



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: NATIONAL OUTDOOR LEADERSHIP SCHOOL (NOLS)

Applicant: SAME AS ABOVE E-mail: Asby-wagner@nols.edu

Phone: (208) 354-8443 Mailing Address: 1690 EAST 2000 South

City: DRIGGS State: ID Zip Code: 83422

Engineering Firm: HARMON Contact Person: Randy Blough Phone: (208) 354 1331

Address: 110 E. 211th Avenue, Driggs, ID 83422 E-mail: randyblough@harmongdesigninc.com

Location and Zoning District:

Address: 1830 South 1750 East Parcel Number: RPF0013002001 A

Section: 7 Township: 4N Range: 45E Total Acreage: 10

Zoning District: A-2.5 Requested Land Use: Educational Institution

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: Asby Warner Date: 7.26.13

Fees are non-refundable.

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I, the undersigned, am the owner of the referenced property and do hereby give my permission to Asylwara of Dick Richter 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: Asylwara Date: 7.26.13

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:
 - Location is compatible to other uses in the general neighborhood.
 - Use will not place undue burden on existing public services and facilities in the vicinity.
 - Site is large enough to accommodate that proposed use and other features of this ordinance.
 - 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:
 - Minimizing adverse impact on other development;
 - Controlling the sequence and timing of development;
 - Controlling the duration of development;
 - Assuring that development is maintained properly;
 - Designating the exact location and nature of development;
 - Requiring the provision for on-site or off-site public facilities or services;
 - Requiring more restrictive standards than those generally required in this Title;
 - Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
 - 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:
 - A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
 - A professionally prepared landscaping plan;
 - Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
 - Professionally prepared final construction drawings.

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COMMUNITY DEVELOPMENT
EMIS 405 1111

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

8/1/13 email to Maureen Green in Treasurers office
to check taxes.

ok - see email

Conditional Use Application
National Outdoor Leadership School - NOLS Teton Valley
All Blocks 2 & 3 Darby Townsite Sec 7 T4N, R45E

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Executive Summary

The National Outdoor Leadership School (NOLS) is requesting a conditional use permit to operate an educational institution on the property located at 1830 East 1750 South. The Leo and Shirley Burr parcel was purchased in September of 2012 by NOLS, and is adjacent to the current educational institution owned and operated by NOLS. By and through the conditional use permit process NOLS is requesting to create a contiguous educational campus of 15 acres.

The request to operate an educational institution on the former Burr property, as demonstrated within the narrative section of the conditional use application, is

- compatible to other uses in the general neighborhood,
- will not place undue burden on existing public services and facilities in the vicinity, and
- is large enough to accommodate the proposed use and other features of the ordinance.

The proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.¹

Our need, requested through the conditional use permit, is to convert the old Burrs farming barns in to vehicle and gear storage and to create a staff housing quarters where the current home is located. Student accommodations and use would remain primarily on the current campus.

Background: NOLS was founded in 1965 in Lander, Wyoming, by Paul Petzoldt. Mr. Petzoldt, a legendary mountaineer with a famous route named after him on the Grand Teton and a previous landowner in Teton Valley, had a dream to train people to be leaders. Over the last 46 years NOLS has become the leader in wilderness education. NOLS takes students of all ages on remote wilderness expeditions and teaches them technical outdoor skills, leadership, risk management and environmental ethics. Since 1965 the school has expanded to numerous locations around the world. In the late 80s NOLS began operating winter courses out of Cottonwood Corners and then the Victor Train Station as an extension of the Lander, Wyoming office. In 1996 NOLS purchased the Old Darby Church and opened NOLS Teton Valley as a full time operation center.

Within the larger school, NOLS Teton Valley specializes in winter skiing and snowboarding courses as well as summer backpacking and rafting courses. Our winter course students typically age from 16-55 and our summer courses primarily serve students age 14-15. NOLS Teton Valley also conducts instructor skill development trainings to maintain top caliber field staff. These seminars include avalanche science, canoeing, wilderness first aid, leadership, rafting, skiing and snowboarding.

¹ Adopted 2012

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Our campus is the main beginning and ending location for our student courses and instructor trainings, which take place primarily in the backcountry in Idaho, Wyoming and Montana. We educate approximately 250-350 students per year. These students are generally on campus 2-7 days per course in smaller groups of approximately 8 to 45 people. We have two full time year round staff and an additional 8-12 seasonal staff. Some of the seasonal staff live on site and some own or rent homes in the valley.

NOLS is a part of the Teton County community fabric. The following statistics demonstrate the breadth and depth of NOLS in Teton Valley:

- Since 1965, NOLS has educated approximately 1,858 people who have lived or currently live in Teton County, Idaho, in wilderness travel, leadership and medicine skills.²
- Since 1999, NOLS Teton Valley in Driggs has educated over 3,400 people from all over the world in wilderness travel, leadership and medicine skills.³
- NOLS participates in the annual Tin Cup event, raising scholarship money for a local student to attend a NOLS course.
- Staff who have come to Teton Valley to work for NOLS have gone on to work for the Teton Basin Ranger District trail crew, Grand Targhee ski patrol and ski instruction, Teton County Search and Rescue, Teton County EMS (fire and ambulance), local non-profits and businesses as well as local schools.
- Many of the staff who have worked for NOLS Teton Valley have invested in the community by buying or building homes here. As well, one recent winter student purchased a home here after becoming enamored with the valley during his NOLS course.

² Query of NOLS database of zip codes 83452, 83424, 83455, & 83422 (Tetonia, Driggs, Felt, & Victor)

³ Query of NOLS database regarding number of participants of courses hosted in Teton Valley.

Narrative in support of CUP application for an educational institution

Proposed use is compatible to other uses in the general neighborhood.

