



**A REQUEST FOR A CONDITIONAL USE PERMIT BY:
Taylor Family (Lynn Taylor & Ellen Bingham)
FOR: Primitive Campground
WHERE: Approx. 1305 Highway 33, Teton**
Prepared for the Teton County Board of County Commissioners
Public Hearing- August 11, 2014

APPLICANT: Lynn Taylor & Ellen Bingham
LANDOWNER: Grace Taylor (mother of applicants)

APPLICABLE COUNTY CODE: Conditional Use Permit pursuant to Title 8, Chapter 6 Teton County Zoning Ordinance, (revised 5-12-2011); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

REQUEST: The Taylor family owns property along Highway 33, between Driggs and Teton. They would like to develop a primitive campground area. The property is within the scenic corridor and the use of a campground requires a conditional use permit.

LEGAL DESCRIPTION: RP06N45E341256

TAX #2868 SEC 34 T6N R45E.

LOCATION: Approx. 1305 Highway 33

ZONING DISTRICT: A-2.5 and A-20.

PROPERTY SIZE: 19.975 acres

VICINITY MAP:



PROJECT BACKGROUND:

The Taylor property is currently undeveloped. The family would like to utilize the northern 6 acres (north of South Leigh Creek) to provide a primitive campground option here in the valley. (The southern 13 acres across the creek in NOT part of this application.) The plan would be to phase the campground and provide additional services as the campground grows. AT THIS POINT YOU ARE MAKING A DECISION ONLY ON PHASE I.

The Taylor family submitted an application for a Conditional Use Permit on May 5th 2014. They also submitted supplemental information on May 29th and June 23rd. The Planning and Zoning Commission held a hearing on June 10th and then continued the hearing to July 8th.

KEY ISSUES:

Planning Staff comments:

This property is located within the scenic corridor, there is floodplain located along South Leigh Creek, and there are wildlife habitat overlays on the property as well. Due to these constraints the Planning Department wanted to make sure we had a clear picture of the project. With the additional information that has been given, we feel that the applicant is aware of the constraints.

INTER-AGENCY AND DEPARTMENTAL REVIEW COMMENTS

ITD- We received a copy of the application to ITD for the access. We have not received approval of the application at this time.

District 7 Public Health- See attached letter.

Teton County Fire District- The Taylor Family Campground road access looks to be up to County road standards. The only concern with access at this time is what they have spanning the small creek in the wetlands area and what type of load rating it will have.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE: Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 8, Section 8-6-1 of the Teton County Zoning Ordinance. The public hearing for the Planning & Zoning Commission was duly noticed in the Teton Valley News. A notification was sent via mail to surrounding property owners within a 300-foot buffer area and the mailing went to many more people because anyone within a subdivision that has a lot within 300 feet of a project also is notified. A notice was also posted on the property providing information about the public hearing.

COMMENTS FROM NOTIFIED PROPERTY OWNERS & PUBLIC AT LARGE

Staff has not received any written comments from the public. We had several; neighboring property owners call inquiring to better understand the nature of the application, but they did not offer any support or opposition to the proposal.

CONSISTENCY WITH THE APPLICABLE GOALS & OBJECTIVES OF THE TETON COUNTY COMPREHENSIVE PLAN 2012-2030

Goal ED 1: Develop a coordinated and collaborative economic development strategy that encourages, promotes and supports locally-owned businesses and creates a hospitable and attractive environment for businesses and tourists.

Goal ED 1, Policy 1.3: Encourage and support local commerce.

Goal ED 1, Policy 1.6: Encourage and pursue economic diversity, innovation and creativity to keep our economy stable.

Goal ED 1, Policy 1.7: Support the expansion of recreational, cultural, and entertainment options that would improve the visitor experience and boost economic development.

Goal ED 2: Preserve our rural character and heritage and promote local agricultural industries.

Goal ED 2, Policy 2.1: Encourage development and land use proposals that support prime economic values of rural character and heritage.

Goal ED 2, Policy 2.2: Promote local agricultural industries and businesses.

Goal ED 2, Policy 2.4: Encourage and attract businesses that are economically and environmentally friendly, and promote stewardship and accountability in business.

Goal ED 2, Policy 2.5: Encourage development that adheres to environmental standards.

Goal ED 3: Recognize that tourism and lifestyle are fundamental components of our economy and are dependent on healthy natural resources.

Goal ED 3, Policy 3.1: Encourage economic development through the promotion of recreational opportunities and natural resources.

Goal ED 3, Policy 3.2: Conserve Teton County's natural resources in order to enhance economic development.

Goal NROR 1: Conserve our public lands, trail systems, and natural resources (air, water, wildlife, fisheries, wetlands, dark skies, viewsheds, soundscape, soils, open space, native vegetation).

Goal NROR 1, Policy 1.6: Encourage the conservation of high water quality in rivers and streams.

Goal NROR 2: Enhance and preserve access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and damage to natural resources.

Goal NROR 2, Policy 2.2: Support the creation of new public land access when it's consistent with natural resource conservation goals.

Goal NROR 2, Policy 2.4: Consider and accommodate access for different user groups to minimize user conflict and resource damage.

Goal NROR 2, Policy 2.6: Work with state and federal agencies and private landowners to protect environmentally-sensitive areas from resource degradation.

Goal NROR 3: Provide and promote exceptional recreational opportunities for all types of users (including but not limited to biking, skiing, fishing, off-highway vehicle use, target practice, hunting, trail users, equestrians, boating, non-motorized flight) as a means for economic development and enhanced quality of life.

Goal NROR 3, Policy 3.2: Recognize the need to accommodate different user groups in a way that minimizes user conflicts and resource damage.

Goal NROR 3, Policy 3.3: Support a diversity of recreation as a mechanism to bring together community and build acceptance of diverse lifestyles.

Goal NROR 4: Balance private property rights and protection of our natural resources.

Goal NROR 4, Policy 4.1: Ensure that development regulations balance natural resources protection, viewshed protection and growth, are clear and predictable, and preserve the economic value of the land.

Goal NROR 5: Recognize, respect and/or mitigate natural hazards, including but not limited to flooding, earthquakes, landslides, radon and fires.

Goal NROR 5, Policy 5.1: Ensure that regulations minimize the detrimental effects of natural hazards and their inherent risks.

Goal NROR 5, Policy 5.2: Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or other hazards will be delineated, and development in such areas will be carefully controlled or prohibited by a rigorous building code and permitting process.

Goal NROR 5 Policy 5.3: Develop strategies to protect life and property from natural hazards.

Goal NROR 8: Respect sensitive habitat and migration areas for wildlife.

Goal NROR 8 Policy 8.1: Teton County recognizes that wildlife and wildlife habitats provide economic, recreational, and environmental benefits for the residents and visitors of Teton County. Land development decisions will strongly weigh the needs of wildlife to protect the inherent values that they provide.

Goal NROR 8 Policy 8.2: Work with landowners, the Idaho Department of Fish and Game, other state and federal agencies, non-governmental organizations, and other natural resources professionals to utilize wildlife habitat and species information and other tools (such as Western Governors Association Crucial Habitat Assessment Tool and the Wildlife Overlay Map), including new information as it becomes available, to make land use and site planning decisions.

Goal NROR 8 Policy 8.3: Minimize the cumulative impacts of development on wildlife and wildlife habitat.

Goal NROR 8 Policy 8.4: Protect and/or improve the diversity of native vegetation.

Goal NROR 8 Policy 8.5: Protect and improve riparian and aquatic habitats.

Goal ARH 1: Preserve and enhance Teton Valley's small town feel, rural heritage and distinctive identity.

Goal ARH 1 Policy 1.3: Ensure that open spaces are managed responsibly.

Goal ARH 1 Policy 1.4: Maintain the County's rural heritage through the scenic corridors.

Goal ARH 1 Policy 1.5: Support the preservation of open space, farmland, natural beauty, and critical environmental areas.

SECTION 8-6-1-B-7 CRITERIA FOR APPROVAL OF A CONDITIONAL USE

The following findings of fact shall be made if the Conditional Use is being approved. If the application is being denied, the BoCC should likewise specify the reasons for denial based on the items listed below.

- 1. Location is compatible to other uses in the general neighborhood.**
- 2. Use will not place undue burden on existing public services and facilities in the vicinity.**
- 3. Site is large enough to accommodate the proposed use and other features of this ordinance.**

4. Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.

PLANNING COMMISSION'S RECOMMENDED CONDITIONS OF APPROVAL

- Develop the campground site in compliance with the submitted site plan and engineering (with the exception of moving the parking lot to the south of the creek and graveled to utilize natural screening).
- Compliance with Dark Sky Lighting Ordinance: All exterior lighting must conform to Teton County Ordinance 9.4.12.
- Applicant obtains all necessary permits/approvals from Teton County as well as other regulating agencies as they expand their facilities.
- All structures in the Scenic Corridor obtain design review approval.
- All structures in the Floodplain obtain development permit approval.
- Submit sign plans for design review with the building permit for the shop
- Obtain proper access from ITD.
- Submit to Planning Department- campground rules that include quiet hours, rules for animals, disposal of gray water with input and approval from the Health District, firewood, etc.
- Limit the operation from May 15th to October 15th.
- Limit to 10 campsites, with only 1 parking spot allowed per site, while keeping the travel way clear.
- Occupation be limited to 25 overnight campers.
- Recommend that the applicant utilize existing clearings for campsites and minimize clearing of native vegetation.
- Development should not occur on the southern portion of the property beyond the road in the site plan.

BOARD OF COUNTY COMMISSIONERS ACTION:

A. Approve the CUP, with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Approve the CUP with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.

C. Deny the CUP application request and provide the reasons and justifications for the denial.

D. Continue to a future BoCC Public Hearing with reasons given as to the continuation or need for additional information.

PLANNING STAFF RECOMMENDATION:

ACTION A, RECOMMEND APPROVAL of the Taylor Family Campground CUP as described in the Conditional Use application materials submitted May 5, 2014 and as supplemented with additional applicant information attached to this staff report, and with the suggested conditions provided by the PZC.

The following motion could be given:

Having concluded that all the Criteria for Approval of a Conditional Use found in Title 8-6-1-B (7) can be satisfied with the inclusion of the recommended conditions of approval,

- and having found that the considerations for granting the Conditional Use Permit for the Taylor Family Campground can be justified by the presentation of the application materials, staff report, presentations to the Planning & Zoning Commission, and to the Teton County Board of County Commissioners,
- and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,
- I hereby APPROVE the Conditional Use Application for the Taylor Family Campground, for the primitive campground as described in the application materials submitted May 5, 2014 and as supplemented with additional applicant information attached to this staff report.

Prepared by Jason Boal

Attachments:

- Application
 - Original Application Packet
 - Narrative (Original & updated)
 - 6/16 DRC meeting comments
 - Site Plan
 - Road Plans
 - Map of noticed properties
 - Location Map
 - Site Photos
 - ITD Application
 - 7/8 PZC Draft Minutes

End of Staff Report

MAY 03 2014

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CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at www.tetoncountyidaho.gov.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Grace Taylor
 Applicant: Lynn Taylor & Ellen Bingham E-mail: ellenbingham@msn.com
 Phone: 208) 522-4819 Mailing Address: 1011 Bear Ave
 City: Idaho Falls State: ID Zip Code: 83402
 Engineering Firm: _____ Contact Person: _____ Phone: () _____
 Address: _____ E-mail: _____

Location and Zoning District:
 Address: _____ Parcel Number: RPOLN45E341254
 Section: 34 Township: 6N Range: 45E Total Acreage: 19.975
 Zoning District: _____ Requested Land Use: Camp Ground

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

Applicant Signature: Ellen Bingham Date: 5/3/2014
Lynn C Taylor 5-5-2014

Fees are non-refundable.

