

Application for Conditional Use Permit

The Resort at Teton Links

I. Section I – Attached

II. Section II – Narrative

A. Mission:

It will be the mission of the Resort at Teton Links to provide a high quality RV experience for visitors to the area, golfers, fishermen, and people desiring a base to visit the magnificent resources of the Teton Valley vicinity.

B. Introduction

Teton Links was built in two phases over a 4 year period to provide a links quality golfing experience in the Teton Valley. Initial approvals included a public 18 hole golf course and 8 fishing cabins. The first phase was completed in 2000 and the project was complete and fully open to the public in 2004. Although the sewer system was designed for all 8 of the cabins, only one was used. Now in 2011, Robert and Sharman Wilson are applying for a conditional use permit to modify the Teton Links Golf Course, including within its boundaries a high-end RV resort.

C. Purpose

The purposes of this resort expansion are to provide needed outdoor hospitality accommodations in the Teton Valley, to add to the rounds of golf played at Teton Links, to add a needed profit center to the existing facilities, and to provide economic benefits to Teton County. The 320 acre property is located between the

City of Driggs and the Teton River and is currently used for seasonal outdoor recreation that is compatible with the surrounding neighborhood. The addition of high-end RV sites is expected to increase use of the golf course, but not change compatibility with the neighborhood because the RV sites will be well-buffered by the golf course and surrounding open space. It is anticipated the resort will be open from May 15 to October 1 each year – weather permitting. There will be no use of the resort facilities in the late fall, winter, and early spring. The scope of the development will include:

- a. The remodeling of the entrance cabin to provide for registration for both golfers and RV'ers, a small store for golfing equipment and RV supplies, and basic restroom facilities.
- b. The addition of 108 RV sites to include:
 - i. 62 back-in sites (65'x30')
 - ii. 41 pull-through sites (80'x30')
 - iii. 12 buddy sites (65' long)

Each site will have water, sewer, Wi-Fi, and 20, 30, 50 amp service, and will be leveled with grass pavers for stability. Each site will be designed so that any spillage from the unit (sewage, oil, etc.) will be captured and disposed of.

- c. There will be two bathhouses, each handicapped accessible, and a small laundry facility for guests.

- d. The existing golf clubhouse will be altered to be a small meeting place with the addition of a pavilion roof structure covering the existing back deck.
- e. A fishing pond and dock will be built by expanding an existing pond at the north end of the new RV sites.
- f. Trails for protecting the stream resources and for visitor safety will be added. These will be done with native materials.
- g. Roads will be constructed in the following manner:
 - i. The entrance area will be 40' wide with an additional 10' pull out for visitor registration;
 - ii. Two way roads will be a minimum of 24' wide;
 - iii. One way roads will be 18' wide;
 - iv. Turning radii into and out of each RV site will be a minimum of a 24' turning radius.
- h. Parking
 - i. There will be 46, 20'x10' parking spaces for golfers (replacing existing parking area);
 - ii. There will be an additional 24, 12'x6' parking bays for golf carts.
- i. Water – The existing water supply is adequate in volume to meet the demand of a full RV facility. Current engineering studies are being done to calculate storage needs and potential locations; and to meet potable water standards required by regulation and code.

- j. Sewer –The sewer system will be a collect, hold, and pump system.
Current engineering is being done to calculate pipe sizes and locations, and ways to diminish ground disturbances. Parker Septic Service of St. Anthony has agreed to pump and dispose of the wastewater products.
- k. Wi-Fi – Wi-Fi will be provided from the registration building and made available to all sites.
- l. Electric – Electrical service will be engineered for peak demands by the power company. Internal distribution will be provided by the owners according to the engineered drawings.