The general neighborhood surrounding the 10-acre parcel is an area of diverse use. The following uses can be identified within the area:

- Agriculture, Commercial
- Agriculture, Processing Plant
- Landscaping Contractor Business
- Dwelling, Single Family Detached
- Dwelling, Multiple Family
- Darby Ranch PUD
- Animal Grooming / Training
- Irrigation Canal / Pipeline
- Fabricated Metal Products
- Mining
- Educational Institution (NOLS)

For historical context, in the past 50-years the parcel has had varied multiple uses. The Jorgensen's operated a farm on the property. Leo & Shirley Burr purchased the farm from the Jorgensens in the mid 1970's. The Burrs pursued agriculture on the parcel (ranching, sheep, gardens) and eventually transitioned to some derivative of a junkyard (commercial, non-conforming) and salvage yard. Following the death of Leo Burr, Shirley discontinued the salvage yard and began a clean-up phase to remove the accumulated junk automobiles and parts. Today, the remnants of the clean-up remain in the form of a pit and multiple mounds of miscellaneous debris.

NOLS has continuously operated an approved educational institution on the 5-acre parcel of the Old Darby Church and associated barns at 1690 East 2000 South since 1996. The proposed conditional use permit allows the applicant to integrate the new property and buildings into the campus as an alternative to building new facilities and upgrading infrastructure on the current 5-acre parcel. Additionally, integrating the two parcels into a contiguous educational institution would reduce visual impact of parked cars on the current property, continue the restoration of fields on the new property by the removal of junkyard / salvage yard use, and begin upgrades to the existing farm buildings for staff housing and equipment storage.

The proposed use for the new NOLS property is consistent with the current use in the area.

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The approval of the conditional use request will not place an undue burden on the existing public services and facilities in the vicinity.

The approval of the conditional request will result in the smoothing out of our current use over a larger campus, allowing for improved storage of vehicles and other assets, which will improve the visual quality of the area. The following services have been considered in this application:

(1) **Traffic** - the conditional use approval will not result in an increase in traffic. The primary entrance to the new parcel will be the existing access point off improved County Road 2000 South. The proposed plan identifies an internal, owner maintained, unimproved road to circulate vehicular use within the contiguous 15-acre parcel (see site plan). The parcel's existing access points on 1750 East and 1750 South will be maintained for current levels of residential and maintenance use.

(2) **Utilities** - the conditional use approval will not result in an undue burden on utilities.

Water - The parcel included rights within the Darby Water Association and the Garden City Water Company. NOLS also currently holds undeveloped ground water rights.

Sanitation - NOLS currently leases a roll-off dumpster for collection instead of curbside surface. NOLS employees will continue to take all trash to roll-off dumpster. NOLS also participates in voluntary recycling at the Teton County transfer facility.

Energy - The 10-acre parcel is currently provided electricity from the Fall River Cooperative and contains a 500-gal above ground propane tank. If conditional use is approved we anticipate only a modest increase in electrical and propane consumption associated with the installation of the yurts and an outdoor picnic area as described on the site plan.

Telephone - The proposed parcel has an existing land line.

Sewage - The parcel is served by septic system (last pumped out in 2012).

Storm water - Currently the property is primarily a field with barns and storm water run off is minimal and unmanaged. Improvements made to the property, ie a packed dirt road surface between the two properties, will include sufficient grading to manage storm water run off within the 10-acre parcel.

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The 10-acre parcel is large enough to accommodate the proposed use.

As depicted on the site plan, the parcel can be viewed as eight (8) rectangular sections or blocks. Currently six (6) are undeveloped fields and two (2) have a double wide trailer home, decrepit trailers and barns on them. The six (6) western undeveloped sections (~7.5 acres) would be cleaned of the current piles and pit of salvage debris and remain largely as open space. The requested improvements and additional structures would be placed on the eastern two (2) sections (~2.5 developed acres) and the southern portion of the third adjoining block. New structures include yurts (item 14 on site plan) and a picnic pavilion for staff (item 13 on site plan). Additionally, NOLS intends to replace the existing double-wide trailer with a conventional built structure to augment the staff yurts (item 9 on site plan). The site plan includes pictures and drawings of the yurts and staff housing concept which would include a large kitchen, living room and showers/bathroom facilities.

The request to operate an educational institution on the new NOLS property is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.

NOLS currently owns and operates an educational campus on the adjacent parcel. We are requesting a conditional use permit to allow us to integrate the newly acquired 10-acre parcel into our existing campus.

We believe this supports the Comprehensive Plan and the community by expanding NOLS' ability to nurture the rural character in the area (finish the clean up and restore the fields, improve and upgrade the existing barns, remove the existing double wide and build a permanent home, be good stewards of 15 acres), strengthening student and staff ties to the valley and to the outdoor recreation opportunities here by enhancing the services and space for our staff and students, and promoting a diverse and stable economy in the valley by continuing to operate and incrementally grow our school (a 750k - 1 million operation).

NOLS is in good standing with neighbors in the Darby area, as evidenced by hosting the annual Darby Water Association meeting and helping and being helped by neighbors with common neighborhood situations (drifting snow, vehicles in the ditch, communication about current water conditions, sharing horse pastures, etc). The expansion of educational use on to the newly acquired parcel is a seamless integration within the Darby area. Neighbors have already expressed appreciation for the clean up initiatives NOLS began upon purchasing the property to increase the visual landscape and overall character of the 10-acre parcel.

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Site Plan Narrative

The Legend on the attached Site Plan identifies 18 items specific to NOLS' application to operate an educational institution on the 10-acre parcel. The Comprehensive Plan lays out five themed elements to guide a vision for the future in Teton County. The following narrative describes each of the 18 items and notes relevant support and compliance with the Comp Plan's goals, policies and objectives.