\$ 1,200 paid
 200
 3800 5200 700
 1200

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Lynn Taylor to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

Owner Signature: Grace Taylor Date: 5 May 2014

SECTION I: REQUIRED ITEMS

1. Latest Recorded Deed to the Property
2. Affidavit of Legal Interest
3. Application fee paid in full in accordance with current fee schedule
4. Twelve (12) copies of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. Twelve (12) copies of a site plan drawn to scale.
6. Narrative explaining the following:
 - o Location is compatible to other uses in the general neighborhood.
 - o Use will not place undue burden on existing public services and facilities in the vicinity.
 - o Site is large enough to accommodate that proposed use and other features of this ordinance.
 - o Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.

SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Upon the granting of a conditional use permit, conditions may be attached to a conditional use permit including, but not limited to, those:
 - o Minimizing adverse impact on other development;
 - o Controlling the sequence and timing of development;
 - o Controlling the duration of development;
 - o Assuring that development is maintained properly;
 - o Designating the exact location and nature of development;
 - o Requiring the provision for on-site or off-site public facilities or services;
 - o Requiring more restrictive standards than those generally required in this Title;
 - o Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
 - o Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
2. Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed conditional use. A conditional use permit shall not be considered as establishing a binding precedent to grant other conditional use permits. A conditional use permit is not transferable from one (1) parcel of land to another.
3. Commercial Development Agreement for all land uses in the C-1, C-2, C-3, and M zoning designations are required to include the following, as applicable:
 - o A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
 - o A professionally prepared landscaping plan;
 - o Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
 - o Professionally prepared final construction drawings.

SECTION IV: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

Notification is required for both hearings in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code. Notice shall be provided by mail to property owners within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. At least fifteen (15) days prior to the hearing, notice of the time, date and place and a summary of the plan to be discussed shall be published in the newspaper of general circulation within the jurisdiction. This procedure will be completed by the planning staff.

SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VI: PLANNING AND ZONING COMMISSION ACTION

SECTION VII: BOARD OF COUNTY COMMISSIONERS ACTION

Narrative for Primitive Campground

1. Location is compatible to other uses in the general neighborhood.

From general research of the area, there is one organized campground between Tetonia and Driggs, Idaho. This proposed campground is located on Highway 33 approximately 1/2 mile from Hatches Corner. There are no close neighbors within 400 to 600 feet from entrance. The immediate area is grazing farmland so there will be no disturbance to neighbors. A creek runs through property making for a green quiet area. The campers will have foot, 4-wheeler or horse traffic only to campsites which will keep the area low impact.

2. Use will not placed undue burden on existing public services and facilities in the vicinity.

Plans are being made to put in a parking lot, power, a well and bathroom/porta potties. These services will be contained on property so as to not impact public services and facilities.

3. Site is large enough to accommodate that proposed use and other features of this ordinance.

Six acres of land in Grace Taylor's name (our mother) will be in use for camping and location of a Care Taker's residence. There is also 13 acres across the creek that is available for use.

4. Proposed use is in compliance and supports the goals, policies, and objectives of the Comprehensive Plan.

Phase One

In the near future, a 5th wheel trailer will be a place of residence for the care taker. Twenty simple camp sites will be designated, porta pottys will be brought in and fresh

water will be provided for campers. A fence will be put up on property line. The first phase of different camping will be added 1 sheep camp, a yurt, 1 Indian lodge and 2 cabins.

The care taker will need a workshop which will be built per building permit allowances. A chicken coop and pig pen will also be added.

Earle Giles at the Teton County Fire Department was contacted. Fire pits dug into the ground with covers or screens will satisfy fire regulation along with shovel and a bucket of water of other source of water. Earle suggests a pond for water storage in prep for emergencies.

Michael Dronen at Eastern Idaho Public Health District says that porta pottys are in compliance with rules and regulations. When other facilities are added a permit and plans will be made.

As money and time allows the following improvements will be achieved.

Phase Two

A well in compliance with a public water system will be drilled. A drilling permit will be worked out with Kerry Mathews of Idaho Department of Water Resources. Kerry will also be the contact about the pond and water rights. When the well is in, a pressurized water system to areas around the campsite will be placed. A permit will be sought when a bathroom facility is needed.

A power line will be brought onto the property by Fall River Power.

A residence for the care taker will be built according to building permit. A Swiss Barn will also be put in. At this time we would like to add 5 cabins, 2 group sites, 5 Indian lodges, 2 yurts, and 2 sheep camp wagons. A one way trail will be established for foot, horse or 4-wheeler traffic.

Phase Three

In this phase, more development for primitive camping will be developed. The last phase will include 12 cabins, 5 Indian lodges, and 2 sheep camps wagons. A full campground would consist of 200- 250 people, which will be maybe 10 days during the summer months.

Sharon Woolstenhulme(woolstenhulme) (aweng@ida.net) - Mon, 06/23/14 11:18:49 -0500

TETON COUNTY
PLANNING & ZONING

JUN 23 2014

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From: Ellen Bingham <ellenbingham@msn.com>
To: "Sharon Woolstenhulme(woolstenhulme)" <aweng@ida.net>
Subject: RE: Taylor Family Campground DRC notes
Date: Mon 06/23/14 02:21 AM

Arnold and Sharon. I sent a narrative to Jason via email. I let them know that you were going to submit site plan etc. Thanks for your help. All looks good and we look forward to working more with you. Ellen Bingham
 PS I am sending a copy to you of what I sent to Jason at Planning and Zoning.

Taylor Campground

Jason Boal - This narrative is being created to address questions not yet answered by our current proposal.

- A site plan has been created by AW Engineering using our map and information. You will receive a copy of this from them.
- Site plan by AW Engineering also has an aerial photo of area. The Aspens and Hawthorn trees in the area will be preserved. No clearing will be done except for what is needed for a road. Trees will be pruned to help promote natural growth.
- Phase 1 will include building a road into the site as requested.

Ten campsites will be established with fire pits. Campers who stay more than 2-3 days will be required to move tent to minimize killing grasses. Each site will have a number of areas to set a tent because no pad will be developed leaving the area primitive and relative trace free.

Porte-potties will be established within the campground for easy access of campers. The number of campers will be 25 for now but we will have 4 Porte-potties for their needs. The porte-potties will be served by a company to take ruff age to dumping area.

Bottled water will be made available for camper's convenience.

Garbage cans will be put in each campsite with a main garbage can in parking lot.

- In Phase 1 there will be a limit of 25 people.
- We request being able to build a building up by the parking lot. A building for an office is critical for us to be able to run a business in Phase 1. We would like to build our shop which will be used as an office and a place to work on picnic tables and other improvements. This building will be engineered and be built per permit.
- Lynn will email example and dimensions of sign.

Access county engineer - Jay

- Application for access into the property is being reviewed by ITD. Ellen will fax you a copy of application on Tues Jun 24th. She will not have access to a fax until that time.
- AW Engineering will submit plans for road and parking lot.

Fire Department – Earl Giles

- A road into the campsites is being engineered. We will have shovels and buckets full of water at all campsites to minimize fire hazards. We are waiting to hear if there are more requirements expected to meet fire code.



Teton County Planning
150 Courthouse Drive, Room 107
Driggs, Idaho 83422
Phone: 208.354.2593
Fax: 208.354.8778

FROM: Planning Administrator, Jason Boal
TO: Lynn Taylor & Ellen Bingham
RE: Taylor Family Campground DRC meeting Notes
DATE: June 17, 2014

Lynn & Ellen, Lynn & Ellen, The purpose of this letter is to summarize the meeting we had earlier today. As we discussed in that meeting we would like to have these changes back to us as soon as possible, and by the 23rd at the latest.

General Comments about the application -Jason Boal 208-354-2593 ext.204:

- P&Z Commission would like to see the whole site plan on one page.
- P&Z Commission would like to better understand the current vegetation of the site.
- We will focus on the approval for Phase 1, and concept approval for Phase 2 & 3.
 - Clearly describe the activities/improvements for Phase 1 in your narrative.
- Phase 1 will be limited to 25 people onsite maximum due to the DEQ requirements for temporary restrooms.
- There will not be any structures constructed under Phase 1.
- If you plan on constructing a sign we will need to see plans for that

Access-County Engineer- Jay Mazalewski, PE 208-354-0245

- We will need verification of ITD approval of the access (or the application if that is all you have at this time).
- There needs to be an access/maintenance road in the vicinity of the campsites that meets the Teton County Road/Driveway standards for emergency vehicles.
- The parking area needs to be clearly shown and dimensioned to show adequate parking.

Fire- Teton County Fire District- Earl Giles (208) 354-2760

- We need to better understand what Teton County Fire District will require for fire protection (water).

TETON COUNTY
PLANNING & ZONING

JUN 23 2014

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PRIVATE ROAD CONSTRUCTION

Sec 30, T 6 N., Rng 45 E, Teton Co. Id.

ROAD INDEX

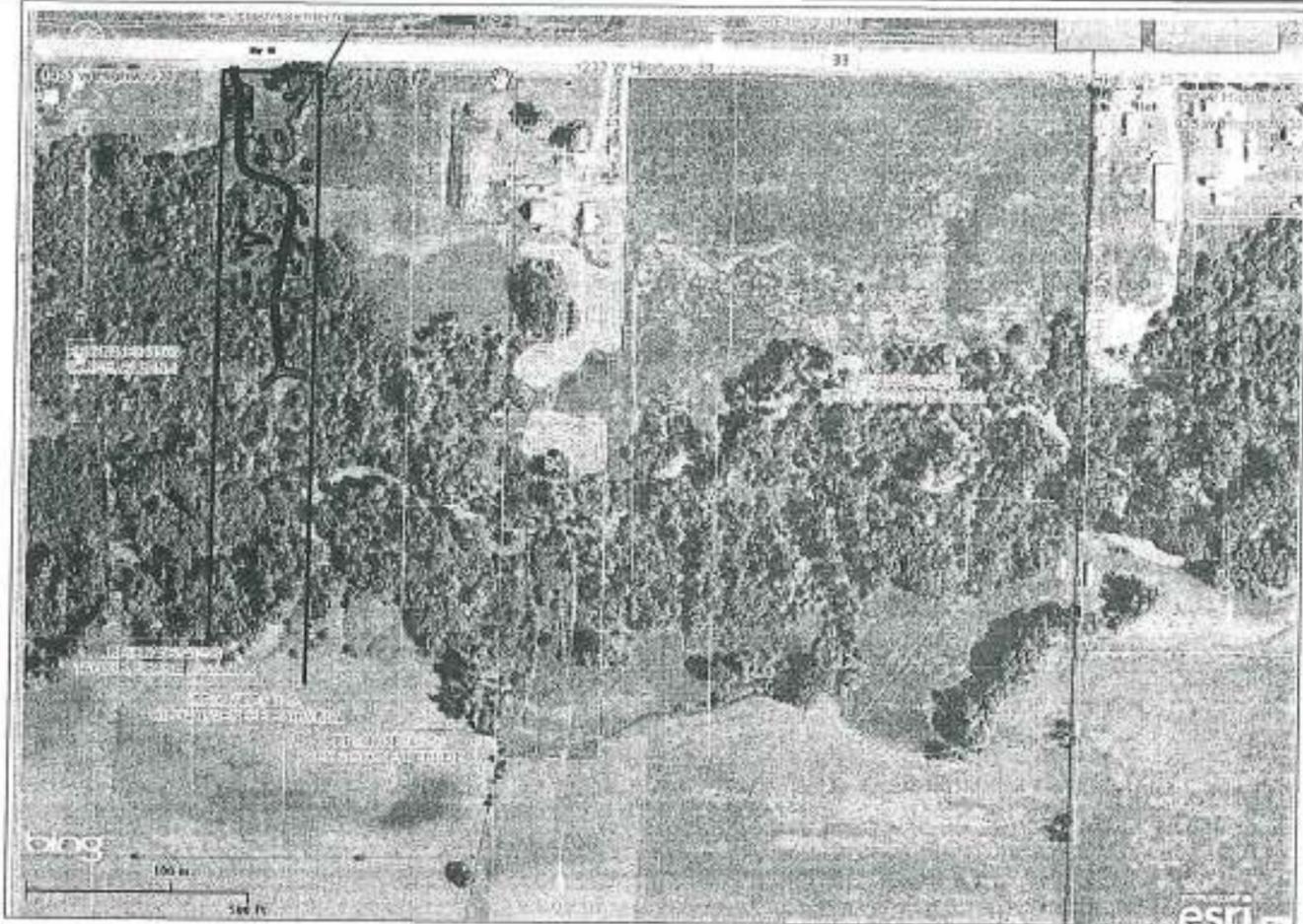
PAGE DESCRIPTION	PAGE
1- TITLE & QUANTITY PAGE	1
2- PLAN & PROFILE PAGE	2
3- TYPICAL SECTION PAGE	3

