



**IDAHO DEPARTMENT OF FISH AND GAME**

UPPER SNAKE REGION  
4279 Commerce Circle  
Idaho Falls, Idaho 83401

C.L. "Butch" Otter / Governor  
Virgil Moore / Director

August 25, 2011

Curt Moore  
Teton County Planning and Building Department  
89 North Main Street Suite 4  
Driggs, ID 83422

**RE: Canyon Creek Ranch Subdivision Request for Extension**

Dear Curt:

Idaho Department of Fish and Game staff has received your request for comments for the proposed plat changes for portions of the Canyon Creek Ranch PUD. Resident species of fish and wildlife are the property of all citizens within the state (Idaho Code § 36-103(a)), therefore decisions affecting fish and wildlife are the concern of all Idahoans. 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.

The area proposed for development, together with the entire Canyon Creek-Teton Canyon area, is an especially important area for wildlife habitat. The wildlife habitats on the property are a mix of aspen groves, mountain shrub communities, and extensive areas of well-established Conservation Reserve Program (CRP) seedings. The area provides crucial transitional and winter habitat for mule deer most years and also winters elk and moose. Use of the property by big game varies somewhat each year depending on winter snow conditions. However, all the southwest facing slopes, especially those supporting bitterbrush and other key mule deer foods, are crucial habitats. In our original comment letter dated March 28, 2008 we stated that:

*"the proposed Canyon Creek Ranch Development, as shown on the Preliminary Plat, would potentially have negative impacts on mule deer herds in Hunt Units 62, 64, and 65".*

Current proposed plat changes will not appreciably reduce potential impact to big game.

Columbian sharp-tailed grouse are designated as an at-risk species in the Idaho Comprehensive Wildlife Conservation Strategy. There are five known sharp-tailed grouse breeding leks on or adjacent to the property. Nesting likely occurs on the property. Sharp-tailed grouse are a species of concern in Idaho and have declined significantly in many areas. Sharp-tailed grouse are highly sensitive to disturbance when they are on the breeding leks. To sustain sharp-tailed

*Keeping Idaho's Wildlife Heritage*

grouse breeding in this area, the Department recommends a no development buffer of at least 2000 feet around the leks. The large area of open space proposed on the west side of the current plat would likely provide such a buffer around two leks on the property and an additional lek just north of the property. However, the proposed lots in Phase 21 are directly on top of a lek, and lots in Phase 18 and Phase 22 are within 2000 feet of this lek. Additionally, lots in Phase 20 and Phase 23 are within 2000 feet of a sharp-tailed grouse lek immediately north of the property, thus threatening the continued use of this area. It is our opinion that current proposed plat changes will not appreciably reduce potential impact to Columbian sharp-tailed grouse.

The native aspen and mountain shrub habitats are important for many wildlife species. They provide hiding cover, food, and documented fawning/calving habitat for big game. They provide winter habitat for sharp-tailed grouse and some of the most rich and productive nesting habitat for songbirds in the area. Current proposed plat changes will not appreciably reduce potential impact to fawning/calving habitat, winter sharp-tailed grouse habitat, and nesting songbirds.

In summary, despite the proposed Plat Changes, the Department remains concerned that such a large scale development in a crucial wildlife habitat area will have significant negative impacts on wildlife habitat and populations. We believe the best way to maintain functional wildlife habitat in a project of this scale is to set aside blocks of dedicated open space whose protection is codified by some legal instrument such as a conservation easement. We welcome the opportunity to work with the project proponents to develop mitigation ideas that would balance landowner goals with protecting some higher measure of this landscape's important wildlife resources.

Thank you for providing us an opportunity to comment on this proposed development.

Sincerely,



Steve Schmidt  
Regional Supervisor

SLS:rac:pjf:jms

cc: Brent Mcfadden, Madison County Planning and Zoning Department  
Cary Myler, U.S. Fish and Wildlife Service, Chubbuck  
NRPB, IDFG-HQ  
ec: Terry Thomas, IDFG  
Daryl Meints, IDFG  
Rob Cavallaro, IDFG  
Paul Faulkner, IDFG

*Keeping Idaho's Wildlife Heritage*

July 11, 2011

To Dave Hensel, Ryan Colyer, Jennifer Dustin, Shawn Hill, Matthew Eagens, Bruce Arnold, and Darryl Johnson  
Re: Canyon Creek Ranch PUD

Hello,

We're the Wayne and Joyce Nelson family, the neighbors who would be surrounded by the highest density of population on both the Madison and Teton County sides of the Canyon Creek Ranch PUD. Our land abuts the PUD in Madison County. Attached is a statement signed by seven of the eight trustees of the Wayne and Joyce Nelson Family Trust at our family reunion in Clementsville on Sunday, July 10, and faxed to the P & Z office. We neglected to collect signatures from other family members there, but if we had, you would have 26 more signatures of adults (their names are listed below.) There are also family members in many places who could not attend the reunion who are in support of the statement whose names are listed below.

This Concept Review needs to be examined closely—the staff report brings up many concerns, which we share. Although it is good that Idaho Ranch Subdivision LLC wants to reduce the density of the development, all of our original objections remain. Building homes in this remote location at this time seems counter-intuitive, given the fact that Teton County has a high vacancy rate in existing homes and lots. (see 2010 Census which places it at 60 percent) Home-sites aren't even selling in River Rim, which has plentiful water and excellent access to Highway 33. We urge you, the Teton County Planning and Zoning Commissioners, to vote against giving the developer five years to complete just the first phase of a project that was ill-advised to begin with.

If we assume a household size of three persons per home, (census data suggests 3.7 is average in Idaho) the 280 homes in this PUD would house 840 people. Tetonia has around 250 residents, so this proposal would put more than three Tetonias in an area with no improved roads, questionable water quantity and a 20-30 mile distance from any kind of services! And what impact would those homes and people have on wildlife?

