDAHO
June 13, 2016

Pursuant to established procedure, NOTICE IS HEREBY GIVEN that the Teton County Board of County Commissioners will hold a public hearing in the Commissioners' Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive in Driggs, Idaho on **Monday June 13, 2016** beginning at **6:00 pm**.

6:00 pm PUBLIC HEARING: Road Vacation/Abandonment/Addition Application: Ag Rim LLC, Ron Judy, Michael & Christina Assante, Bainbridge Earl Family Trust, and Joseph & Carol Felger have applied for a Road Vacation/Abandonment/Addition Application to vacate/relocate portions of Packsaddle Road (W 4000 N) and Hoopes Road. If the decision is made to vacate portions of these roadways, new road segments would be adopted in order to keep all current public access points and connectivity in place. A map of this proposed vacation/relocation is available on the Teton County website.

Location: Sections 5, 6, 8 T5N R44E; Section 25 T6N R43E; Sections 30, 31 T6N R44E

ADJOURN

Documents and information on the proposal are available for public viewing in the Teton County Engineer's Office at the Courthouse between the hours of 9am and 5pm, Monday through Friday, and online at www.tetoncountyidaho.gov. To view these items, go to Departments & Services and select Engineer-Public Works. Then select the Packsaddle Road Project item in the Additional Information Side Bar. For further information, contact Darryl Johnson at (208) 354-0245, djohnson@co.teton.id.us, or 150 Courthouse Drive, Driggs, ID 83422.

Written comments may be dropped off at 150 Courthouse Drive, Rm. 107 (Engineer's Office), Driggs Idaho 83422; faxed to (208) 354-8410; or emailed to djohnson@co.teton.id.us. Written comments must be received by **5:00 pm, June 3** to be incorporated into the packet of information provided to the Board prior to the hearing. Public comments at this hearing are welcome.

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