

Jason Boal

From: Gregory.Eager@deq.idaho.gov
Sent: Friday, April 29, 2016 10:24 AM
To: Jason Boal; mdronen@eiph.idaho.gov
Subject: RE: River Rim Records-

The should be monitoring and reporting. I included below citations from Idaho onsite rules. In addition, the Health Department sent out a reminder letter which I will email shortly.

20. Large Soil Absorption System. A large soil absorption system is a subsurface sewage disposal system designed to receive two thousand five hundred (2,500) gallons of wastewater or more per day, including where the total wastewater flow from the entire proposed project exceeds two thousand five hundred (2,500) gallons per day but the flow is separated into absorption modules which receive less than two thousand five hundred (2,500) gallons per day.

f. An annual "Large Soil Absorption System Report" shall be filed with the Director no later than January 31 of each year for the last twelve (12) month period and shall include section on operation, maintenance and monthly and annual monitoring data.

From: Jason Boal [mailto:jboal@co.teton.id.us]
Sent: Wednesday, April 27, 2016 6:56 PM
To: Mike Dronen; Gregory Eager
Subject: RE: River Rim Records-

I received this response from Bob-

There are limited records available due to the fact that use has been minimal. The wastewater use has essentially been the equivalent of one single family residence or about 300 gpd on a 30,000 gpd system – 1 percent of the design capacity. The flow monitoring and other O&M recording obligations are triggered at significantly higher flows

Thoughts?

-Jason

From: Mike Dronen [mailto:mdronen@eiph.idaho.gov]
Sent: Wednesday, April 27, 2016 2:37 PM
To: Jason Boal <jboal@co.teton.id.us>; Gregory Eager (gregory.eager@deq.idaho.gov) <gregory.eager@deq.idaho.gov>
Subject: RE: River Rim Records-

I have not received any of the information yet.



Mike Dronen
Environmental Health Specialist II
p.208.354.2220
mdronen@eiph.idaho.gov



From: Jason Boal [<mailto:jboal@co.teton.id.us>]
Sent: Wednesday, April 27, 2016 2:13 PM
To: Mike Dronen; Gregory Eager (gregory.eager@deq.idaho.gov)
Subject: River Rim Records-

I was wondering if you have received any of the records you requested from River Rim at the DRC meeting?

Jason Boal – AICP, CFM

Planning & Building Administrator
Teton County, Idaho
150 Courthouse Drive #107 Driggs, ID 83422
[208-354-2593](tel:208-354-2593) x204



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APR 28 2016

DEQ-IDAHO FALLS

April 25, 2016

River Rim Ranch Division 1
Homeowners' Association
PO Box 2282
Jackson, WY 83001-2282

RE: ANNUAL REPORT NEEDS

To whom it may concern:

This letter is being sent as the THIRD and final reminder to you about the Annual Report needed for the large soil absorption system (LSAS) under your management. The second reminder sent to you in early March requested that the report be submitted by March 31, 2016.

Please forward your 2015 annual report to the following contact person and address.

Charlie Mazzone
Department of Environmental Quality
900 North Skyline
Idaho Falls, ID 83402

This Department is in hopes that you will follow the proper operation and maintenance requirements of your LSAS. **Failure to submit a report by May 31, 2016, will result in a referral package to the Department of Environmental Quality for enforcement action.**

Please contact me if you have questions. The phone number to call is (208) 523-5382.

Sincerely,



Kellye Eager, REHS
Environmental Health Director

Cc: Geri Rackow, EIPH- District Director
EIPH County Environmental Health Staff
Erick Neher, DEQ- Idaho Falls Regional Administrator
Charlie Mazzone, DEQ- Idaho Falls Regional Office
Tyler Fortunati, DEQ- Boise

Jason Boal

From:
Sent: Thursday, April 28, 2016 8:50 AM
To: Jason Boal
Subject: Re: River Rim PUD

No we don't, thanks for checking.
Monte

Monte R. Woolstenhulme, Ed.S.
Superintendent, Teton School District 401 208-228-5923
P.O. Box 775, 445 N. Main St.
Driggs, Idaho 83422
<http://tsd401.org>

On Wed, Apr 27, 2016 at 5:09 PM, Jason Boal <jboal@co.teton.id.us> wrote:

Monte, I was wondering if the School District might have any comments on River Rim PUD? They are looking to bring back the golf course and add "hospitality suites" at a lodge. The proposal would not impact the number of single family home out there.

[16-reduced.compressed.pdf](#)

The application and documents can be found here-

http://www.tetoncountyidaho.gov/pdf/additionalInfo/River_Rim_Ranch_PUD_Division_II_Amend_7_4-5-

Thank you for any thoughts you might have.

Jason Boal – AICP, CFM

Planning & Building Administrator

Teton County, Idaho

150 Courthouse Drive #107 Driggs, ID 83422

[208-354-2593](tel:208-354-2593) x204





RENDEZVOUS ENGINEERING, P.C.

Civil Engineers and Planners in Wyoming and Idaho

Rendezvous Project No: 15-037

April 29, 2016

Mr. Jason Boal
Teton County Planning Administrator
150 Courthouse Drive - Room 107
Driggs, ID 83422

RE: River Rim Amendment No. 7

Dear Jason:

We sincerely appreciate your comprehensive analysis of the River Rim Ranch Amendment No. 7 proposal. It is very helpful to the applicant to have all the planning issues for this proposal identified in detail as we go forward and consider options for this complex and multi-faceted project.