Analyses

The owners will provide an analysis as part of this application on the various impacted services and facilities provided by public, quasi-public, and utility providers in the County. Specifically:

- 1. Sewer – The planned sewer system is a collection, hold and pump system, whereby all effluent will be transported to a local municipal sewer system for dumping. Parker’s Septic Service of St. Anthony will provide collection and disposal service;
- 2. Refuse Collection – Trash will be collected and put in a central bear-proof dumpster located away from the RV sites and neighbors for sanitation and noise abatement. A will serve letter from the designation refuse collection provider;
- 3. Power – A statement of capability from the power company to provide ample power to the project;

4. Fire Protection – Design of the water system will include a Fire Department Connection (FDC) of adequate size to meet all code demands for fire suppression;
5. Police – Although resort developments of this nature do not have a negative impact on local law enforcement, measures for security will be taken to minimize any impacts upon the Sheriff's department;
6. Schools – Except that the employment base of the school district will increase as a result of this development, there will be no impacts upon the school district; and
7. Water – All water will be provided by the resort to resort users. There will be no impacts upon local water supply and distribution systems. According to records on hand, there is ample water supply from existing wells.
8. Roads – There is an attached traffic analysis based upon the projected occupancy of the expanded facility.

The proposed resort expansion utilizes existing land resources owned by the applicants and is contained within the boundaries of the existing golf course. Development of the RV sites exceeds the minimum design standards of traditional resorts and provides ample space (not less than 2100 square feet per site) for every coach or recreation vehicle. All of this is done while still preserving safety zones from all tee boxes, fairways, and approaches on the golf course holes impacted.

III. The Comprehensive Plan

The Comprehensive Plan for the County, while undergoing changes, will be adhered to in every aspect. The priorities for the new plan are already being addressed: economic development; environmental sensitivity; and consistency with the goals and beauty of the area. More will be said about this in the individual components of this submission.

IV. Criteria for Recommendations and Decision

In addition to the information provided in II above, the following additional plans will be submitted subsequent to permit approval;

- A. A Construction Management Plan – This plan will detail the sequence and timing of the development; the impacts on other existing development; the duration of the construction; the maintenance controls during construction; sanitation requirements; and erosion controls.
 - B. Floodplain Overlay – A comprehensive analysis of the Floodplain Overlay and the impacts (if any) of the proposed development, and the mitigation plans for dealing with impacts.
 - C. Wildlife Habitat Overlay – The property in question is in a potential trout spawning area. Studies during the spawning season will be conducted to determine if spawning occurs on the one stream in question. If so, a comprehensive plan will be developed to protect the spawning habitat.
- Another area of concern regarding wildlife is the impact of pets. This is addressed in two ways. First of all, a contained pet area will be provided for pet exercise and secondly, sound policies meant to not only provide for resort

safety and visitor enjoyment, but also for protection of wildlife will be instituted. A copy of those policies is attached.

- D. Wetlands and Waterways Overlay – Robert Tiedemann, PHD, has been retained to do a site delineation survey of the land in question. The attached map will be expanded upon in the spring of 2011.
- E. An economic analysis of the income, economic benefits to the county, job creation, and other economic data pertinent to this development will be supplied.

V. Site Data

- A. Site Plan – The attached site plan is done without benefit of topographic data. The site is currently being mapped at one foot contour intervals and will dictate the final plan. However, the existing plan was done with a thorough understanding of the site, safety zones for the golf course, and feasible re-routing of some of the existing holes.
- B. Landscape Plan – A professional landscape plan will be submitted with an emphasis on allowing native plant materials to serve as the major landscape improvements. Although the RV industry has some minimal requirements for site improvements, this will be done to the degree possible with these materials. To the extent irrigation may be required, the existing golf course irrigation system will be used.

- C. Construction Drawings – To the degree necessary, all plans will be professionally drawn to meet county construction requirements and bidding efficiency for the owner.
- D. Lighting Plan – A non-invasive lighting plan will be submitted which will address security concerns for the guests, while providing minimal impact on the resource. Strict adherence to the County “night sky” ordinance in Title 9 will be part of that plan.