



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

FROM: Teton County Planning & Building Administrator, Jason Boal, AICP
TO: GBCI Other Real Estate LLC, 211 West Rim LLC, Rendezvous Engineering & Focus Architects
RE: River Rim Ranch Plat Amendment #7- Post DRC Review Comments
DATE: April 12, 2016

Teton County has received your application for a Substantial Change (Increase Scale, Impact) Plat Amendment. In reviewing the application and supporting documents we have the following comments-

1. PUD Definition-

9-5-1-A-2 Planned Community PUD:

A PUD or part of a PUD located outside the cities' areas of impact and containing more than one hundred (100) lots or dwelling units, which shall be designed to preserve the open, rural character of Teton County by minimizing the visual impacts of the development and preventing the appearance of large, scattered, free-standing communities in those areas.

2. Approval Process for Substantial Change (Increase Scale, Impact) Plat Amendment.

a. Definition (9-7-1 (B-2-b)-

Substantial Changes – Increase Scale, Impact are changes that increase the scale or scope of the platted subdivision, or increase the direct or indirect impacts on the immediate neighborhood, general vicinity of the subdivision or overall community. These substantial changes may include the following:

- i. an increase in the number of lots;
- ii. the re-arrangement or relocation of lots that encroach further into natural resource areas or Overlay Areas as defined in Title 8 or Title 9 or move closer to neighboring property;
- iii. the relocation of parking facilities, buildings, or other elements of the development that encroach further into natural resource areas or Overlay Areas as defined in Title 8 or Title 9 or move closer to neighboring property; or
- iv. other changes of similar magnitude or projected impact.

b. Process for Approval (9-7-1 (B-4-b)-

Upon the Planning Administrator determining the application complete, and that the proposed changes are substantial, the application shall be reviewed as a revised Preliminary Plat and revised Final Plat pursuant to the procedures established for such applications. The Planning Administrator shall schedule the application for review by the Planning and Zoning Commission and Board of County Commissioners pursuant to the procedures established in this regulation for Preliminary and Final Plats*.

*There will be 3 public hearings- 1) PZC- preliminary approval, 2) BoCC- preliminary approval, and 3) BoCC final approval.

c. Criteria for Approval (9-7-1 (B-3-b)-

Substantial Changes – Increase Scale, Impact

- i. The master plan and plat for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the current county regulations**.
- ii. Any proposed changes to a recorded plat or master plan that increase direct or indirect impacts may require additional mitigation pursuant to the criteria and standards of county regulations.

**The Plat Amendment approval will be based on meeting the criteria identified in the current code.

3. Application Comments-

a. Development Agreement:

- i. We would like a standalone development agreement for this Phase that does not rely on references to previous agreements. So, items like the public uses that were in the original agreement need to be carried forward.
- ii. We need timelines for the improvements that are being proposed. We are interested in the estimate time to complete each of the improvements proposed.
- iii. We need cost estimates for the improvements that are being proposed.
- iv. Every Tract/Block lot needs to be listed with the acreage, densities, and/or proposed uses on the Tract/Block

b. Plat, Exhibit D:

- i. Sheet 1- There is a measurement for Tract A (21.15) (east of the Farm/Ranch Residential Compound). None of the other Tracts have acreages called out. (it is also not aligned like the other Tract labels, along the boundary of the tract)
- ii. What is Tract O (7.57 acres)?
- iii. Sheet 4- call out on the Club Facility Lot references Sheet 7 instead of 5.

c. Open Space Calculations:

| Division II Phase 1- Open Space Acreage | | | Division II Open Space | | |
|---|---------------|----------------------|------------------------|----------------|----------------------|
| Block/Tract | Total Acreage | "Calculated" Acreage | Phase | Total Acreage | "Calculated" Acreage |
| Tract J* | 278.38 | 139.19 | 1 | 871.19 | 737.92 |
| Tract N* | 10.46 | 5.23 | 2** | 595.2 | 595.2 |
| Tract A | 3.58 | 3.58 | 3** | 328.6 | 328.6 |
| Tract F (utility lot)*** | - | - | 4** | 422 | 422 |
| Tract I (Residential Lot)*** | - | - | 5** | 617.6 | 617.6 |
| Tract M**** | 68.95 | 68.95 | 6** | 522.6 | 522.6 |
| Tract M-1 | 1.38 | 1.38 | Total | 3368.34 | 3,223.92 |
| Tract O | 7.57 | 7.57 | | | |
| Tract P**** | 45.03 | 45.03 | | | |
| Tract Q**** | 57.67 | 57.67 | | | |
| Tract Q-1 | 1.78 | 1.78 | | | |
| Tract R | 3.99 | 3.99 | | | |
| Tract S | 4.32 | 4.32 | | | |
| Tract T | 2.69 | 2.69 | | | |
| Tract Z1*** | - | - | | | |
| Tract Z2 | 390.95 | 390.95 | | | |
| Tract Z3 | 5.59 | 5.59 | | | |
| Total | 882.34 | 737.92 | | | |

* (9-5-2 D)- If the designated open space is included in a golf course or other recreation facility, only one-half (1/2) of the open space acreage shall be counted towards the minimum required open space.