1. General Site Cleanup and Maintenance of Native Vegetation
2. Existing Perimeter Fencing (Repair and Maintain)
3. Existing Driveway Access (To Remain)
4. 12' Wide Gravel Driveway
5. Connect to Existing NOLS Campus to South with Gravel Driveway
6. Existing Pole Barn (To Remain)
7. Existing Storage Shed (To Remain)
8. Existing Storage Barn (To Remain)
9. Existing House (Temporarily to Remain then to Replace)
10. Existing Landscape and Garden (To Remain)
11. Existing Landscape Buffer (To Remain)
12. Existing Mobile Home (To Be Removed)
13. Proposed Picnic Pavillion
14. Proposed Yurts (5)
15. Existing Shed (Repair and Maintain)
16. Proposed Landscape Buffer
17. Wind Turbine
18. Gravel Lot

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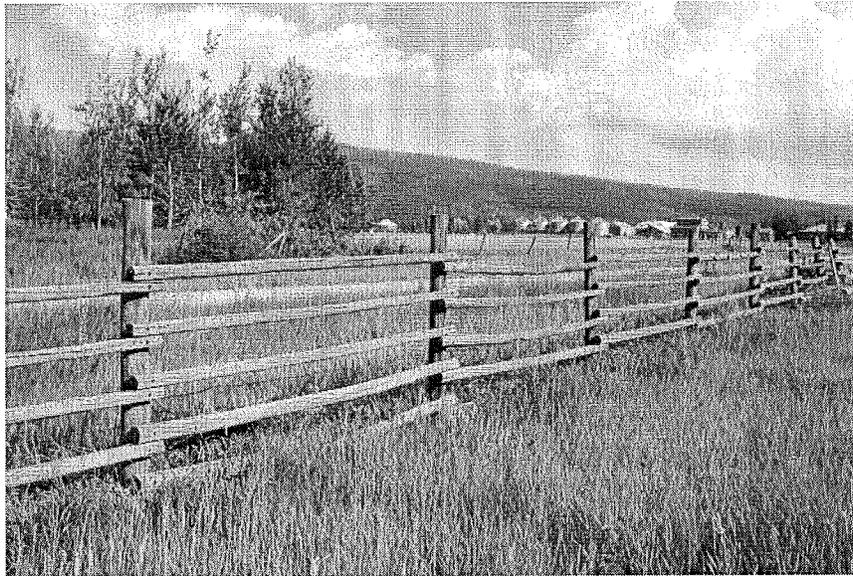
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General Site View (1)

- (1) **General site cleanup and maintenance of native vegetation** - The majority of the parcel is open space. Few remnant piles of general debris remain from the previous owner. Summer 2013, NOLS is actively working to complete the debris removal and clean-up the general site.
- I. Agricultural + Rural Heritage, *“Maintain, nurture, and enhance the rural character and heritage of Teton County.”*
 - A.) *Guiding Principle - “Manage invasive weeds and open spaces.”* The cleanup and maintenance of native vegetation will help manage invasive weeds and open spaces. The fewer invasive weeds in the area supports large-scale agriculture by reducing the need for herbicides on adjacent properties.
 - B.) *Guiding Principle - “Maintain our small town feel and rural heritage.”* The general site cleanup and maintenance of native vegetation will return the 10-acre parcel to an early time in the Darby era, reinforcing the small town feel and rural heritage in the area. A clean and tidy parcel is in line with the classic, small town area, and more so representing the values of our rural heritage.
 - II. Natural Resources + Outdoor Recreation, *“Preserve natural resources and a healthy environment, which is essential for creating viable future economic and recreation opportunities for all users.”*
 - A.) *Guiding Principle - “Recognize that tourism is a fundamental component of our economy and is dependent on healthy natural resources.”* A general site cleanup and maintenance of native vegetation is highly aesthetically pleasing to the tourist. The open space and healthy native vegetation is the equivalent of preserving healthy natural resources.
 - B.) *Guiding Principle - “Reduce Infestation / Introduction of invasive species.”* A general site cleanup and maintenance of native vegetation reduces the infestation and introduction of invasive species.
 - C.) *Guiding Principle - “Balance private property rights and protection of natural resources.”* A general site cleanup and maintenance of vegetation is an example of a private property owner attempting to utilize their parcel for their highest and best use and at the same time protecting the natural resources in the area by the reduction of noxious and invasive weeds.

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Existing Perimeter Fence (2)

- (2) **Existing perimeter fencing** - the perimeter is variously fenced with wood and wire. NOLS intends to repair and maintain sections of existing wood fence.
- I. Agricultural + Rural Heritage, *“Maintain, nurture, and enhance the rural character and heritage of Teton County.”*
 - A.) *Guiding Principle - “Balance property rights and rural character.”* The repairing and maintenance of existing perimeter fencing along the boundary of the parcel strikes a perfect balance of permitting the property owner to improve their parcel and the historic fence is part of the rural character.
 - B.) *Guiding Principle - “Maintain our small town feel and rural heritage.”* The repair and maintenance of the existing perimeter fencing along the boundary will return the 10-acre parcel to an early time in the Darby era, reinforcing the small town feel and rural heritage in the area. A sturdy and delineated parcel is in line with the classic, small town area, and more so represents the values of our rural heritage and neighbors.
 - II. Economic Development, *“Establish a vibrant, diverse and stable economy.”*
 - A.) *Guiding Principle - “Preserve valley aesthetics.”* The repair and maintenance of the existing perimeter fencing along the boundary will preserve and more so improve valley aesthetics.