CONSTRUCTION QUANTITIES

	QUANTITY / UNIT
1- SUB EXC REMOVE & PLACE AT FILLS +/- 5"	900 LF
2- 8" OF PIT RUN MATERIAL IN PLACE WHEEL ROLL	350 Cu Yds
3- 2" PIT REJECT OR GRUSHED GRAVEL	80 Cu Yds
4- 1 SMALL BRIDGE 14" WIDE BY 8" LONG RR TIES	1 EA

CONSTRUCTION NOTES

- 1- THE ROAD HAS TO BE CONSTRUCTED TO TETON COUNTY ROAD STANDARDS AS A PRIVATE LANE.
- 2- REQUIRED OR NEEDED STAKING FOR PROJECT AND INSPECTION BY ENGINEER.
- 3- ENGINEER WILL DO INSPECTIONS AS WORK IS COMPLETED.
- 4- QUANTITIES ARE ESTIMATE FROM PLAN DATA. QUANTITY CHANGES WILL BE AGREED TO BY THE CONTRACTOR, ENGINEER AND OWNER.
- 5- COUNTY ROAD SPECIFICATIONS WILL BE AS PRIMARY SPECIFICATIONS. STATE SPECS WILL BE SECONDARY SPECIFICATION ON ITEMS NOT COVERED IN COUNTY SPECS.
- 6- QUANTITIES SHOWN ARE MEASURED FOR IN PLACE AND COMPACTED TO 90% AASHTO. THIS WILL BE 3 PASSES WITH A VIBRATOR COMPACTOR FOR PIT RUN GRAVEL.
- 7- THE DRIVING SURFACE WILL HAVE A 2% OUTSLOPE OF FINISHED SURFACE.
- 8- 30 IN CULVERT WILL BE USED FOR CREEK CROSSING OR SMALL BRIDGE
- 9- ROADWAY TO BE BUILT TO SUPPORT FIRE TRUCKS.



VICINITY MAP Alta Area



AW
ENGINEERING
255 SOUTH MAIN ST. BOX 139
BOZEMAN, IDAHO 83455
(208) 787-2852 aweng@ida.net

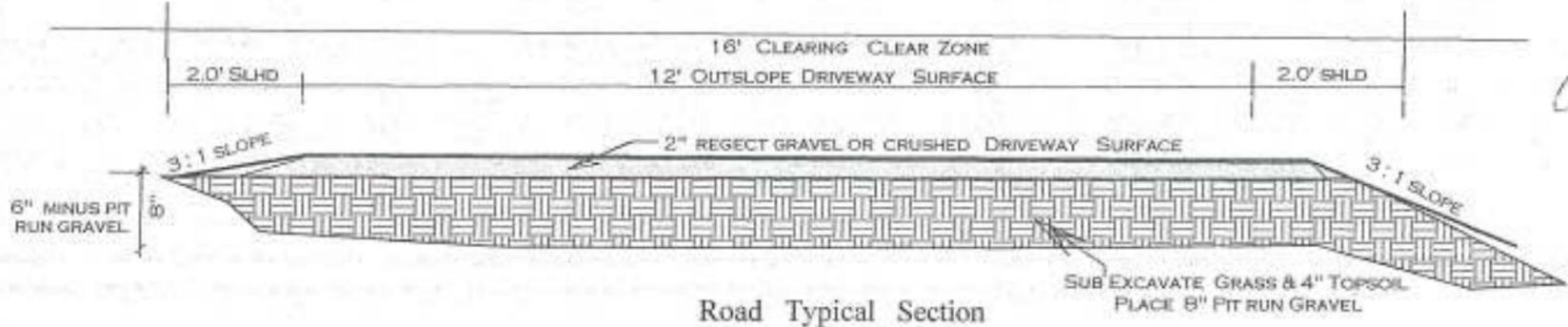
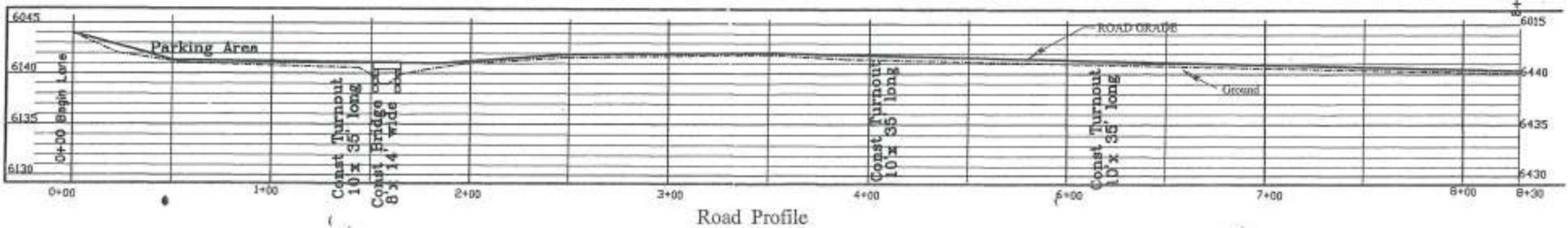
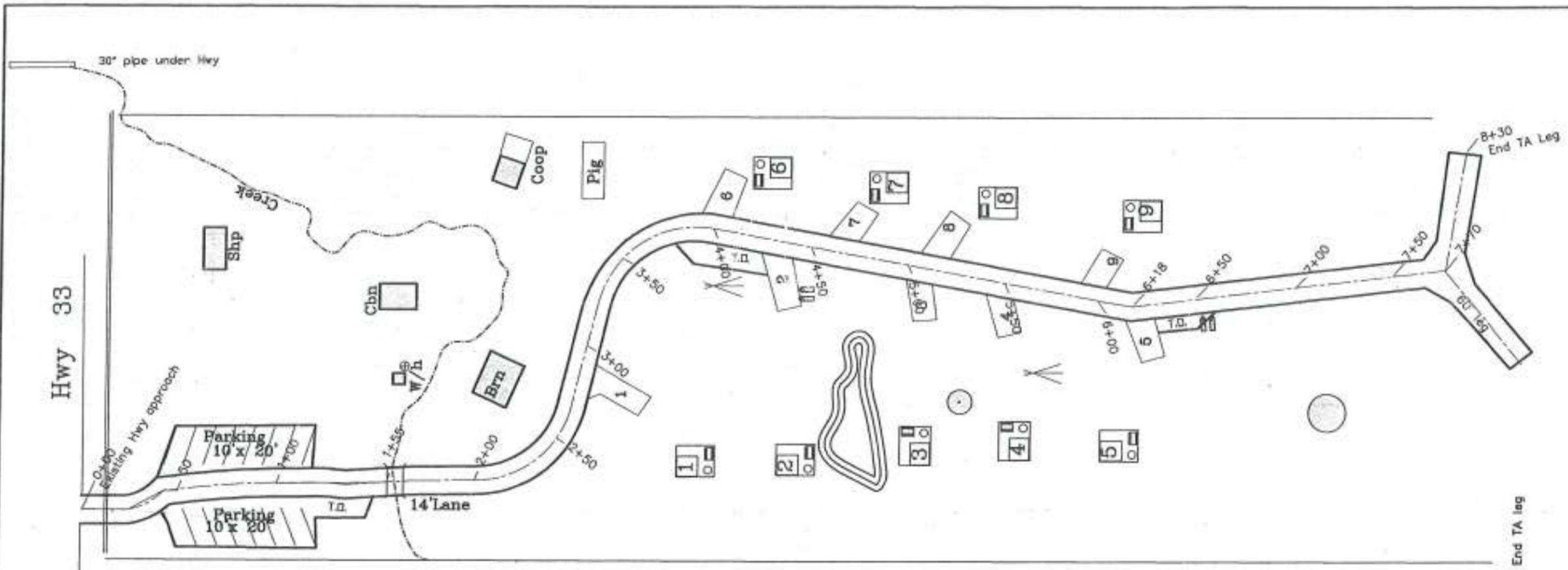
Road Plan
Taylors Campground
Sec 34, T 6 N., R 45 E, Teton Co., Id

draw by aw
check by sw
Proj 14-65

REVISIONS

Scale 1"=60'
date: 6-17-14

Rd -1



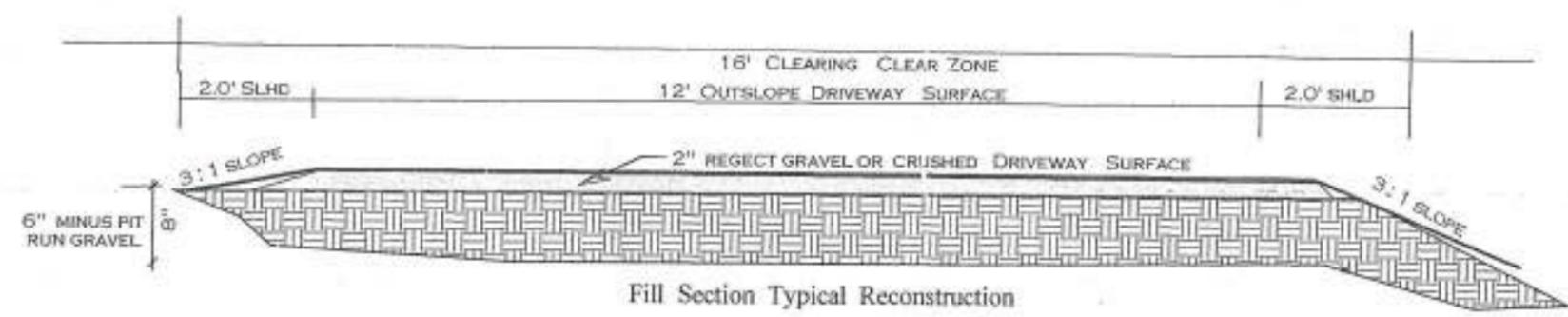
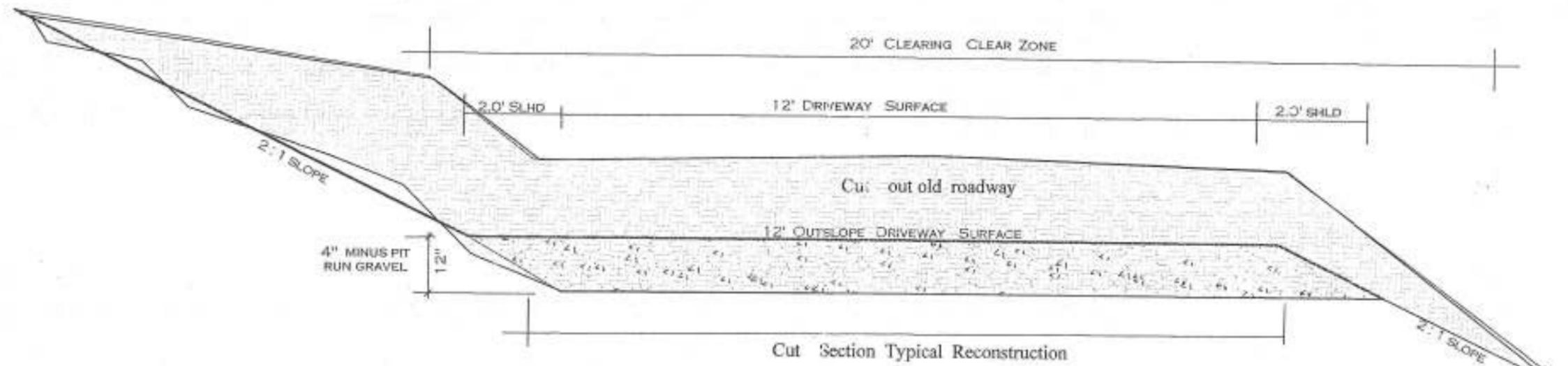
Legend	
	12' LANE
	12' LANE ROAD GRADE
	GROUND Approx elev
	PROPERTY LINE
	Proposed Parking Area
	Proposed Well Site
	Proposed Building Site
	Proposed Camp Site

