



NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at www.tetoncountyidaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

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: Big Sky Western Bank

Applicant: Big Sky Western Bank

E-mail : dchery@glacierbancorp.com

Phone: (406) 751-7712 Mailing Address: 4150 Valley Commons Drive

City: Bozeman State: Montana Zip Code: 59718

Engineering Firm: Rendezvous Engineering, P.C. Contact Person: Robert Ablondi Phone: (307) 733-5252

Address: PO Box 4858, Jackson WY 83001 E-mail: RTAblondi@aol.com

Location and Zoning District:

Address: 901 River Rim Ranch Rd., PO Box 337, Teton, ID 83452 Parcel Number: Various

Section: Portions of Sections 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 20, 21, 22 and 29

Township: 6 North Range: 44 East Total Acreage: 5500 acres ±

Proposed Units/ Lots: _____ Current Units/Lots: 578±

Code Approved Under: _____

- | | | | |
|-------------------------------------|---|--------------------------|-------------------------------|
| <input type="checkbox"/> | FEES (pursuant to current fee schedule) | <input type="checkbox"/> | Affidavit of Legal Interest |
| <input type="checkbox"/> | Insignificant | <input type="checkbox"/> | Engineer/Surveyor review cost |
| <input type="checkbox"/> | Substantial Increase Scale/Impacts | <input type="checkbox"/> | Taxes Current |
| <input checked="" type="checkbox"/> | Substantial Decrease Scale/Impacts | | |

Fees are non-refundable.

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: Don Chery Date: 9/14/11
Big Sky Western Bank
By: Don Chery, EVA/CAO, Glacier Bancorp, Inc.

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Michael E. Potter, email address: pcd@pcdevelopment.com, 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: Don Chery Date: 9/14/11
Big Sky Western Bank
By: Don Chery, EVA/CAO, Glacier Bancorp, Inc.

SECTION II: ADMINISTRATOR DETERMINATION

The Planning Administrator has reviewed the amended plat and/or recorded documents and proposals in accordance with Teton County Subdivision Ordinances Title 9, Chapter 7. The Planning Administrator has determined the changes are:

() Insignificant: The application will be reviewed administratively and approved, approved with conditions or denied. The plat or recorded documents for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the county regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.

() Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement and may or may not require additional studies or application materials. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

Substantial Changes – Decrease Scale, Impact: The application will be reviewed under the code of original approval and a staff report prepared and sent to the Planning and Zoning Commission for concept review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement. No additional studies or application fees will be required. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

SECTION III: ITEMS REQUIRED ON THE AMENDED PLAT OR IN AMENDED RECORDED DOCUMENTS

1. Narrative explaining the changes that are being proposed.
2. Plat, if applicable, is labeled correctly as "Amended Final Plat".
Recorded documents, if applicable, are labeled as "Amended"
3. Itemize briefly the amendments on the original plat and/or recorded documents and the amended plat and/or recorded documents.
4. The following items may also be required, as applicable:
 - Letter of Credit or Bond for financial guarantee of public improvements
 - Engineers cost of public improvements

Angie Rutherford

From: Mike Dronen [mdronen@silverstar.com]
Sent: Monday, October 31, 2011 4:40 PM
To: Angie Rutherford
Subject: Re: River Rim
Attachments: Re_ River Rim Wastewater _ Updated Language for the Development Agreement.eml

Angie -

Thanks for your email.

The latest version of the development agreement looks good.

Just for your info, I did share with Rendezvous Engineering (atch) that the Health District would need to work with DEQ to obtain septic tank permit approvals when the design flows exceed the design capacity of the existing system.

The email used is a good work email for me, thanks. Let me know if you have any questions.

Mike

----- Original Message -----

From: Angie Rutherford
To: mdronen@silverstar.com
Sent: Monday, October 31, 2011 3:34 PM
Subject: FW: River Rim

Hi Mike,
Here's the latest version of the development agreement with River Rim. Page 3, Section D has the "Future Wastewater Modules" and the requirements and "triggers" for when the next module will be built. If you have time, could you review this section and give any thoughts you might have? I think they did what you asked of them, but I want to make sure it sounds reasonable to you.
Thanks Mike!
Angie

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: Kathy Spitzer
Sent: Friday, October 28, 2011 6:13 PM
To: Angie Rutherford; Curt Moore; Jay Mazalewski
Subject: Fwd: River Rim

Kathy Spitzer
Sent from my iPhone

Begin forwarded message:

From: "Dan Green" <dan@racinelaw.net>
To: "Kathy Spitzer" <kspitzer@co.teton.id.us>
Cc: "dchery@glacierbancorp.com" <dchery@glacierbancorp.com>, "RTAblondi@aol.com" <RTAblondi@aol.com>, "pcd@pcdevelopment.com" <pcd@pcdevelopment.com>
Subject: River Rim

Hi Kathy:

Attached is my cover letter and the revised Amended Development Agreement for your review. We will provide the revised exhibits to you separately.

Please let me know if you have any questions.

