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100 Years

60 S Main St | PO Box 48 - Driggs, ID 83422 | Ph: 208-354-2362 | Fax: 208-354-8522 | www.driggs.govoffice.com

**Curt Moore, Planner
Teton County
150 Courthouse Drive
Driggs, ID 83422**

January 20, 2011

RE: Agency review comments for Teton Links RV Park

Curt,

The City of Driggs has reviewed the concept submittal for the Teton Links RV Park and finds that there will be no significant impact from the proposed project to the city's capacity to deliver public services and that the project will likely lead to increased visitor spending within the City of Driggs.

Protection of water quality, wildlife habitat and night skies are important to city residents and we trust that the county will ensure these issues are thoroughly considered during the Conditional Use Permit process.

Regarding acceptance of wastewater at the Driggs WWTF, the City would be open to considering a request to accept wastewater from the project (via pump truck). Upon such request, the City would develop and present the required standards for waste separation, and dumping fees that would apply. The contact person for this issue is our Public Works Director, Jared Gunderson (354-8228, pwdriggs@pdt.net).

Thank you for the opportunity to review this project.

Sincerely,

Doug Self, AICP
Planning and Zoning Administrator

Wendy Danielson

From: Curt Moore
Sent: Wednesday, January 26, 2011 2:55 PM
To: Wendy Danielson
Subject: FW: The Resort at Teton Links

From: Bret Campbell [<mailto:bcampbell@tetoncountyfire.com>]
Sent: Wednesday, January 26, 2011 11:20 AM
To: Curt Moore
Subject: The Resort at Teton Links

Curt,

I have received and reviewed the CUP application packet for The Resort at Teton Links. Thank you for providing the information at an appropriate time for our review.

As you know, our agency approval would be granted upon the basis of an acceptable fire protection plan. Generally speaking, the plan must provide for "address, access, and water supply". The requirements are based upon the 2009 International Fire Code (IFC). I do not have concerns with the layout of the site plan; fire engines, ambulances, and RV have similar access requirements. An acceptable firefighting water supply will be required. And I am be happy to meet with the applicant and discuss the fire protection plan.

Thank you,

Bret Campbell
Assistant Chief



Teton County Fire Protection District
PO Box 474
625 North Airport Road
Driggs, ID 83422

Phone: 208-354-2760
Fax: 208-354-2764

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5821 (20110126)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>


IDAHO DEPARTMENT OF FISH AND GAME
UPPER SNAKE REGION

 4279 Commerce Circle
 Idaho Falls, Idaho 83401

 C.L. "Butch" Otter / Governor
 Cal Groen / Director

January 26, 2011

**TETON COUNTY
 PLANNING & ZONING**
JAN 28 2011
RECEIVED

 J. Curt Moore
 Teton County Planning and Zoning
 150 Courthouse Drive, Room 107
 Driggs, ID 83422

RE: The Resort at Teton Links – Application for Conditional Use Permit

Dear Curt:

We have reviewed the initial application for a conditional use permit for the modification of Teton Links Golf Course. Resident species of fish and wildlife are the property of all citizens within the state (Idaho Code § 36-103(a)); therefore, all decisions affecting fish and wildlife are the concern of all Idahoans. The Idaho Department of Fish and Game (Department), acting under the supervision of the Idaho Fish and Game Commission, is charged with the statutory responsibility to preserve, protect, perpetuate, and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). As such, we advocate that fish and wildlife receive equal consideration with other resources in decisions affecting land and water management. We offer the following comments:

The application packet shows three different maps indicating three different future intentions. All lie within different Teton County planning overlays. We are commenting on the proposed development zone map which outlines the area of immediate development of the RV resort. This lies within the Priority Wetland overlay and FEMA's 100-year flood plain zones. The general area shown on the plat map has been historically grazed as have most areas that cannot be cultivated in the Teton Valley. With its diverse vegetation and location primarily in a wetland, this area offers high value habitat for many animal classes including birds, mammals, reptiles, and fish.

There are two Teton River tributaries crossing the development zone as indicated on the soil and water map. Griffith Creek and an unnamed tributary are shown to be waters of the United States. Any perennial stream flowing to the Teton River will hold Yellowstone cutthroat trout (YCT), a species of special concern, especially during periods of high water when they could utilize the creek drainages for possible feeding, migration, and spawning. With recent petitions to have YCT listed under the Endangered Species Act, it is important to protect YCT water systems from pollutants.

