

Agency Comments for Canyon Creek Ranch
May 2013 PZC public hearing

From: Casterson, Jeremy
Sent: Thursday, April 18, 2013 8:13 AM
To: Angie Rutherford
Subject: Canyon Creek Ranch

Hi Angie. The BLM has no comments or concerns on the proposed Canyon Creek Ranch subdivision. Thanks for sending the letter.

Jeremy Casterson
Upper Snake Field Manager
BLM

From: Hagen, Tara
Sent: Monday, April 22, 2013 8:15 AM
To: Angie Rutherford
Cc: Robert Boyer
Subject: Canyon Creek Ranch replat-subdivision application review

Angie,

The Bureau of Reclamation, Upper Snake Field Office, has reviewed the aforementioned application and do not have any comments at this time. If you have any questions or concerns please feel free to contact me.

Thanks!
Tara Hagen
Realty Specialist
Bureau of Reclamation
Upper Snake Field Office

From: Monte Woolstenhulme
Sent: Wednesday, April 24, 2013 8:47 AM
To: Angie Rutherford
Subject: Canyon Creek Ranch - plat amendment

Angie,

In the event that families lived in the developed Canyon Creek Ranch Subdivision, the school district would review transportation requests at that time. It would be very likely the school district would limit bus stops to adjacent areas along Highway 33, and it would be the responsibility of families to get their children to that bus stop location (to be determined at a later date). One consideration would be to improve an adequate bus-turn around-area at the intersection of Highway 33 and the Madison-Teton County line, as school bus should not be required to back up at any stop. This is a similar arrangement we have with other families living in the far northern reaches, highlands, dry farms, regions, and

sometimes tundra zones of the Clementsville area of Teton County. Recognizing the extreme weather and severe blizzard conditions that are common during the winter in that part of Teton County, we would not take a school bus off of Highway 33 to serve that subdivision (we currently do not take school buses into subdivisions and only on some county roads as weather and conditions permit.

--

Monte R. Woolstenhulme, Ed.S.
Superintendent, Teton School District 401

From: Herb Heimerl [<mailto:herb@tetonlawfirm.com>]
Sent: Wednesday, April 24, 2013 9:35 AM
To: Angie Rutherford; Randy Blough
Subject: RE: Canyon Creek Ranch - plat amendment

A bus turnaround on HWY 33 would cost a huge amount of money and would not make sense for such a small subdivision. I don't really envision this as a full time residential neighborhood with families living there, but more of a second home hunting, hiking, snowmobiling property for people

Herbert Heimerl | Heimerl Law Firm, PC

217 S. Main St. . PO Box 499 . Victor, ID 83455



TETON COUNTY OFFICE

820 Valley Centre Drive
Driggs, Idaho 83422
208.354.2220 • fax 354.2224
www.phd7.idaho.gov

Promoting the Health of People & Their Environment

1 May 2013

Angie Rutherford
Teton County Planning and Zoning
150 Courthouse Drive
Driggs, ID 83422

RE: Canyon Creek Ranch Subdivision
Revised Master Plan/Plat Amendment

Thank you for the opportunity to review and comment on proposed changes to the Canyon Creek Ranch development. The comments submitted in our 23 May 2012 letter, items 1 and 3, are still applicable comments. I've attached a copy of this letter for your convenience.

I suggest the developer submit a completed Eastern Idaho Public Health District (EIPHD) Subdivision/Land Development Application and Evaluation Procedures Checklist as soon as possible. Once these items are received, a thorough evaluation of this proposal by EIPHD can be accomplished.

I look forward to working with you and the developer on this project. Please give me a call if you have any additional questions.

A handwritten signature in black ink, appearing to read 'M. Dronen', written over a faint background watermark of the Eastern Idaho Public Health District logo.

Michael Dronen, EHS
Eastern Idaho Public Health District

Atch: EIPHD Letter, 23 May 2012

cc. Randy Blough, Harmony Design, Inc.
Herb Heimerl, Heimerl Law Firm



TETON COUNTY OFFICE

820 Valley Centre Drive
Driggs, Idaho 83422
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Promoting the Health of People & Their Environment

23 May 2012

Curt Moore
Teton County Planning and Building Department
150 Courthouse Drive
Driggs, ID 83422

RE: Canyon Creek Ranch, Plat Amendment

Dear Mr. Moore;

Thank you for the opportunity to review and comment on the proposed plat amendment for Canyon Creek Ranch. To follow are Eastern Idaho Public Health District (EIPHD) comments based on the information provided by your office.

1. A records search and on-site evaluation confirm that individual subsurface sewage disposal systems are suitable for this development. A test hole analysis, soil classification and limiting layer determination suggests that some lots may require alternative treatment systems to meet minimum required effective soil depths to fractured rock and bedrock.
2. It appears lot #21 is to be sold to an adjacent property owner, as a buffer lot. With the information available, it is difficult to confirm if there is suitable space on lot #21 to position a septic system, should one be desired at a future date. The applicant will need to provide EIPHD additional site planning, including a proposed septic system location, and a slope analysis for lot #21.
3. Before approving the amended plat, the applicant will need to submit an EIPHD Subdivision/Land Development Review Application and Evaluation Procedures Checklist.

I look forward to working with you and the applicant on this project. Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Dronen', with a long horizontal line extending to the right.

Michael Dronen, EHS
Eastern Idaho Public Health District

cc. Randy Bough, Harmony Design and Engineering
Herb Heimerl, Heimerl Law Firm



IDAHO DEPARTMENT OF FISH AND GAME

Upper Snake Region

4279 Commerce Circle

Idaho Falls, ID 83401-1726

FACSIMILE COVER SHEET

TO: *Curt Moore*ORGANIZATION: *Teton County Planning & Building Dept*

FAX NUMBER:

PHONE: *354-8778*DATE: *6-4-12*PAGES: *3 including cover sheet.*FROM: *Idaho Dept Fish & Game*

PHONE: (208) 525-7290

FAX NUMBER: (208) 523-7604

EMAIL:

SUBJECT:

 Urgent For Review Please Comment Please Reply Please Recycle

COMMENTS:

Hard Copy in the mail.