255 SOUTH MAIN P.O. BOX 139
 83450
 (208) 747-2802 aweng@ida.net

Road Plan
Taylor's Campground
 2500 W Teton Co., Id

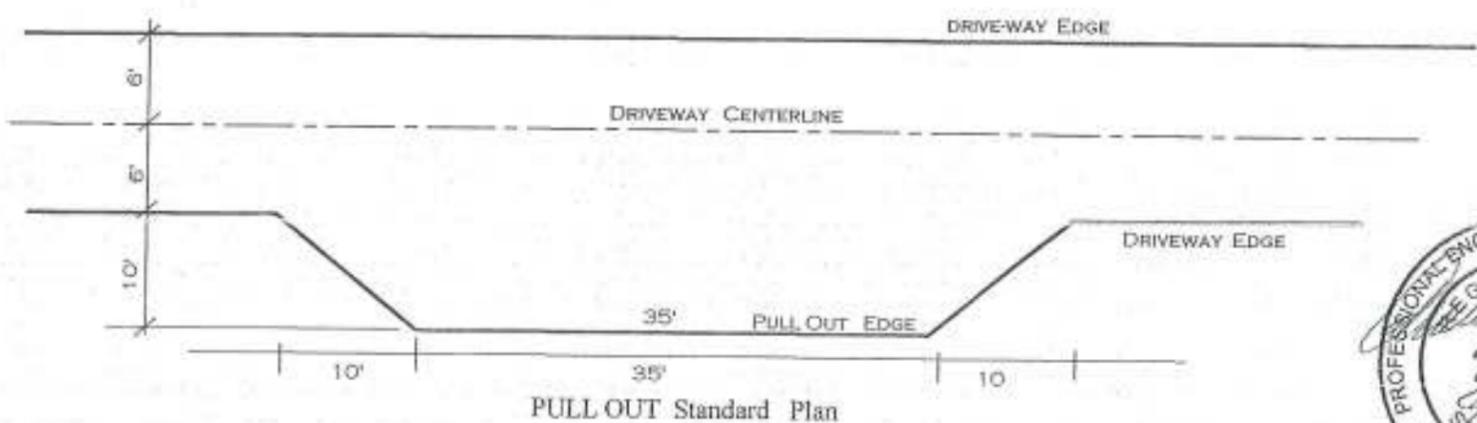
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REVISIONS
Scale 1"=60' date: 6-17-14
Rd -2 Pg 2 of 3



CONSTRUCTION NOTES

- 1- THE DRIVING SURFACE WILL HAVE 2% OUTSLOPE GRADE.
- 2- 18" MIN DIAM CULVERTS WILL BE INSTALLED IN SWALES WITH WATER RUNOFF EVIDENCE & AT COUNTY ROAD APPROACHES, (WHEN REQUIRED)
- 3- CULVERTS LARGER THAN 18" WILL BE SIZED ACCORDING STORM WATER CALCULATIONS.
- 4- ALL FILL WILL BE COMPACTED IN 12" OR LESS LAYERS TO 95% AASHTO T-99 STANDARD.
- 5- CUT & FILL SLOPES TO BE AT 2:1 UNLESS OTHERWISE SHOWN OR STAKED ON THE GROUND BY THE ENGINEER.



AW
ENGINEERING
255 SOUTH MAIN, P.O. BOX 139
BOISE, IDAHO 83724
(208) 787-2862 aweng@ida.net

Road Plan
Taylor's Campground
2500 W Teton Co., Id

draw by aw
check by sw
Proj 14-65

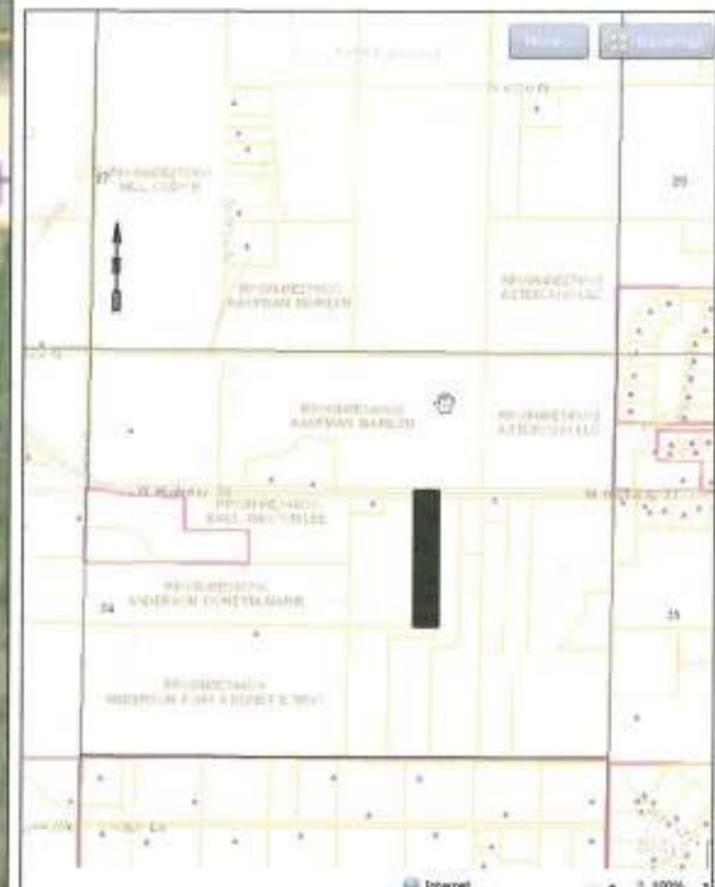
REVISIONS

Scale 1"=60'
date: 6-17-14

Rd -3
Pg 3 of 3

Hwy 33

1233 W H



Vicinity Mpa tetonia Area

Legend

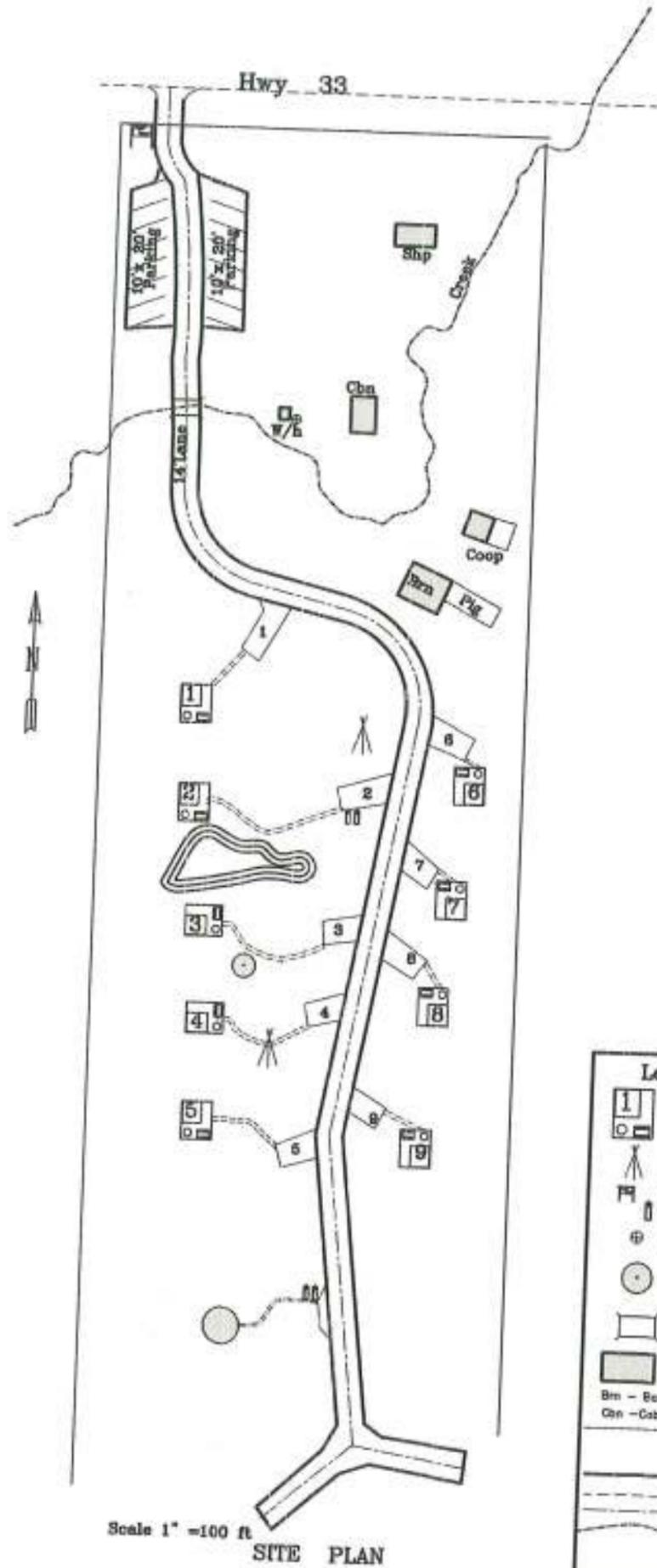
- Camp Unit #
- Camp Area 15' x 15'
- Indian Lodge 16' diam
- Entrance Sign 4'x6'
- Vault Toilet
- 8' Well
- Yurt 14'x 20'diam
- Bridge 14' x 8' roll road Sign
- Building as noted
- Coop-Chicken Coop
- Shp - Shop
- W/h - Well House
- Fenced Area
- Plg - Pig Pen
- Coop - Chicken Pen
- Property Line
- Road Edge
- Cattle 14' Lane
- Branch of Leigh Creek

TETON COUNTY
PLANNING & ZONING
JUN 23 2014
RECEIVED

Taylor Campground

Parcel 1, Plat C Fulmer
Part of SE1/4NE 1/4 Sec 34, Twp 6 N., Rng 45 E., S.M. Teton Co., Id.