Although not depicted on the wetlands map, 100% of this property is within the official 100-year flood plain as mapped by FEMA. These waterways could be compromised if the septic waste management system is not built to withstand a 100-year flood.

Keeping Idaho's Wildlife Heritage

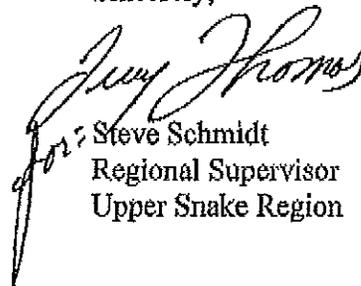
Golf courses are noted for the extensive use of fertilizers, herbicides, and pesticides. Normal runoff and winter snowmelt, as well as flooding, can carry these pollutants into sensitive waterways and wetlands. Plans should be developed to address this issue.

The proposed development zone also lies within the area broadly defined as the Woods Creek Fen. Fens are wetlands with peat soils that are primarily influenced by ground water. Due to the complexities of peat formation, fens may take thousands of years to develop and are considered irreplaceable wetlands by the U.S. Fish and Wildlife Service. The Idaho Natural Heritage Program has identified fen wetlands in Teton County, Idaho as a natural community conservation priority in Southeast Idaho due to their high potential for harboring rare plants. Woods Creek Fen has been characterized as the most floristically unique wetland in Teton County, and is ranked as a site with high conservation value for rare plants and wetland plant communities. We consider those wetland areas identified as having peat soils as likely being fen wetlands. The primary soil type of the development zone is Zudell silty clay loam (Zu); it is not typed as a peat soil; however, this soil type is likely to have shallow peat inclusions within the wetland areas.

Mitigation, in the form of a conservation easement, was completed for the Huntsman project directly to the east. This was to mitigate for some of the same issues being addressed at Teton Links.

Thank you for providing us an opportunity to comment on this proposed development. We look forward to continued involvement as this development progresses. Please contact Paul Faulkner of my staff, 208-525-7290, if you have questions about our comments.

Sincerely,



For: Steve Schmidt
Regional Supervisor
Upper Snake Region

SLS:PJF:jms

cc: Terry Thomas, IDFG
Douglas Petersen, IDFG
Lauren Wendt, IDFG



Teton County Engineer

January 28, 2011

Re: The resort at Teton Links CUP

Dear Curt,

The following are my comments on the Conceptual CUP application.

1. Please show what is existing and what is new. This would be accomplished best by showing a drawing (Existing Site Plan, or Phase 1 site plan) of what is currently constructed, and another that shows what will be installed (Proposed Site Plan or Phase 2 site plan) with those items existing shaded lighter so that the locations of all items can be clearly seen. For instance on the current site plan it is hard to determine if the fairways are existing or they are new.
2. Please show an existing sewer plan and the approval documentation and the New Sewer Plan with complete design.
3. Please provide a draft (50%) design drawing prior to approval for the following:
 - a. Remodeling of the entrance cabin, including a site plan and additions/alterations including the size, uses and the infrastructure for it. The infrastructure should include the parking and roads for it (site plan specifically for the entrance cabins), the utilities for the bath houses, including the electrical, communications, water, sewer and propane.
 - b. The infrastructure for the 108 RV sites. The infrastructure should include the parking and roads for it (site plan specifically for the sites), the utilities for the sites, including the electrical, communications, water, sewer and propane.
 - c. The 108 RV sites, including layout, traffic patterns additional parking, and how spills will be captured and disposed of.
 - d. The two Bathhouses. Size, uses, and infrastructure for them. The infrastructure should include the parking and roads for it (site plan specifically for the bath houses), the utilities for the bath houses, including the electrical, communications, water, sewer and propane.
 - e. The clubhouse; site plan and additions/alterations including the size, uses and the infrastructure for it. The infrastructure should include the parking and roads for it (site plan specifically for the clubhouse), the utilities for the clubhouse, including the electrical, communications, water, sewer and propane.
 - f. Pond design. Including existing pond size and depth, and proposed pond size and depth. Please show if the pond is connected to the wetlands and creeks.
 - g. Trails, how they will be constructed and where.
 - h. Any additional maintenance areas for facilities and carts.
 - i. Storage areas for materials including fertilizers, fuel, garbage and snow (if anything is going to be plowed), for every day operations once it is constructed.
 - j. County road N4000W improvements that will be completed.
4. Please provide an alternate option for the sewer if the Parker contract falls through.
5. Please provide a traffic Analysis sealed by a Professional Engineer. It should include the following:

WK: 208-354-0245
CELL: 208-313-0245

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Driggs, Idaho 83422

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lsimonet@co.teton.id.us

- a. Analysis of the traffic to be generated.
 - b. Analysis and impact on N4000W concerning the poor condition of the road. Specifically:
 - i. Whether the current condition of the road will withstand the loading of the additional traffic. It should be noted that a fire truck got stuck in the road in 2008.
 - ii. Whether the current condition of the road will allow for the passing of two RV's at the same time, since the road width and shoulders are inadequate on this road.
 - c. Analysis of the traffic to be generated on the intersection of N4000W and Bates Road, specifically if a turn lane would need to be installed.
6. Please provide a wetland delineation of the areas to be impacted by the construction, along with a letter from the Corps of Engineers and NRCS, stating what permits will be required by them.
 7. Please provide an Erosion and Sediment control plan. This plan should include three phases:
 - a. The construction phase, including the storage, staging and transport of materials.
 - b. The post construction phase, until growth is completely established and how to determine if it is.
 - c. The long term plan, for the everyday maintenance and up-keep of the facility.
 8. Please note that there should be some type of improvements to the County road N4000W. The road is in very poor condition and is not one of the roads to be improved within the next several years. Since the road is going to need full re-construction, there may also be right-of-way width concerns to bring the road up to current county standards, which for this road would be 26' wide with 2' shoulders each side, not just 24' wide. Since there are wetlands and creeks involved, it will also need to have drainage items, culverts and/or bridges, installed when the road is rebuilt. It is recommended that when additional developments occur on the road, they should pay for their pro rata share of the road.

If there are any questions please call or email me.

Thank you.

Louis Simonet



300 EAST BROADWAY
FIRST FLOOR SUITE 100
JACKSON, WY 83001
PHONE: 307.733.1000
FAX: 307.733.1001
WWW.JHLANDTRUST.ORG

January 28, 2011

Via e-mail cmoore@co.teton.id.us

Mr. Curt Moore

Teton County, Idaho Planning & Building Department

150 Courthouse Drive, Room 107

Driggs, ID 83422

Dear Curt:

BOARD OF DIRECTORS

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MIKE WARDELL

Please accept these comments on behalf of the Jackson Hole Land Trust in regard to the proposed Teton Links Golf Course and RV Park Conditional Use Permit.

The Jackson Hole Land Trust works with private landowners to preserve open space and the scenic, ranching and wildlife values that it supports. We accomplish this mission primarily through the use of conservation easements, which are agreements between land trusts and landowners to keep land as open space.

While the bulk of our work takes place on the Wyoming side of the state line, we are the holder of two conservation easements on property located directly adjacent to the subject property. These conservation easements were donated by the owner of the property and provide for the permanent conservation of about 275 acres of important wildlife habitat.

The high conservation values of this property and other open lands nearby are pointed out in many planning documents, such as the Teton County Planning Natural Resource Overlay, with wetlands identified as Priority Wetlands containing Songbird/Raptor Breeding and Wintering Habitat and Waterbird Breeding, Migration, Foraging and Wintering Habitat. The area is also included in the Snake River Basalts conservation priorities section of the Idaho Comprehensive Wildlife Conservation Strategy. Most notable among Teton County, Idaho's wetland habitats are fens found in the vicinity, which have organic soils (peat) and are fed by groundwater. Fens may take thousands of years to form, and the U.S. Fish and Wildlife Service considers fen wetlands irreplaceable.

These conservation values are interdependent to a certain extent. The productive aquatic function of the Teton River tributaries found in the vicinity are dependent upon returning irrigation water and uninterrupted hydrological connection between various individual parcels of land.

The property on which we hold conservation easements is surrounded by open lands that provide migration corridors and winter habitat for elk, moose and mule deer in the lower elevation bottom-lands. Likewise, the agricultural values of the property depend upon available pastures of adequate size located nearby.





The purpose of our comments is simply to ensure that the significant natural resources found in the vicinity of the subject property and the investments made by this organization, other conservation groups, and landowners in preserving those resources are understood and taken into all appropriate consideration in the course of evaluating the proposed development and its impacts.

Please contact me with any questions, and thanks in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Andrews". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Laurie Andrews
Executive Director

Cc: Carole and Norm Hofley
Teton Regional Land Trust