Thanks.
Dan

Daniel C. Green
Racine, Olson, Nye, Budge & Bailey, Chtd.
P. O. Box 1391
Pocatello, ID 83204
(208) 232-6101 - Telephone
(208) 232-6109 - Facsimile

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<http://www.eset.com>

Information from ESET NOD32 Antivirus, version of virus signature database 6591 (20111031)

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<http://www.eset.com>

Angie Rutherford

From: Mike Dronen [mdronen@silverstar.com]
Sent: Monday, October 31, 2011 9:56 AM
To: RTAblondi@aol.com; jmaz@co.teton.id.us; William.Teuscher@deq.idaho.gov
Cc: Nathan Taylor
Subject: Re: River Rim Wastewater / Updated Language for the Development Agreement

Bob -

Thanks for including the additional analysis at 50%, to the proposed development agreement language. This may be a good study when reviewing design criteria for future projects of this nature.

I do not see any problems with the updated language as shown below. However, to make one additional point, the Health District will work with and look for DEQ's approval to issue individual tank permits that carry flows beyond the design capacity (not actual capacity) of the currently constructed LSAS.

Mike

----- Original Message -----

From: RTAblondi@aol.com
To: mdronen@silverstar.com ; jmaz@co.teton.id.us ; William.Teuscher@deq.idaho.gov
Sent: Thursday, October 27, 2011 11:13 AM
Subject: River Rim Wastewater / Updated Language for the Development Agreement

Mike, Jay, Willie,

The following represents suggested language to address concerns expressed to date. I have included the test at the 50% level that would allow a more accurate determination of flow versus numbers of units allowed to be occupied. This is pretty far into the future so its hard to say if this will ever be tested in a reasonable time frame. However, I believe that this insures that the system is safe and adequate to provide the required treatment. I have also presented an example of the calculation. The principal areas that have been added are show in yellow highlight.

A few things that are important to this discussion is the fact that we will be going on maximum day flows. These flows will only occur in the summer time for this type of project, which is only about two months -- July and August. We only allow up to 85 per cent of the capacity in equivalent number of units, which will provide a large buffer before the flow reaches 100%. The next module and leachfields can be constructed in 3 months or less. All the design is completed and the site allocated, plus letter of credit is in place for the next module.

Future Wastewater Modules. River Rim Ranch has completed as of October 2010 the first 30,000 gallons per day capacity module of a septic tank wastewater pre-treatment system which includes primary and backup leachfields with a total combined capacity of 60,000 gpd. The septic tank wastewater pre-treatment system is designed to be enlarged to 120,000 gallons per day with a total of four (4) 30,000 gallon per day pre-treatment modules. Construction of an additional module of the wastewater pretreatment facility, along with the associated leachfields, will be determined from an analysis, to be reviewed and approved by the Idaho DEQ and Teton County, of actual maximum day flow in comparison with the number of units constructed and occupied, when the flow reaches 50% of the designed capacity, or about 15,000 gpd for the first phase. From this analysis a determination will be made relative to the number of units that may be allowed to be occupied that would result in a maximum day flow of about 85 percent of design capacity. River Rim shall be required to commence construction of the next treatment module once this projected number of units that would generate 85 percent of design capacity is exceeded. A letter of credit for the cost of one additional wastewater module will be maintained by the current owner or successor until the project reaches buildout or until an engineering analysis, approved by the Idaho DEQ, demonstrates that no additional wastewater capacity is required. The future wastewater module construction is based upon measured flow and is not associated with a specific phase. Failure to complete the next module of the pre-treatment system in accordance with this requirement shall result in the withholding of any new occupancy permits by Teton County until the additional module is in operation. Teton County would also have the right to withhold building permits and occupancy permits at any time they have substantial reason to believe that the capacity of the River Rim treatment facility will be exceeded or negatively impacted by excessive flows.

Example:

- 1) Maximum day flow reaches the 50% level or 15,000 gpd.
- 2) The number of permitted and occupied units is determined at this time. Assume that there are 75 occupied units. This would represent an average flow of 200 gpd per occupied unit ($15,000/75 = 200$). Units constructed but not occupied would not be counted so as not to skew the results.
- 3) Based upon this average use of 200 gpd per unit, a maximum of 127 units would be allowed to be occupied (which would represent about 85% of the design capacity or a flow of about 25,500 gpd)
- 4) At the time occupancy for the 128th unit is applied for, River Rim would be required to begin construction of the next wastewater module. No new occupancy permits would be allowed until the module is complete. Building permits could however be issued.

Let us know your thoughts on this as we would like to have a document ready for final submittal to the county commissioners. The public hearing date is now set for November 17th.

Thanks for your time on this.

Bob Ablondi
Rendezvous Engineering
307-733-5252 (office)
307-413-3052 (cell)

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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Angie Rutherford

From: Jay Mazalewski
Sent: Friday, November 04, 2011 2:38 PM
To: Jay Mazalewski; Angie Rutherford
Subject: Phasing Plan & Cost Estimate-redux

Angie,

The phasing plans and cost estimates seem reasonable to me. My recommendations:

- 1) Each phase (1A, 1B, etc) must have a stand-alone line item cost estimate associated with it.
- 2) The cost estimate has 10% contingency, our current regulations state a 25% contingency is required. Either amount is fine with me, however the BoCC should address this requirement.
- 3) The Phasing plan MUST be recorded in full size and in color. 11x17's may be included, but the recorded document need to be full sized for readability.
- 4) District 7 Health approval of the sanitary sewer language is required prior to recordation.

Jay T. Mazalewski, PE
County Engineer/Public Works Director
150 Courthouse Way
Driggs, ID 83422
208-354-0245

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