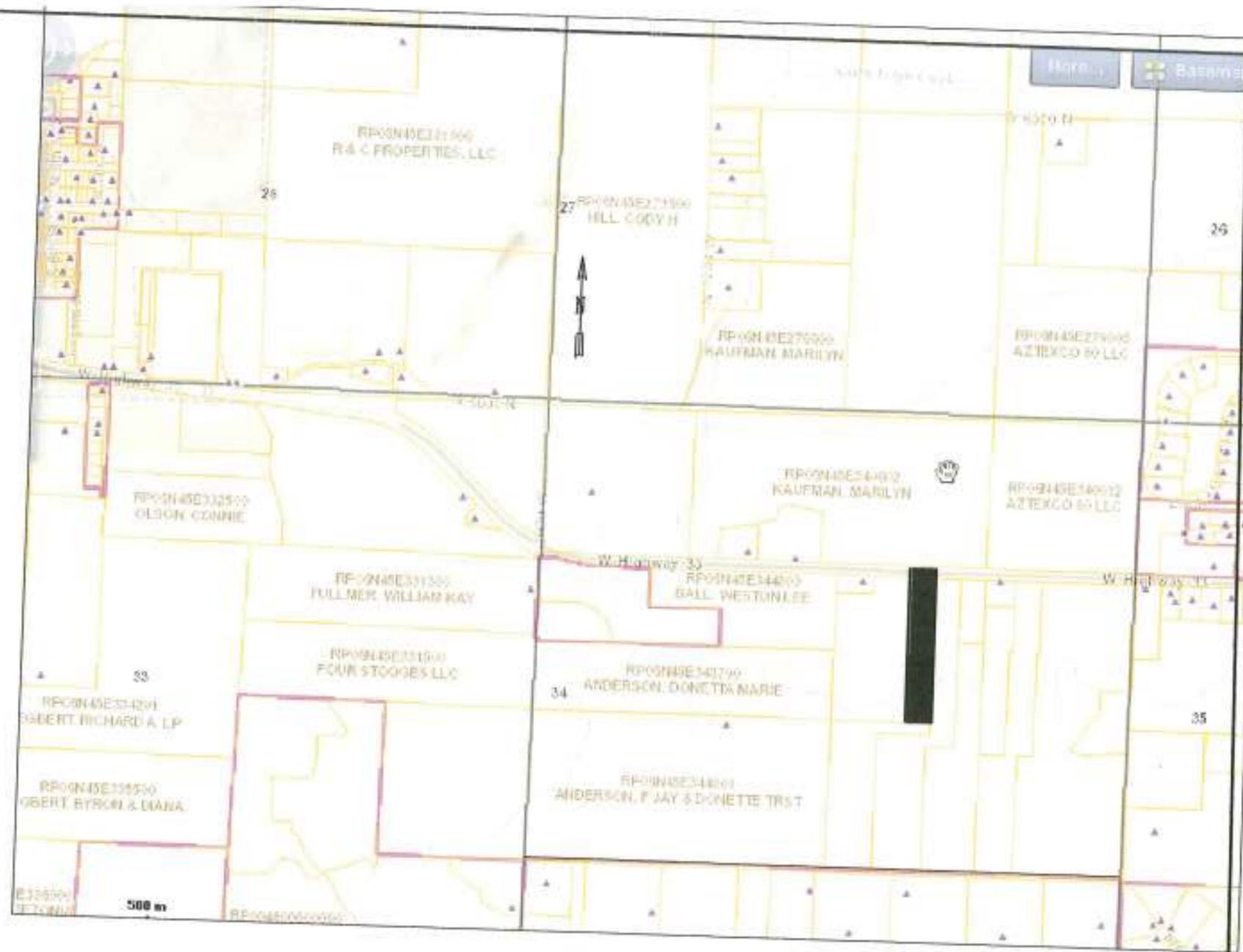
Client Lynn Taylor	AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952
Scale 1" = 60 ft	Drawn 6/17/14
SURVEYED AW Eng CC 6/22/14	Proj 2014 -067/sit plan



Scale 1" = 100 ft
SITE PLAN

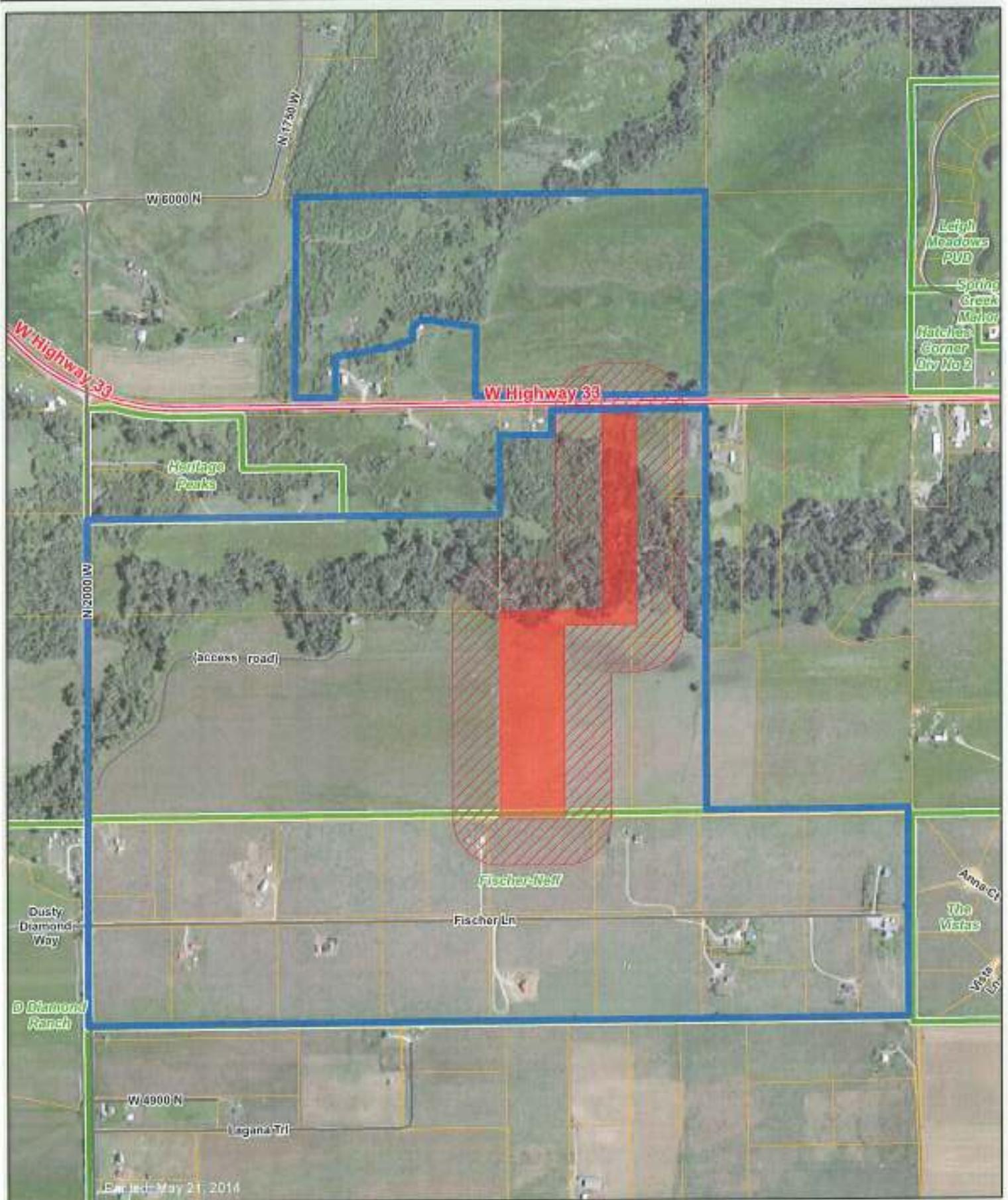
Legend

- Camp Unit #
- Camp Area 15' x 16'
- Indian Lodge 16' diam
- Entrance Sign 4'x6"
- Vault Toilet
- 8" Well
- Well 14' or 21' diam
- Bridge 14' x 8' rail road Use
- Building on noted
- Coop-Chicken Coop
- Bm - Barn
- Slp - Shop
- Cbn - Cabin
- W/h - Well House
- Fenced Area
- Pig - Pig Pen
- Coop - Chicken Pen
- Property Line
- Road Edge
- Centerline 14' Lane
- Branch of Leigh Creek



TETON COUNTY
PLANNING & ZONING
JUN 23 2014
RECEIVED

<h2>Taylor Campground</h2>	
Parcel 1, Plat C Fullmer	
Part of SE1/4NE 1/4 Sec 34, Twp 6 N., Rng 45 E., B.M. Teton Co., Id.	
Client Lynn Taylor	AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952
Scale 1" = 60 ft	Drw oww 6/17/14
SURVEYED AW Eng CC 6/22/14	Proj 2014 -067/sit plan



Legend

- Subject Parcel
- 300-ft Buffer
- Notification Area
- Subdivision
- Parcels

**TAYLOR FAMILY
CAMPGROUND CUP**

Printed July 10, 2014



Scenic Corridor Overlay:



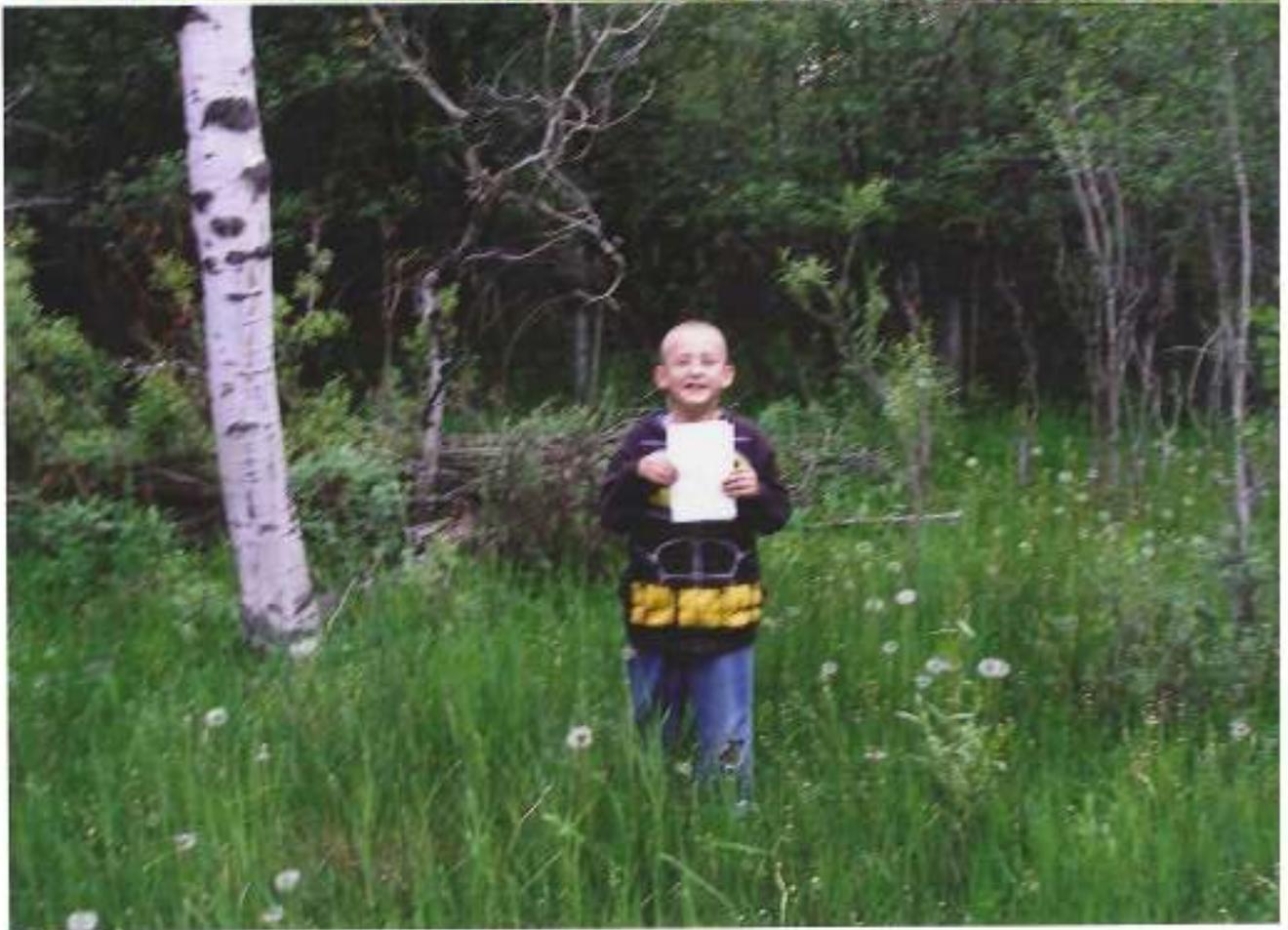
Flood Plain Overlay:

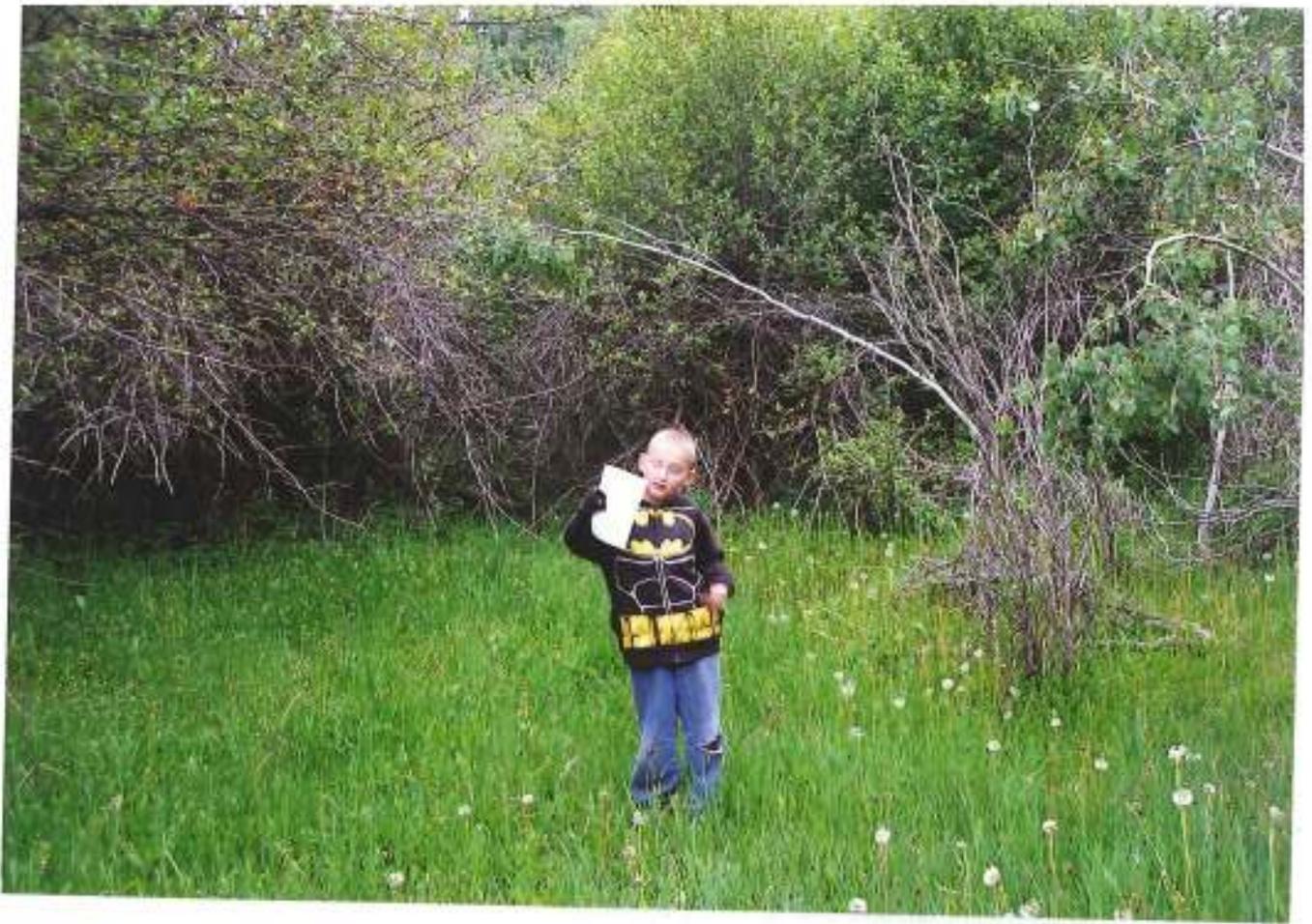


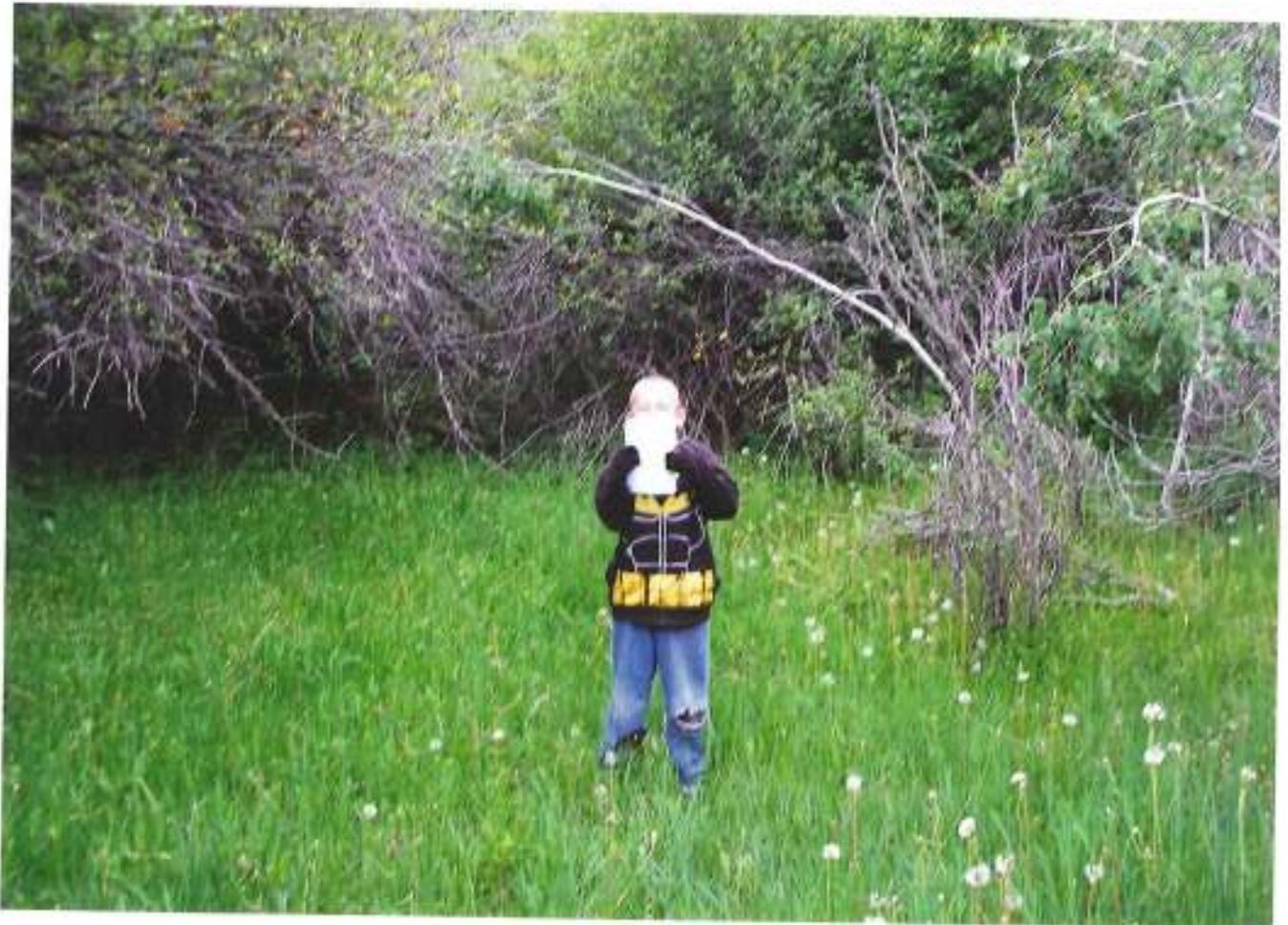


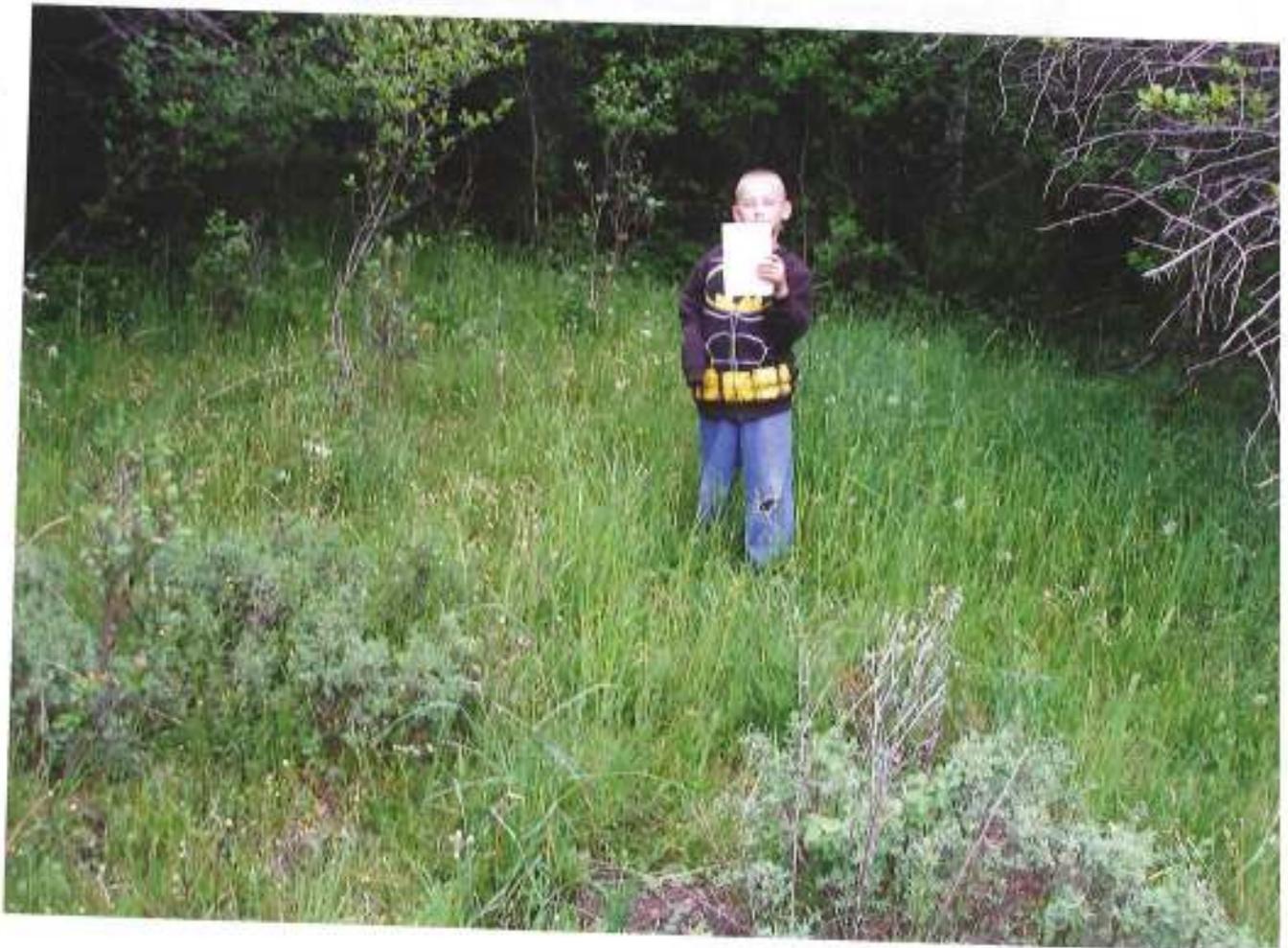