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- (3) Existing driveway access to remain
- (4) 12' Wide Gravel Driveway (install)
- (5) Connect to existing NOLS campus with Gravel Driveway

- (18) Install gravel lot in front of storage barn and shed

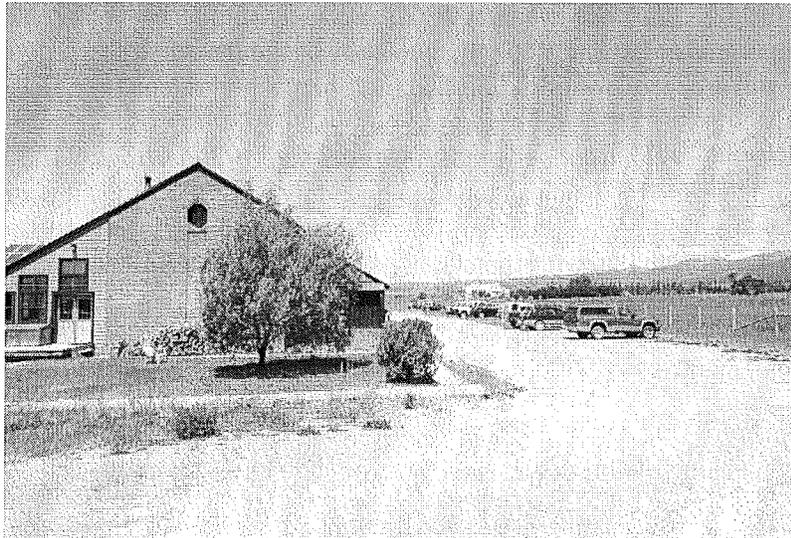
The existing driveway and access points to barns are to remain in their current states. NOLS intends to install a 12' wide gravel driveway connecting the existing NOLS campus (Old Darby Church parcel) to the new property with gravel driveway. This would be internal to the parcels and would allow for traffic to flow from 2000 South to the barns as needed. NOLS also intends to install a gravel lot in front of the storage barns and sheds to create usable space for operations.

- I. Transportation - *Create and maintain a well connected, multi-modal network of transportation infrastructure to provide convenient and safe mobility for all residents, visitors and businesses.*

- A.) *Guiding Principle - "Develop transportation appropriate for a rural community, respectful of the unique character of Teton Valley."* The utilization of existing driveway will allow for multiple access points for ingress and egress of Fire, Police, and Rescue services. The installation of the 12' wide gravel driveway will provide for an internal routing of NOLS related traffic. The route has been carefully engineered in order to maintain 2000 South as the primary ingress /egress point to the entire facility. This will maintain the current amount of use on the improved roadway, as opposed to the nearby 1750 South unimproved roadway. The primary internal driveway will also create a delineated buffer from the open space.

- II. Natural Resources + Outdoor Recreation, *" Preserve natural resources and a healthy environment, which is essential for creating viable future economic and recreation opportunities for all users."*

- A.) *Guiding Principle - "Balance private property rights and protection of natural resources."* The utilization of existing driveway, installation of the 12' wide gravel driveway, and connection of to the existing NOLS campus allows for the highest and best use of the for the landowner's purpose, while at the same time, the modified internal traffic plan creates a delineated boundary for the natural resource of open space to the east. The internal traffic layout will preserve open space by restricting and limiting driving areas.



Existing entrance of 2000 South

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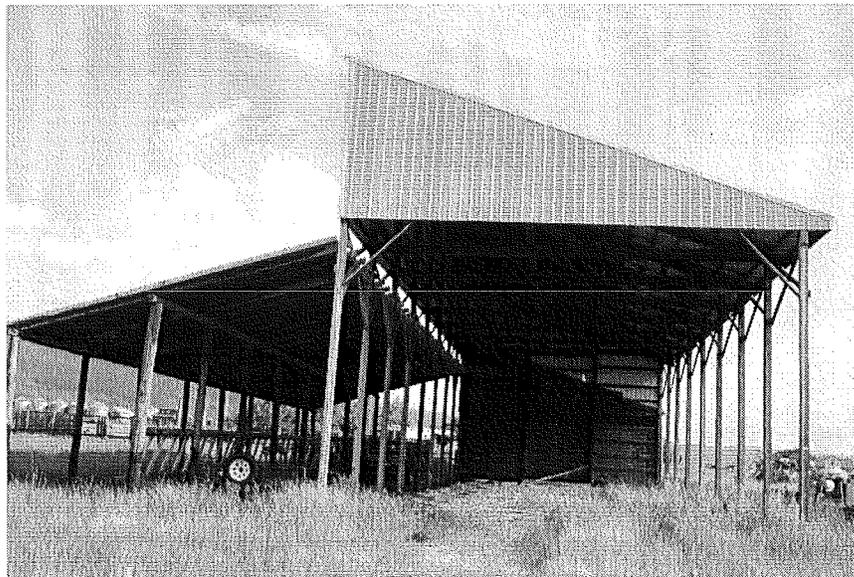
(6) Existing Pole Barn to remain - the pole barn is to become a covered parking area for staff and seasonal storage for Teton Valley Trails and Pathways.

I. Agricultural + Rural Heritage, *“Maintain, nurture, and enhance the rural character and heritage of Teton County.”*

A.) *Guiding Principle - “Maintain our small town feel and rural heritage.”* The existing pole barn is a structure with rural heritage. NOLS intends to install gravel under the pole barn and utilize the structure to park vehicles via the inter campus driveway. During peak times of the year, NOLS course instructors converge on the Teton Valley for multiple days to prepare for courses. The majority of our field staff drive to the Teton Valley and spend time in the valley after their courses. Currently, most instructors park their vehicles along the eastern property line of the existing campus. By utilizing the pole barn as a covered parking area, NOLS can reduce the visual impact of our vehicles in the rural area, and maintain a “small town feel.”