** based on changes from the 2-2014 Development Agreement # 231392

*** (9-5-2 E). The land designated as open space within a PUD must be committed to open space ... Open space may also be platted, and deed restricted to the satisfaction of the Board, as one or more large privately held lot(s) a minimum of 20 acres each, with specified building envelopes. The Board must be satisfied that the preservation of open space is viable and the entity to which the open space is deeded is a sound, independent and legitimate organization whose primary purpose is to protect and maintain open space.

**** Discrepancy in acreage on provided table and proposed plat.

- i. Required Open Space 9-5-3 (D)- *Planned Community PUD shall provide a minimum of seventy (70) percent of the gross land area in the application as open space.*

1. Phase 1 standalone – 70% * 1464.2 = **1,024.94 acres**

a. **Short 287.02 acres**

2. All of Division II- 70% * 4476.5 = **3,133.55 acres**

a. **Over 90.3 acres**

d. "Unit" Calculations:

| Unit Calculations | | | | | | | |
|--------------------------------------|----------------------|---------------|-------------------|-------------------------|----------------------|---------------|-------------------|
| Division II Phase 1- | | | | Division II- All Phases | | | |
| Lot/Tract | Amendment 4 Units | 2014 Units | Proposed Units | Phase | Amendment 4 Units | 2014 Units | Proposed Units |
| <i>Block 1 (Entry)</i> | 30 | 0 | 13 | 1 | 340 | 307 | 409 |
| <i>Blocks 2,3,4,5,6,7,8,9,10</i> | 159 | 166 | 160 | 2 | 43 | 18 | 18 |
| Tract A | 20 | 8 | 8 | 3 | 21 | 10 | 10 |
| Tract B | 24 | 10 | 10 | 4 | 25 | 8 | 8 |
| Tract C | 62 | 62 | 124* | 5 | 24 | 6 | 6 |
| Tract D | 45 | 45 | 48* | 6 | 55 | 55 | 55 |
| Tract E | 0 | 12 | 48* | Total | 508 | 404 | 506 |
| Tract G | 0 | 3 | 0 | | | | |
| Tract I | 0 | 1 | 1 | | | | |
| Total | 340 | 307 | 412 | | | | |

*Indicates the "Hospitality Unit" - Need to clarify if Tract C will have 2 Hospitality Units per lot OR a 2-bedroom Hospitality Unit per lot.

- i. The existing Brett Hoopes home site in West Rim Village does not seem to be included in the unit calculations.
- ii. I calculated the following changes to the units (based on changes from the 2-2014 Development Agreement # 231392:
 1. West Rim Village: +13 Units
 - a. +1- Existing Hoopes Residence
 - b. +12- Workforce Housing Units
 2. Golf Village : +30 Units
 - a. + 3 Units on Tract D
 - b. +36 Units on Tract E (12 existing, total of 48)
 - c. -3 Units on Tract G (lots 26-28)
 - d. -6 Units Block 6 (lots 28-34)
 3. Cluster Chalets : +62 Units (two Hospitality Units per lot)
 4. Phase 1 Total Change = **412** - 307 (2014) = **105**
 5. Division 2 Total Change = **509** - 404 (2014) = 105
- iii. Maximum Density 9-5-3-C - If the property is located in an area zoned A20 the maximum density shall be fifteen (15) dwelling units per one hundred (100) acres.
 1. Phase 1 standalone - $1464.2 / 6.666 = 219$ Units
 - a. **Over 193 Units**
 2. All of Division II- $4476.5 / 6.666 = 672$ Units
 - a. **Under 166 Units**
- iv. Application/Master Plan stated Units –
 1. The application states 349 Units in Phase I – difference of **63 Units**
 - a. **Hoopes residence + 2 Hospitality Units per chalet lot**
 2. The application states 446 Units in Division II – difference of **63 Units**

e. Incidental Use Calculations:

| Incidental Use Calculations | | | | | |
|-----------------------------|-----------|--------------|------------------------|-------------------------|---------------|
| Division II Phase 1- | | | | Division II- All Phases | |
| Lot/Tract | Lot/Tract | Acreage | Use | Phase | Total Acreage |
| West Rim Village Park | B1-1 | 3.51 | Equestrian Center* | 1 | 23.91 |
| | B1-1A | 1.96 | Fire District Site | 2 | 0 |
| | B1-2 | 2.78 | Storage Units* | 3 | 0 |
| | B1-7 | 2.92 | Existing Farm Service* | 4 | 0 |
| | B1-8 | 3.2 | Headquarters* | 5 | 0 |
| Golf Village | TE-1 | 3.32 | Club Facilities* | 6 | 0 |
| | TG- O&M | 6.22 | Golf Course O & M* | | |
| Total | | 23.91 | | Total | 23.91 |

* Development Agreement 179247 pgs. 11-12 identify the following as incidental uses-

N. **Incidental Uses.** Commercial support uses are located in the following areas and include certain approved uses and restrictions:

- Teton Rim Golf Village (10 ac)
 - Golf Pro Shop/Lounge/Restaurant/Office
 - Cart Barn/Storage/Multipurpose/Office
 - Swimming Pool/Spa/Health Club/Tennis Facility
 - Nordic Skiing
 - Fishing Pond
 - Shops/Services/Office Space/Conference/Sales/Property Management
 - Farm and Golf Operations/Barn/Equipment
 - POA Operations/Barn/Equipment
 - General Storage/Multi-Purpose/Support Facilities
- Equestrian Area (6 ac)
 - Outdoor riding facilities
 - Indoor riding arena facilities
- West Rim Village (14 ac)
 - Incidental Uses/Support Commercial Uses:
 - General Store/Gas Pumps/Car Wash
 - Self Storage Units/Office - Storage Units
 - Cafe/Logo Shop
 - Bed and Breakfast with 30 Condominium Units
 - Multi-purpose Meeting/Conference Space

- Real Estate Office
- Property Management Office
- Existing Agricultural Buildings
- Existing Storage
- Existing Brent Hoopes Residence

- Limitations:

- Other future support commercial uses “incidental uses” only as specifically approved by the Board of County Commission.
- The General Store, Gas Pumps, Car Wash, Café, and Bed and Breakfast with 30 Condominium Units will not be allowed to be constructed and operated until 2010 or upon completion of the golf course whichever is later.
- All other above listed support commercial uses, “incidental uses”, will be allowed to be constructed and operational upon recording of the Phase I Final Plat.
- Landscape buffering along Highway 33 will be completed by the developer prior to the operation of the commercial support uses, incidental uses.

9-5-3-B: ...In a Planned Community PUD, nonresidential uses may include (a) non-commercial institutional uses such as schools, churches, or clubhouses, (b) commercial uses designed and sized to serve the daily needs of PUD residents, or (c) commercial operations related to the recreational, sports, cultural, or entertainment focus of the PUD (for example, equestrian-related facilities in an equestrian-themed PUD), which may be designed and sized to serve residents or visitors from outside the PUD.

i. Incidental Use Limitation- 9-5-3-B: The primary land use in a Planned Community PUD is residential. Non-residential uses may be included provided that the land area of the lots on which they are located does not exceed two (2) percent of the developed land area (excluding required open space) of the PUD.

1. Phase 1 standalone – 1464.2 (total acreage) - 1,024.94 acres (required 70% Open Space) = 439.26 acres (developable land area) * 2% = 8.785 acres of incidental uses.
 - a. **Over 15.125 acres**
2. All of Division II- 4476.5 (total acreage) - 3,133.55 acres (required 70% Open Space) = 1342.95 acres (developable land area) * 2% = 26.859 acres of incidental uses.
 - a. **Under 2.949 acres**

ii. Application/Master Plan stated Incidental Uses –

1. The application states 10.15 Incidental Use Acreage in Phase I – difference of **13.76 acres**
2. The application does not address incidental uses in all of Division 2

- f. Ownership- The following is summary of the owners of the different Phases-
 - i. Phase 1- GBCI, 211 West and approx. 35 other owners.
 - ii. Phase2- Teton River Farms
 - iii. Phase 3- Teton River Farms
 - iv. Phase 4- John Hoopes
 - v. Phase 5- Circle Dot Ranch
 - vi. Phase 6- GBCI

As you can see there is some discrepancy in what we have calculated and what was presented in the application. The discrepancies seem to center on these issues:

1. Open Space-
 - a. 70% Open Space is required for Planned Community PUD under the current code
 - b. Only 50% of the acreage of open space parcels with recreational uses can be counted towards the required open space.
2. Units-
 - a. The Hoopes home was not counted in the unit density
 - b. Adding 2 "Hospitality Units" per chalet lot as opposed to 1 Chalet per lot
3. Incidental Use Calculation-
 - a. Certain uses were not included in the provided calculation...Equestrian, fire station, farm uses, golf course O & M, etc.....these uses are either (or both): a) in line with the definition of incidental uses in the current code, or b) included in the original calculation of incidental uses.
4. DRC Comments-
 - a. Sewer/Septic
 - i. Development Agreement (and CC&R's) must identify a maintenance schedule, including the responsible entity of the privately owned septic tanks.
 - ii. Development Agreement (and CC&R's) must identify maintenance schedule, including the responsible entity for the leach field and community system.
 - iii. Applicant will revise the sewage calculations based on the revised type and number of units. This revised calculation will be provided to Idaho DEQ, EIHP, and Teton County.
 - iv. Applicant will provide O&M records (since the system was installed) to Idaho DEQ and EIHP.
 - b. Fire Protection-
 - i. Applicant will determine whether the Teton County Fire District is interested in the identified lot.
 - c. Roads
 - i. ITD will review previous application and plans to ensure they meet current standards
 - d. Layout
 - i. Applicant will look at revising the West Rim Village layout to place incidental uses on the interior of the development, as opposed to being along the highway (i.e. storage units lot)
 - e. Units
 - i. Applicant will clarify what a "Hospitality Unit" is in reference to the Chalet lots and Lodge site.