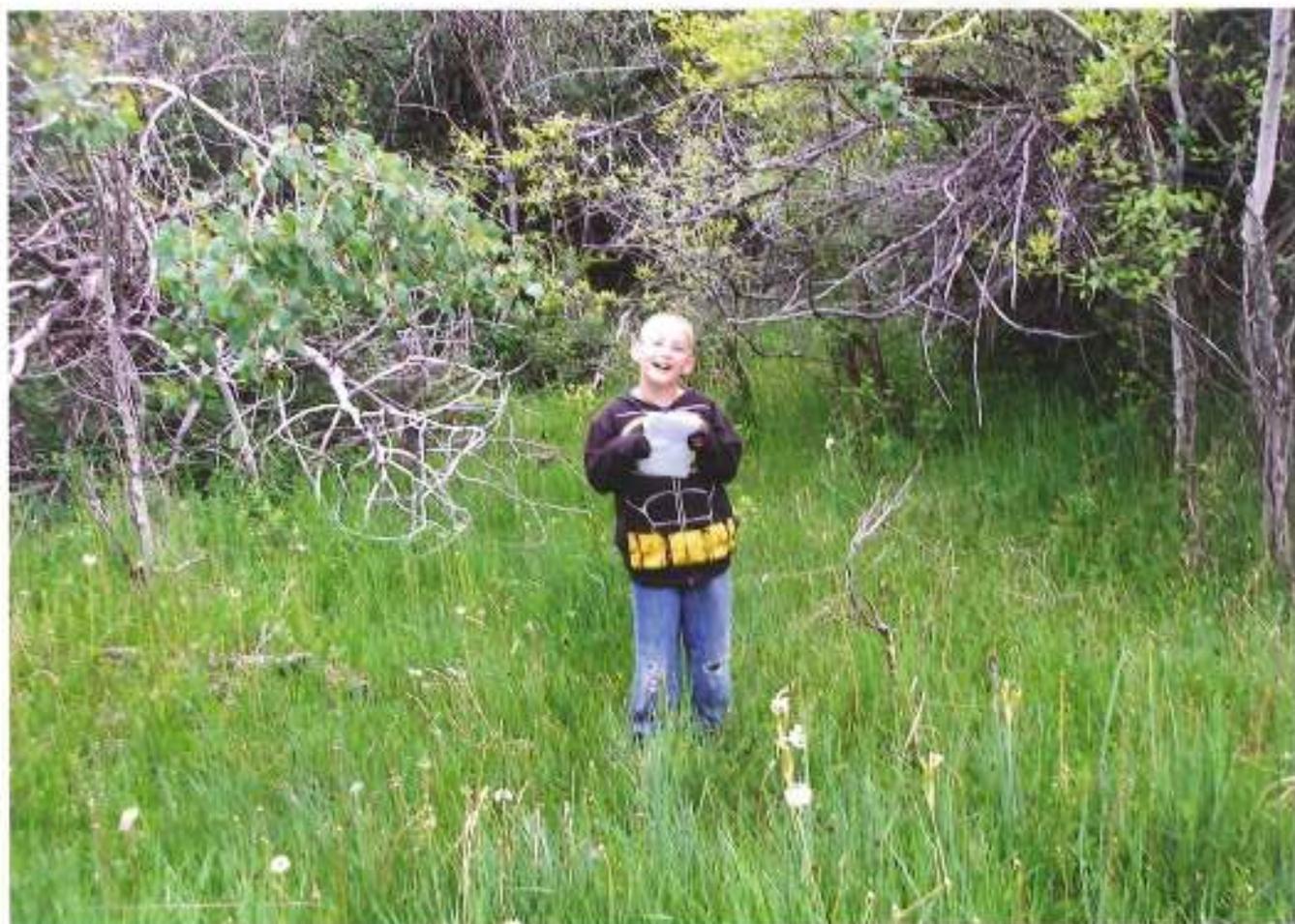
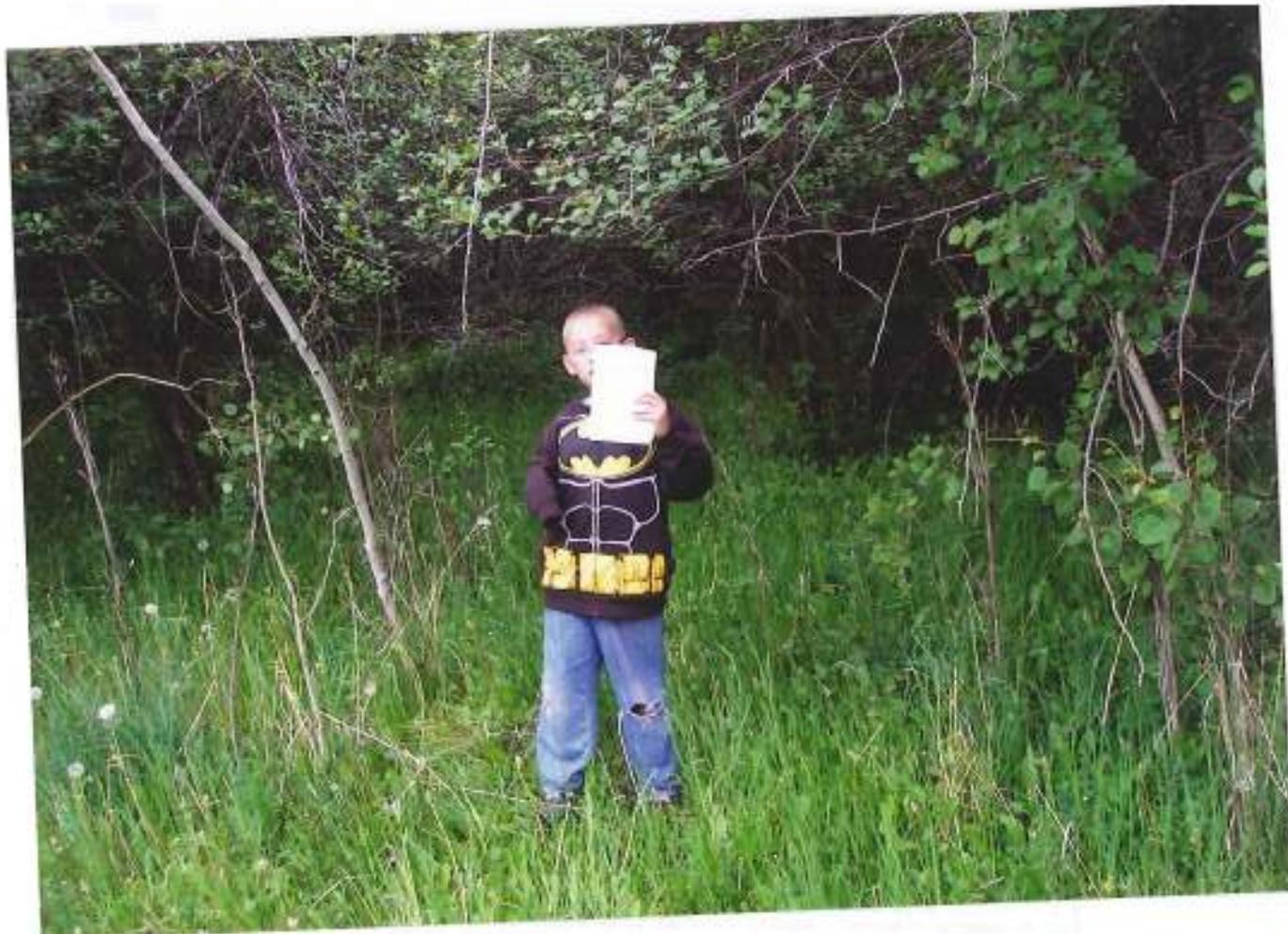