II. Natural Resources + Outdoor Recreation, *“ Preserve natural resources and a healthy environment, which is essential for creating viable future economic and recreation opportunities for all users.”*

A.) *Guiding Principle - “Enhance and preserve our access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and area damage.”* The existing pole barn will also serve as seasonal storage for Teton Valley Trails and Pathways nordic grooming equipment, which they use to maintain recreational access for the general public during the winter season.



Pole Barn to house vehicles and TVTAP grooming equipment (6)

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(7) Existing Storage Shed (To remain) - the existing storage shed is to become vehicular storage for NOLS vans, trucks, and trailers when not in use.

Agricultural + Rural Heritage, "Maintain, nurture, and enhance the rural character and heritage of Teton County."

- A.) *Guiding Principle* - "Maintain our small town feel and rural heritage." The storage shed is a structure with rural heritage. NOLS intends to install gravel under the storage shed and utilize the structure to park NOLS vans, trucks, and trailers when not in use. Currently, NOLS parks vans, trucks, and trailers along the east property line, co-mingling with staff vehicles. By utilizing the storage shed as a covered parking area for school owned vehicles, NOLS can reduce the visual impact of our vehicles in the rural area, and maintain a "small town feel."



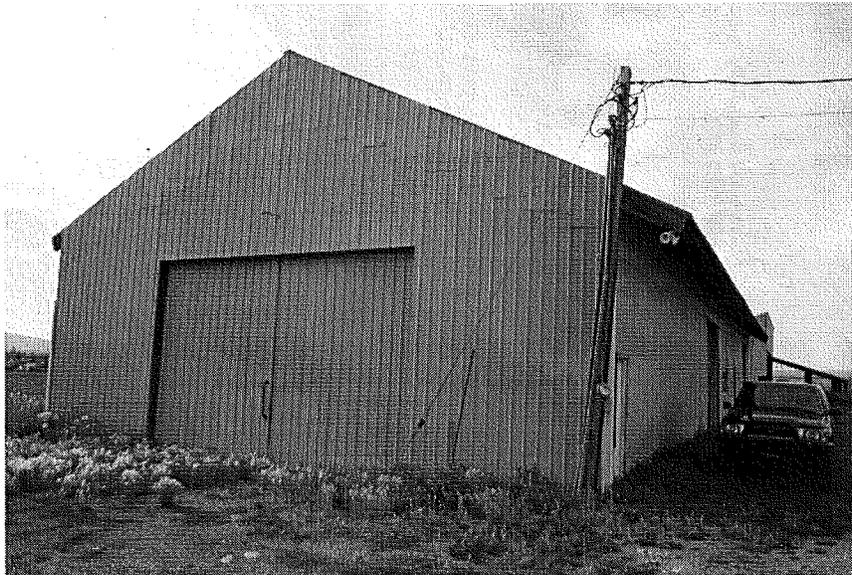
Existing Storage Shed / Future Vehicle Fleet Storage (7)

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(7) Existing Storage Barn (To remain) - the existing storage barn is to become storage for NOLS outdoor equipment, primarily whitewater canoeing and rafting equipment.

i. Agricultural + Rural Heritage, “Maintain, nurture, and enhance the rural character and heritage of Teton County.”

A.) *Guiding Principle* - “Balance property rights and rural character.” The storage barn is a structure with rural character. Using the storage barn to store canoes and rafting equipment will support the rural character by keeping a clean area. Previously, NOLS has stored their whitewater canoes outside. Placing them in the storage barn cleans up the visual landscape and also protects the river equipment by removing it from harmful Ultra-Violet damage.



Existing Storage Barn / Future Equipment Storage (8)

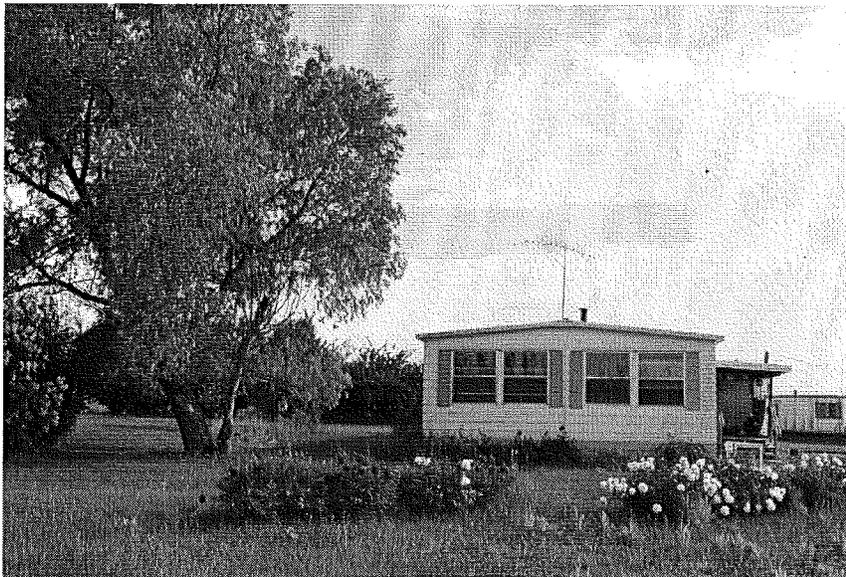
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(9) Existing double wide trailer to be replaced - the existing trailer is to remain until funding is available to remove and replace with a new building. It will be used as seasonal staff housing for employees. (General rendition depicted on site plan.)

I. Economic Development, “Establish a vibrant, diverse and stable economy.”

A.) *Guiding Principle* - “Create a hospitable and attractive environment for businesses and visitors.”

Allowing the existing house to serve as seasonal staff housing creates an attractive environment for NOLS as a business. Workforce housing is a major economic issue in Teton Valley. A vibrant workforce with affordable seasonal housing creates residents which can go about the community and participate in the local economy. NOLS subsidized housing for seasonal staff allows staff to spend a greater portion of their income within the County on multiple services and goods.