The project team, led by designer Brett Potter, plans to make a thorough and informative presentation at the upcoming planning and zoning meeting where we hope to answer any outstanding questions that you, commission members or members of the public may have about this concept. We also look forward to gathering valuable feedback about what may be possible under the current county regulations for a development that has obviously continued to struggle since the post 2007 economy. We are excited about this opportunity, which is still in the very early planning and feasibility phase that would bring back a golf option that is a better fit environmentally and financially for this specific area.

Team member Sean Cracraft will also be participating in the presentation to talk about the construction of a "links type" course that has many parallels to one of his company's recent golf projects in a remote area of central Washington. This will be an opportunity for commission members to ask Sean about the Gamble Sands development and how this experience can potentially benefit River Rim. It is important to note that with this plan, many of the natural grass areas that were recently reclaimed by the current owner will remain. Only a portion of the 280 acre golf property will be disturbed in this new model which has attracted much attention from golf enthusiasts.

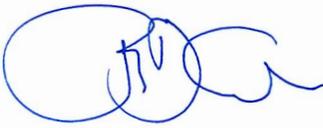
Brett Potter will be able to describe the two "key" hospitality unit concept that is also becoming more common within resort developments. This provides an opportunity for guest accommodations and individual ownership in compact development plan. The prospective buyer of this development is looking for feedback on this proposal as an opportunity to make the golf financially viable in today's market. The new plan maintains all the original open space and density requirements and only asks for the re-introduction of the previously allowed 30 bed and breakfast units that were eliminated in Amendment 5 with the elimination of the golf course. This is one of the changes seen as an important part of the plan's economic viability. The new plan also includes a much more scaled down

and compact clubhouse facility which compared to previous plans for this project will ultimately result in fewer overall impacts.

The plan also includes a number of components, some of which were part of the previous plan, such as a small local convenience commercial facility and multiuse building at the West Rim Village, added for the benefit of the local homeowners. This concept also includes employee housing and storage for local residents. These elements all provide support to the project but are less important to its overall economic success.

Please let us know if there are any other issues that we should be prepared to discuss at the planning commission meeting or if you or members of the commission have any specific questions for the project team.

Sincerely,



Robert T. Ablondi, P.E.

Cc: Brett Potter
Sean Cracraft
Sean Moulton
David Choo
Don Chery





Valley Advocates for Responsible Development

May 3, 2016

Teton County Planning & Zoning Commission
150 Courthouse Drive
Driggs, ID 83422

Re: 2016 River Rim Ranch PUD Amendment

Dear Commissioners:

Over the last 12 years, our organization has consistently tracked the evolution of this Planned Unit Development (PUD) and its numerous amendments since Division 1 was first platted in 2004. As this Commission knows very well, processing all of these amendments has placed an enormous administrative burden on Teton County over the years. There is no obligation to recommend approval here; the applicants must first provide a compelling case as to why a particular amendment provides a public benefit to the citizens of Teton County.

The Planning & Zoning Administrator's (PZA's) report provides a thorough analysis of the issues at stake; we concur and support the numerous issues raised therein. Furthermore, any amendment to this PUD requires the review of the entire PUD. This is clearly established by the plain language of the current Development Agreement, and the applicant has enjoyed a significant increase in development potential by virtue of River Rim Ranch being a "planned community PUD" pursuant Section 9-5-3 of the Teton County Code. As such, any changes proposed to the PUD must be considered in the context of the entire PUD, and must fulfill the purpose and intent of the PUD ordinance. Specifically, any change to the PUD must conform to the purpose and intent established in Sections 9-5-1-B and 9-7-1-B-1. **In other words, any amendment to a PUD must reduce its intrusion into sensitive natural areas and result in a more compact development footprint.**

Issue #1: Protection of South Canyon

The applicant has requested a significant increase in density for Phase 1 while retaining established density in other phases, particularly in the highly sensitive Phase 6 (South Canyon) of the development. This 55-unit phase is a tendril of development that extends to the rim of Teton River Canyon, one of the most scenic and wildlife-rich areas of Teton County. **An offset to the density/intensity of the River Rim Ranch through the elimination or substantial redesign of South Canyon phase should be seriously considered.**



Valley Advocates for Responsible Development

Issue #2: Expansion of incidental uses along Highway 33

Furthermore, the applicant is requesting an increase in the number of commercial uses in the West Rim Village area, including a “gift shop,” “coffee shop,” and “convenience store.” Since the West Rim Village is located on Highway 33, the introduction of these uses violates Section 9-5-3-B, which requires all nonresidential uses to be located “within the interior of the PUD, and not along state highways...” The current development agreement limits uses to “real estate office,” “property management office,” “existing agricultural buildings,” “existing storage,” and the “Brent Hoopes Residence.” Prior approvals of highway-oriented uses seem to have been made in error, and opening the door to them again will not only violate the intent of the PUD, but could set an undesirable precedent for PUDs elsewhere in Teton County.

Issue #3: Conformance with the 2030 Comprehensive Plan.

Finally, all development applications, especially discretionary approvals such as this PUD amendment, are subject to 2030 Teton County Comprehensive Plan. As noted in the PZA’s report, the proposed PUD amendment conflicts with many goals and policies of the plan, which was the result of unprecedented public involvement and is basis of which future land use decisions shall be made.

Conclusion

Due to its lack of conformance with Title 9 and inconsistency with the Teton County Comprehensive Plan, we agree with the conclusions made in the PZA’s report and recommend denial of the River Rim Ranch PUD Amendment as proposed.

Thank you for this opportunity to provide comments.

Respectfully,

Shawn W. Hill
Executive Director
Valley Advocates for Responsible Development