

**DAVID M. WARD**  
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**(435) 655-8156**

June 6, 2016

Ms. Kristin Rader  
Interim Planning Administrator  
Teton County Planning and Zoning  
150 Courthouse Drive - Room 107  
Driggs, Idaho 83422

Re: River Rim Ranch Plat and Development Agreement

Dear Ms. Rader:

I am writing to share my support for the proposed River Rim Ranch Division II PUD Plat and Development Agreement proposed by GBCI, LLC and 211 West Rim, LLC. In the interest of full disclosure, I am a property owner in River Rim Ranch Division I.

I support the proposed agreement and amendment based upon the following conclusions developed as a result of my review of the proposed project:

1. The scope of the proposed development is much more realistic when considering current market conditions and demand in the Teton Valley when compared to the original platted development.
2. The inclusion of Work Force Housing shows great foresight, and will reduce the impact on the at times challenging short term housing market. In addition, the provision of this housing on-site will reduce transportation impacts on the overall community.
3. The “cluster” concept for the Hospitality Suites is less intrusive and environmentally less disruptive than the original Cluster Chalets.
4. The success of the project will help alleviate some of the national stigma associated with failed developments in Teton Valley. The commencement of a thoughtful, design centric project will show that Teton Valley is again thriving and recovered from the economic challenges faced in the last decade.

I have read concerns regarding the environmental impact of proposed development in the South Canyon area of River Rim Ranch. I agree that this area should be studied carefully to reduce impacts to the watershed and the wildlife in the area. I do not believe, however, that the proposed Division II Amendment should be impacted by the South Canyon development considerations.

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Thank you for your ongoing work on this complex project. Please feel free to contact me at (435) 901-3312 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "David M. Ward". The signature is fluid and cursive, with a large initial "D" and "W".

David M. Ward

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