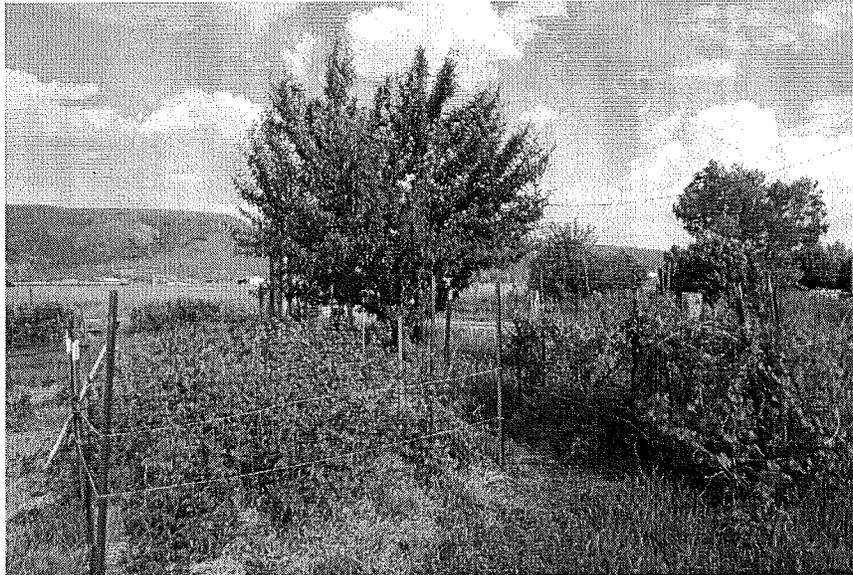
Existing Double wide Trailer/House (9)

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- (10) Existing landscape and garden to remain
- (11) Existing landscape buffer to remain
- (12) Existing mobile homes to be removed.
- (16) Proposed expanded landscape buffer

II. Agricultural + Rural Heritage, *“Maintain, nurture, and enhance the rural character and heritage of Teton County.”*

A.) *Guiding Principle - “Maintain our small town feel and rural heritage.”* The existing landscaping and garden around the home are truly sensational. The homestead features amazing perennials, trees and shrubs. There is a current long line of Siberian Peashrub (*Caragana arborescens*) creating a buffer to the southern boundary. An extension of this buffer will increase the privacy and rural feel of the property, while simultaneously strengthening the buffer for our immediate neighbor. Finally, the removal of two derelict mobile homes will yield a cleaner and more pure property, in line with the aesthetics in our Darby neighborhood.



Heritage Raspberry & Grape Garden (10)

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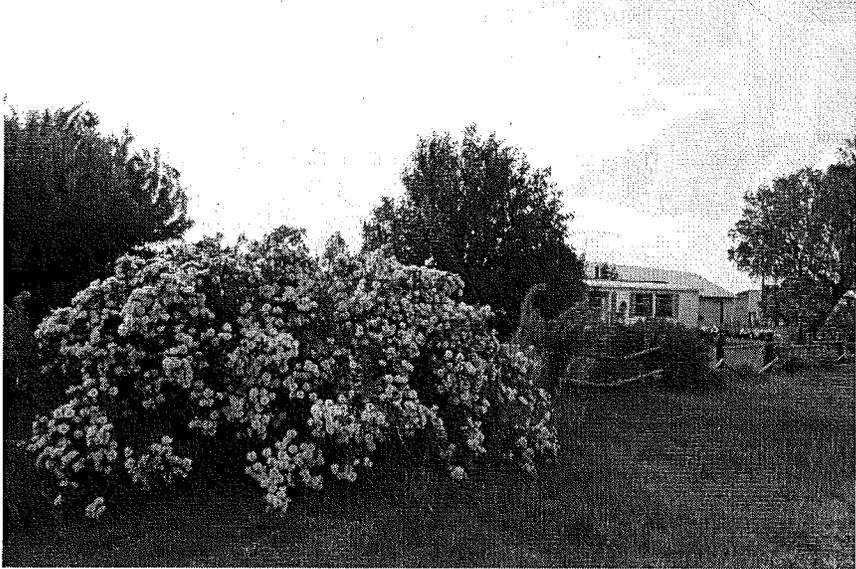


Figure Existing Landscape (10)

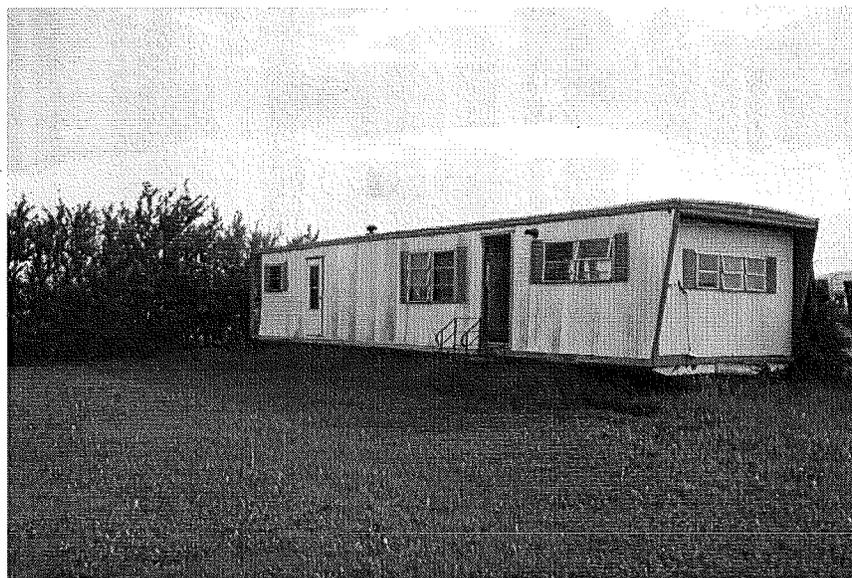


Existing Landscape Buffer on South Boundary (11)