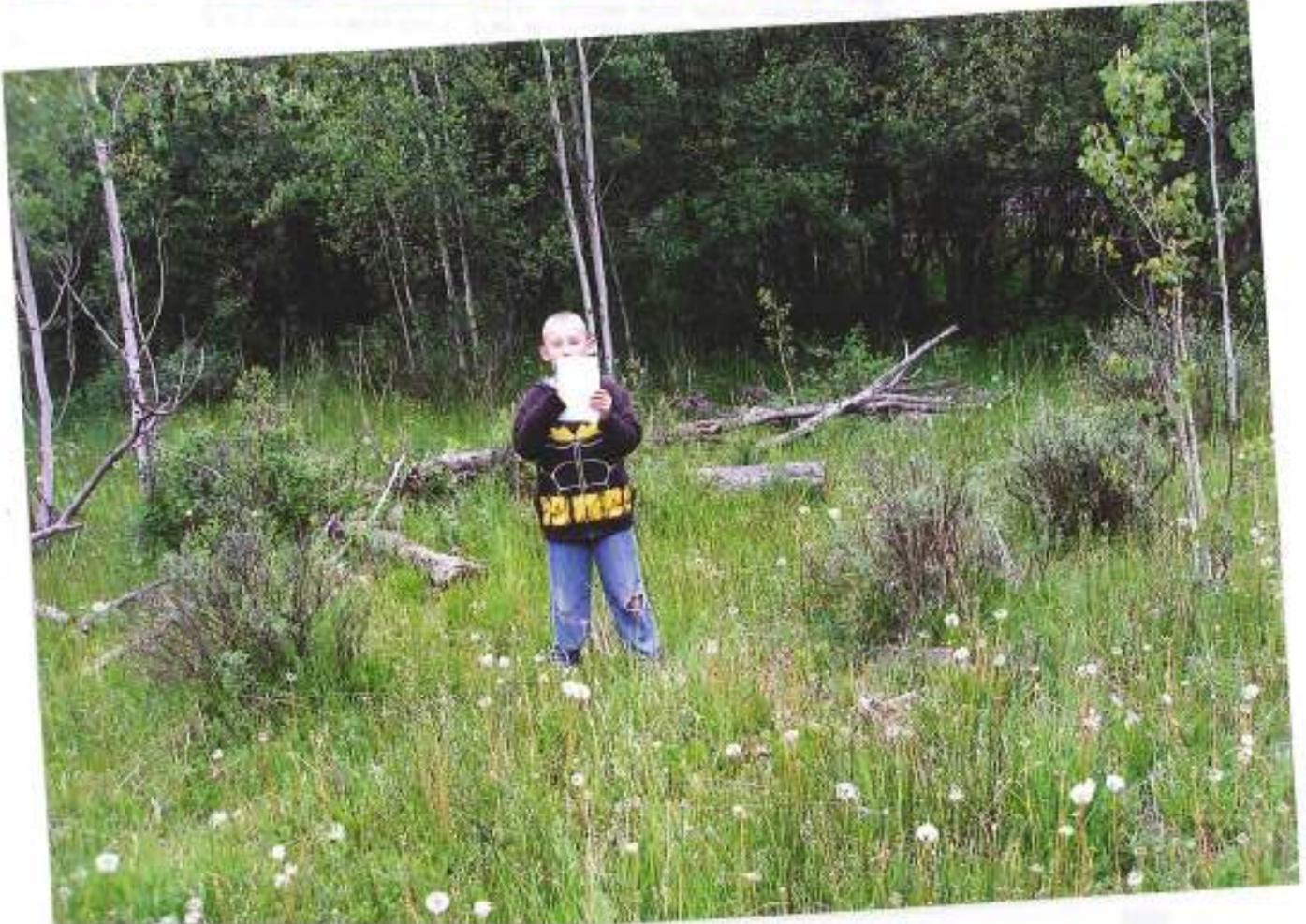


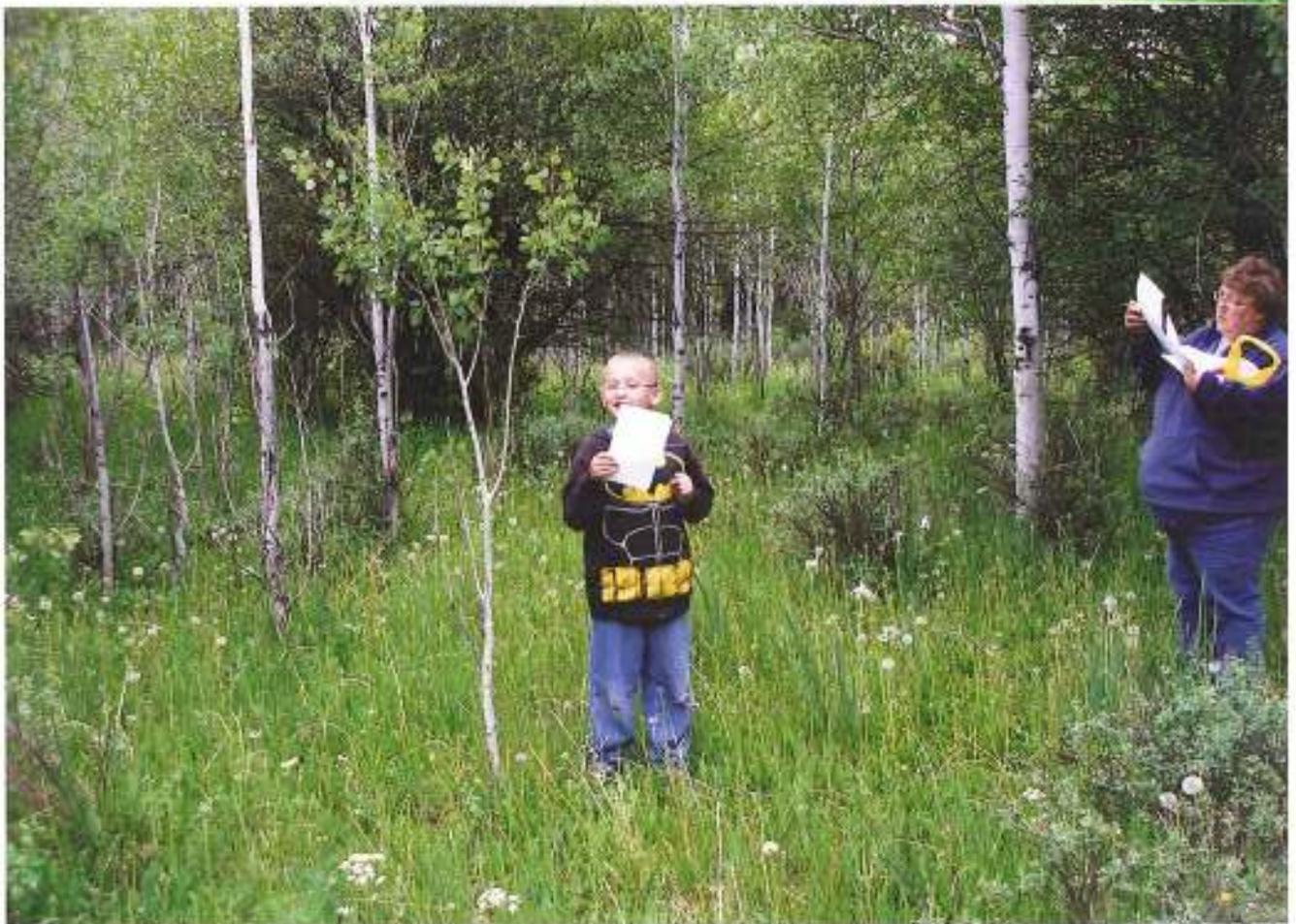
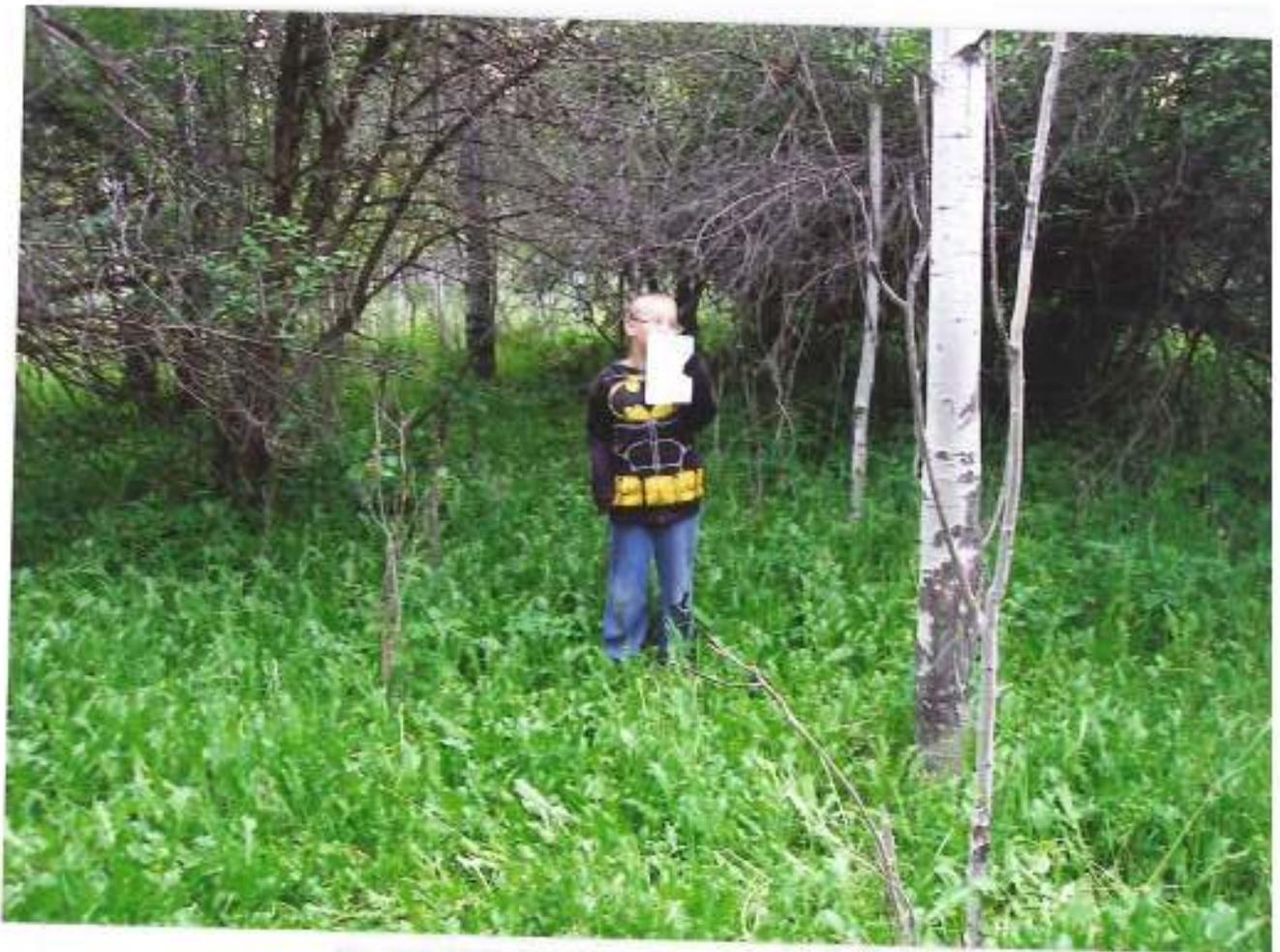
















Right-Of-Way Encroachment Application and Permit Approaches or Public Streets

ITD 2109 (Rev. 11-13)
itd.idaho.gov



itd.idaho.gov

Ben Burke
District 6 Traffic Engineer

ITD Permit Application Number _____

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 97
Rigby, ID 83442
(208) 745-5630 Office
(208) 705-6610 Mobile
(208) 745-8735 Fax
benjamin.burke@itd.idaho.gov

Received	Date Application Determined Complete	In City Limits
ht <input type="checkbox"/> Left	C/L Station <input type="checkbox"/> Right <input type="checkbox"/> Left	Pop. 5000 or Greater <input type="checkbox"/> Yes <input type="checkbox"/> No
type (Raised, Painted, etc.)	Number of Lanes	Access Purchased <input type="checkbox"/> Yes <input type="checkbox"/> No
eway)	Approach Volume (From TIS or ITE Trip Generation Handbook) Vehicle Trips per Day	
Site Distance Right Left	Reason if Restricted to Right Or Left	Culvert Needed <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Enter Size Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Lynn Taylor	Mailing Address or P.O. Box 1011 Bear Ave	City Idaho Falls	State ID	Zip Code 83402
E-Mail Address (if available) ellenbingham@msn.com	Daytime Phone Number (208) 680-4098	Alternate Phone Number		
Property Owner's Name (Printed) Grace Taylor	Property Address and TAX ID Number	City (if in city limits)	County Teton	
Nearest Public Street/Road hwy 33	Current Property Use Private	Current Zoning	Proposed Property Use Commercial	Proposed Zoning
How is Access Currently Gained? off hwy 33	Property Owner Owns Adjacent Properties <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Describe			

Request Details

Is this a new approach? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this a temporary approach <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input type="checkbox"/> Location <input type="checkbox"/> Width <input type="checkbox"/> Use <input type="checkbox"/> Remove <input type="checkbox"/> Consolidate Multiple		
Desired Approach Width (Without flares at property line)	Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input type="checkbox"/> MF Residential <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Public Street			
Additional information you would like ITD to be aware of - Attach additional sheets if necessary.				

ITD District Review

Section	Reviewer	Date	Recommendation		Section	Reviewer	Date	Recommendation	
			Approve	Deny				Approve	Deny
Design			<input type="checkbox"/>	<input type="checkbox"/>	Property Mgmt			<input type="checkbox"/>	<input type="checkbox"/>
Maintenance			<input type="checkbox"/>	<input type="checkbox"/>	Traffic			<input type="checkbox"/>	<input type="checkbox"/>
Planner			<input type="checkbox"/>	<input type="checkbox"/>	Dist. Engineer			<input type="checkbox"/>	<input type="checkbox"/>
List any conditions of approval									
List reason(s) for denial recommendation									

General Requirements

ITD Permit Application Number _____

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the highway right-of-way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right of Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, right of way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Acceptance and Approval to Work

ITD Permit Application Number _____

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X <i>Grace Taylor</i>	Company Name (if applicable)	Phone Number 208-524-4179 <i>FRED # 351 6891</i>	Date 6-19-14
---	------------------------------	--	-----------------

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right of Way.

Idaho Transportation Department Authorized Representative's Signature X	Title	Date
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Attachments:

<input type="checkbox"/> Special Provisions/Conditions of Approval	<input type="checkbox"/> Legal Description/Deed
<input type="checkbox"/> Traffic Control Plan	<input type="checkbox"/> Power of Attorney for Authorized Representative
<input type="checkbox"/> Standard Drawings	<input type="checkbox"/> Site Plans
<input type="checkbox"/> Construction Drawings	<input type="checkbox"/> TIS _____
<input type="checkbox"/> P&Z Approvals _____	<input type="checkbox"/> Copy of Letter of Incorporation _____
<input type="checkbox"/> Dept. Roadway Plansheets _____	<input type="checkbox"/> Letters of Recommendation/Denial _____
<input type="checkbox"/> Easements/Agreements _____	<input type="checkbox"/> Joint Access Agreements _____
<input type="checkbox"/> Property Appraisal _____	<input type="checkbox"/> Other _____

Final Approval

Subject to all terms, conditions, and provisions of this permit or attachments, Final Inspection has been completed and the permitted work within the State Highway Right of Way is hereby given final approval.

District Engineer or Assigns Signature X	Date
---	------

Subject to all terms, conditions, and provisions of this permit or attachments, changes in access on the State Highway System have been completed and have been given final approval to be recorded against the property as described in the legal description shown in Attachment A.

District Engineer or Assigns Signature X	Date
---	------

Subscribed and sworn before me this

_____ day of _____, year _____ in the County of _____, State of _____

personally appeared before me _____ to me known to be the person(s) described in and who executed the within and forgoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

Notary Public's Signature _____

SEAL

My Commission Expires _____