**IDAHO DEPARTMENT OF FISH AND GAME**

UPPER SNAKE REGION

4279 Commerce Circle

Idaho Falls, Idaho 83401

C.L. "Butch" Otter / Governor

Virgil Moore / Director

May 22, 2012

Curt Moore
Teton County Planning and Building Department
89 North Main Street Suite 4
Driggs, ID 83422

RE: Canyon Creek Ranch Subdivision Request for Extension

Dear Curt:

Idaho Department of Fish and Game staff has received your request for comments for the proposed Plat Changes for the Canyon Creek Ranch PUD. Resident species of fish and wildlife are property of all Idaho citizens, and the Department of Fish and Game (Department) and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate, and manage all fish and wildlife in Idaho (Idaho Code 36-103 (a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and recommendations. The purpose of these comments is to assist Teton County by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effect might be mitigated. It is not the intention of Idaho Department of Fish and Game to support or oppose this proposal.

The new plat changes appear to have taken the Department's recommendation of large set aside blocks of dedicated open space and protections codified by the Access and Natural Resource management easements. Conserving wildlife corridors will enable big game migration to Canyon Creek as long as all landowners abide by the easements. The Department would like to see clear guidelines on who will conduct enforcement of easement restrictions and if there will be a dedicated fund to address this.

The "Right to Farm Provision" allow landowners to grow crops on existing farm ground. As with any development in big game wildlife habitat, animals could be attracted by new shrubbery and/or specialized crops. The Department recommends an indemnification clause for wildlife depredation claims against Idaho Department of Fish and Game.

Snowmobile easements with the counties would allow snowmobile trails to continue as in the past. The Department recommends snowmobile restriction dates to allow big game to complete migration. The Department would be available to assist with determining these dates.

Keeping Idaho's Wildlife Heritage

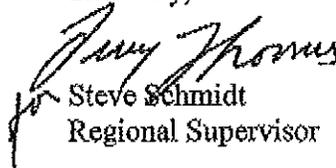
The Department recommends dog training not to be allowed in the sharp-tailed grouse management areas and lek buffer zones from April 1 to August 15 (prime breeding, nesting and brood rearing seasons).

We noted one discrepancy in the document: in the Canyon Creek Ranch RE-PLAT Application Narrative it states: *"The Master Plan calls for the project to be built out in 26 phases over 15 years. The first phase calls for six lots to be constructed by 2013."* But in the AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR CANYON CREEK RANCH, Section 3 – Schedule for Completion of the Development states: *"Development is planned to be completed in five phases"* and shows a time line in Roman numeral numbers of six phases starting on December 31, 2019 and completing December 31, 2022. These may be oversights resulting from document modification from previous versions to this amended version, but should be addressed. We are assuming the last statement from Section 3 is the correct one.

Overall, the new plan is an improved version over the previous plan. We appreciate the developer's willingness to follow some of our recommendations. As with any development, there will be negative effects on local wildlife. These include: loose pets, vehicle traffic, ATV traffic, equestrian traffic, and overall human traffic. These impacts will be reduced with the new plat plans.

Thank you for providing us an opportunity to comment on this proposed development.

Sincerely,


Steve Schmidt
Regional Supervisor

SLS:TRT:jms

cc: Brent McFadden, Madison County Planning and Zoning Department

cc: Terry Thomas, IDFG
Rob Cavallaro, IDFG
Doug Petersen, IDFG
Andrew Sorensen, IDFG
Paul Faulkner, IDFG



TETON COUNTY FIRE PROTECTION DISTRICT

P.O. Box 474
911 North Hwy. 33
Driggs, ID 83422

Marc Anderson, Fire Marshal
Phone: 208-354-2760
Fax: 208-354-2764

30 April 2012

Canyon Creek Research

Following are the assumptions:

- The new subdivision will have 21 lots varying from 46 AC to over 100 AC.
- The 2009 International Fire Code, NFPA 1142 and the Teton County Fire Protection District Subdivision Resolution all apply to said project.
- Where the original plan called for a pressurized water system, the new plan does not include this water system. The question at hand is what type of a water source is needed for this new site plan.

2009 International Fire Code

- » As a minimum, the IFC requires 1,000 gpm for 1 hour (Appendix B105.1) which is concurrent with the Subdivision Resolution. The Subdivision Resolution details the type of approved water sources.
- » B103.3 allows the use of NFPA 1142, Water Supplies for Suburban and Rural Fire Fighting in lieu of the IFC at the AHJ's discretion.

Teton County Fire Protection District Subdivision Resolution

- » This resolution addresses access and water supply.
- » Fire Department access follows Ch. 2.1 and outlines the minimum width of roads (24'), maximum grade (8%), and all other aspects of access planning and construction.
- » Ch. 2.2 outlines the required water supply for subdivisions. In this instance Section 2.2.3 is applicable – one water source is required. A list of approved water sources can be found in Section 2.3.6.1 through 2.3.6.5 and include:
 - Central Main w/ hydrant – 1,000 gpm for 2 hours
 - Fire Well – 500 gpm for 2 hours @ not less than 20 psi
 - Storage Tank w/ Hydrant – 1,000 gpm for 2 hours
 - Dry Hydrant w/ Cistern – 1,000 gpm for 2 hours
 - Fire Pond 2/ Dry Hydrant – 1,000 gpm for 2 hours