Conditional Use Permit Application
National Outdoor Leadership School - NOLS Teton Valley
All of Blocks 2 and 3 Darby Townsite, Sec 7 T4N, R45E



Existing Mobile Home # 1 to be removed (12)



Existing Mobile Home #2 to be removed (12)

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- (10) Proposed Yurts
- (11) Proposed Picnic Pavilion

The development of a picnic pavilion and the re-location and expansion of yurts will create an attractive environment for NOLS instructors. The picnic pavilion will serve as center piece between the in-town staff house and the proposed yurt assembly to be primarily used by visiting field instructors. NOLS subsidized housing allows staff to spend a greater portion of their income within the County on goods and services. It has also served as great introduction to the Teton Valley for employees, many of whom have gone on to purchase homes in the area.¹

- I. Economic Development, *“Establish a vibrant, diverse and stable economy.”*
 - A.) *Guiding Principle - “Create a hospitable and attractive environment for businesses and visitors.”*



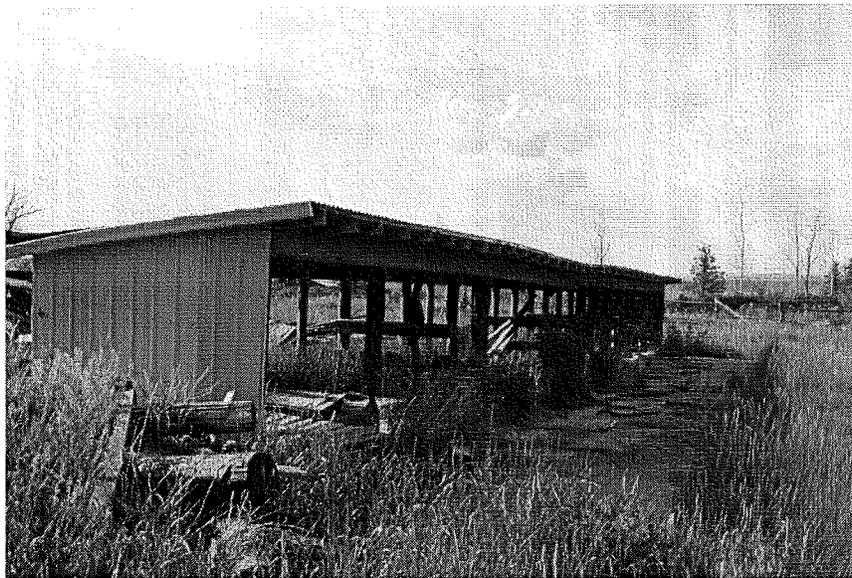
Example of NOLS Yurt set-up (14)

¹ In 2012, there were 5 staff members who moved to the Valley to work for NOLS and are now homeowners.

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(15) Existing shed to remain - the existing shed will remain, be restored, and utilized for future storage.

- I. Agricultural + Rural Heritage, *“Maintain, nurture, and enhance the rural character and heritage of Teton County.”*
- B.) *Guiding Principle - “Maintain our small town feel and rural heritage.”* The storage shed is a structure with rural heritage. Cleaning up and utilizing the space for storage will help maintain a clean, rural property.

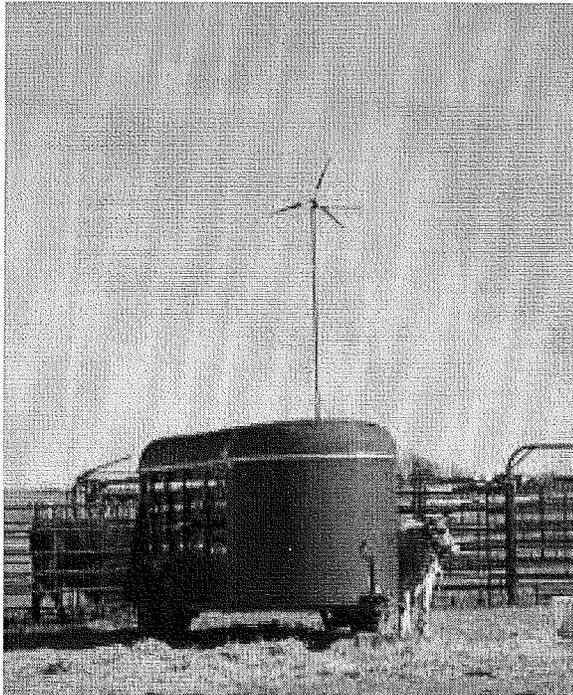


Restore existing shed for storage (15)

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(17) Wind Energy System - a wind turbine is proposed for future use in the center of the parcel, well removed from neighboring parcels.

- I. Economic Development, “Establish a vibrant, diverse and stable economy.”
 - B.) *Guiding Principle* - “Attract businesses that are economically and environmentally friendly.” A wind turbine is a zero emission and renewable power source that is environmentally friendly. NOLS currently has roof top solar panels on the existing and primary structure. Diversifying with wind will offer NOLS an independent renewable power resource. The proposed wind turbine will be in compliance of all provisions of 8-6-2-B-42 of the Teton County Code and not exceed sixty (60) feet.



Example of Wind energy system (17)

WARRANTY DEED

ATEC Order No.:155844

FOR VALUE RECEIVED

Shirley L. Burr an unmarried person

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

National Outdoor Leadership School A Wyoming Nonprofit Corp

whose current address is

284 Lincoln St.
Lander, WY 82520-2848

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

All of Blocks 2 and 3 in Darby Townsite, Teton County, Idaho, as per the recorded plat thereof. Together with half the streets and alley's adjoining said blocks as per the Vacation Order recorded as Instrument No. 76088, Teton County, Idaho, less and excepting the public roads surrounding said Darby Townsite.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 17, 2012

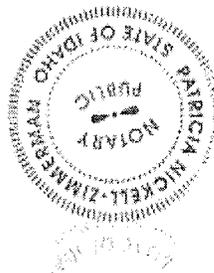
Shirley L. Burr
Shirley L. Burr

State of ID ss
County of Teton

On this 21 day of Sept. 2012, before me, Patricia Nickell-Zimmerman, a Notary Public in and for said state, personally appeared Shirley L. Burr, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patricia Nickell-Zimmerman
Patricia Nickell-Zimmerman
Notary Public for the State of Idaho
Residing at: Teton
Commission Expires: 9-26-17



Admored Title & Escrow Corp.
155844

MOULTON LAW OFFICE
Roy C. Moulton, Esq.
Sean R. Moulton, Esq.
Pamela Z. Eddins, Esq.
Amy Potter, Esq.
60 East Wallace Avenue
P. O. Box 631
Driggs, ID 83422
(208) 354-2345
(208) 354-2346 [facsimile]

FILED
JUN 13 2008
12:19
CLERK OF DISTRICT COURT

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TETON

IN THE MATTER OF THE ESTATE OF)

Case No. 008-291

LEO DONALD BURR)

DECREE VESTING ESTATE IN
SURVIVING SPOUSE
(I.C. 15-3-1205)

Deceased.)

Upon consideration of the Petition for Summary Administration of Estate of Which
Surviving Spouse is Sole Beneficiary filed by Shirley L. Burr, on the ____ day of June, 2008, the
Court finds that:

1. The facts set forth in the petition are true.
2. The required notice has been waived.
3. The decedent, Leo Donald Burr, died on January 16, 2006, domiciled in Teton County, Idaho.
4. Venue is proper.
5. The surviving spouse, Shirley L. Burr, and the decedent were duly married at Porterville, Tulare County, California, on December 6, 1953, and remained married until the date of decedent's death.

- 6. The surviving spouse, Shirley L. Burr, is the sole heir or devisee of the decedent.
- 7. The decedent died intestate.
- 8. The schedule of property attached to this Decree is a full and complete inventory of the property owned by the decedent and properly characterizes the property as community property.

THEREFORE, it is ordered, adjudged and decreed as follows:

- 1. Shirley L. Burr is the surviving spouse of the decedent and is the sole heir or devisee of the decedent.
- 2. The property of the decedent described on the schedule attached to this Decree is hereby vested in and distributed to Shirley L. Burr free and clear of all right, title, claim or demand of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.
- 3. The surviving spouse shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent.
- 4. There shall be no administration of the estate of the decedent.

DATED this 11 day of Sept, 2008

STATE OF IDAHO }
County of Boise }

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of the original entered on file in my office.

Dated 9-18 2008

Colin W. Luke
Magistrate

By [Signature]
Deputy Clerk

[Signature]
COLIN W. LUKE
Magistrate Judge

MOULTON LAW OFFICE
Roy C. Moulton, Esq.
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60 East Wallace Avenue
P. O. Box 631
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(208) 354-2345
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FILED
SEP 11 2008
TIME 5:00 AM
TETON COUNTY CLERK

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TETON

IN THE MATTER OF THE ESTATE OF)

Case No. ^d08-291

LEO DONALD BURR)

PETITION FOR SUMMARY
ADMINISTRATION OF ESTATE
WHERE SURVIVING SPOUSE
IS SOLE BENEFICIARY
(I.C. 15-3-1205)

Deceased.)

Category L-~~1~~ 3 \$~~40.00~~ 40.00

PETITIONER, SHIRLEY L. BURR, STATES AND REPRESENTS TO THE COURT THAT:

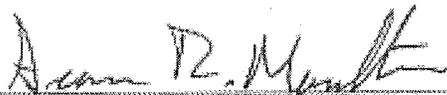
1. Petitioner's interest in this matter is that of the surviving spouse of the decedent.
2. The decedent, Leo Donald Burr, died on January 16, 2006.
3. Venue is proper because at the time of death the decedent was domiciled in this county.
4. The decedent and Shirley L. Burr were duly married in Porterville, Tulare County, California, on December 6, 1953, and remained married until the date of decedent's death.
5. The decedent died intestate leaving Petitioner as the decedent's surviving spouse and sole heir.

6. The schedule of property attached to this petition is a full and complete inventory of the property owned by the decedent. The nature of the property (community) is set forth in the schedule.
7. The surviving spouse of the decedent is the sole devisee or heir of the decedent and is therefore entitled to have all of the interest and estate of the decedent distributed to and vested in the surviving spouse, free and clear of the claims of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.

WHEREFORE, PETITIONER REQUESTS THAT:

1. The court enter its Decree that the decedent and the surviving spouse were duly married and that the surviving spouse is the sole heir and devisee of the decedent and vested with all of the interest and estate of the decedent, free of claims of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.

DATED this 1st day of Sept., 2008


SEAN R. MOULTON
Attorney for Petitioner

VERIFICATION

STATE OF IDAHO)
) SS
COUNTY OF TETON)

The petitioner, being sworn, having read the foregoing says that the facts set forth herein are true, accurate, and complete to the best of petitioner's knowledge and belief.

Shirley L. Burr
SHIRLEY L. BURR

SUBSCRIBED AND SWORN to before me this 18 day of June, 2008.

KRISTINE HEADRICK
NOTARY PUBLIC
STATE OF IDAHO

Kristine Headrick
NOTARY PUBLIC for the State of Idaho
Residing at: Teton County, Idaho
My Commission Expires: 2/12/2014