Please consider:

#### ROADS:

Unless someone has changed the plans, Pony Creek Road, a gravel road on the west side of the subdivision in Madison County, will provide the ONLY exit and entrance access for all units. If a range fire engulfed Pony Creek Road, residents would have to evacuate on a Forest Service road through the mountains, a serious threat to public safety. Even if developers pave Pony Creek Road, we don't believe it would be adequate for that many residents.

Pony Creek Road feeds onto Canyon Creek Road, which presents drivers with problems due to its construction and frost heaves. Phil Neibaur, whose family has owned Green Canyon Hot Springs for 56 years, has written the story of how his family fought

for years to get that road paved. Historically, maintenance of Canyon Creek Road has not been high on Madison County's priority list. If this subdivision is approved, hundreds of Teton County residents will rely on a road that does not get adequate maintenance.

If some residents live in the subdivision year-round, who will plow Pony Creek Road for children to be bused to school? Perhaps Idaho Ranch Subdivision LLC. But does Teton County want to rely on Madison County for the safety of these Teton County children, as that county is responsible to plow Canyon Creek Road and Highway 33 to the Teton County line?

#### EMERGENCY SERVICES:

Our family had the misfortune of losing a child in the only drowning we are aware of at Green Canyon Hot Springs. It took at least half an hour for the ambulance to arrive from Rexburg. It would take the same amount of time to get emergency service to residents of this PUD, as Green Canyon Hot Springs is very near to it. We are also deeply concerned about crime and fire safety. For 69 years, this area has not been policed. Our family home has experienced much vandalism even though there are no neighbors near us at present. Will Teton County provide police, ambulance and fire protection to this remote area?

#### WILDLIFE:

The area where developers want to cluster homes—the small wooded canyon—is a prime elk calving area; it is also sharp-tail grouse habitat. Bruce Nelson saw a cow moose with twin calves there last week. If this subdivision is approved, these and other species will be affected. It doesn't take a biologist to see this—one only has to drive through the Echo Ranch Development near Milk Creek to see that development chases off wildlife. At the Teton County hearing when the original PUD was presented, Kim Ragotski, a biologist with Idaho Fish and Game, presented figures which strongly illustrated the biological sensitivity of this area.

#### WATER:

Our family dry farmed in this area—"dry" is the key word here. According to Department of Environmental Quality figures, which say an average home uses 400 gallons of water a day, the proposed 280 Teton County homes would use 112,000 gallons daily. We have grave concerns about the aquifer from which this water would be drawn. Can this traditionally dry area supply enough water for such a subdivision? What water rights will the developers acquire? What other water rights will be compromised if water is provided for this development? Does the developer provide specific and sufficient data to answer these questions? If new wells are to be dug to provide for the development, how will the owners of culinary wells with senior water rights be protected if their wells go dry or the flow is impacted? Are there provisions in the proposed plan? Farmers and homeowners, as well as wildlife, rely on spring flow in the area. How will spring flow be impacted by water usage of the proposed development?

pressure for 275 hours  
@ 800 feet

#### UTILITIES

Teton County required Western Heritage LLC to put in a community sewer system in the original PUD agreement, which would require tearing up the land. Septic

issues are very important and must be addressed. Installation of electricity and phone lines, and all other utilities, will also become issues. Is there adequate electrical infrastructure to provide electricity to these units?

We do not believe it would be wise to give the developer five more years to start Phase One of a project that would bring 732 residents into this remote area, for the reasons stated above.

We understand that the job of a Planning and Zoning Commissioner is difficult and under-compensated. Thank you so much for your time and consideration.

Sincerely,

Bruce Nelson, Trustee Representing the Wayne and Joyce Nelson Family Trust  
Rex Nelson, Trustee  
Judy Nelson Scoble, Trustee  
Ellen Nelson Frazier, Trustee  
Jeanne Nelson Jeppesen, Trustee  
Debra Nelson Holm, Trustee  
Andrea Nelson Clark, Trustee (unable to sign statement, in Ohio)  
Shanan Nelson Cameron, Trustee

*Other adult family members in support of this letter (underlined were at the reunion in Clementsville on July 8-10, 2011):*

Glenn Scoble, Michael Hidalgo, Tim and Rachelle Hidalgo, Dan and Kara Hidalgo, Anita and Warrior Appenay, Nic Nelson, Mariel Nelson, Kerry Frazier, Lance and Monique Frazier, Jennifer and Steve Morrell, Patricia Frazier, Derek and Janet Frazier, Shane and Elise Frazier, Aaron and Amy Frazier, Alan Jeppesen, Becky and Bruce Christensen, Amelia and Alex Casares, Kevin and Sara Jeppesen, Erik and Danni Jeppesen, Kristen and Basil Anderson, Sherrell and Pauline Anderson, Marie and Spencer Walker, Nathan and Shawn Anderson, Vonnie Anderson, Bryan and Melanie Anderson, Alison and Aaron Robinson, Meggan and Ontario Britton, Evan Anderson, Rachael Anderson, Robbie Anderson, SuLin Nelson, Nisha Nelson, Nicolette and Aaron Hardinger, Wayne and Claire Nelson, Bryce and Julise Nelson, Isaac Nelson, Norman Holm, Lara and Marco Roetto, Janson and Lynn Holm, Emily and James Murdock, Spencer Holm, Alissa Holm, Ross Clark, Joseph and April Clark, Matthew Clark, Elizabeth Clark, Kelly Cameron, Adam Cameron, Joshua Cameron

Please send mail for the Wayne and Joyce Nelson Family Trust to:

Wayne and Joyce Nelson Family Trust  
c/o Bruce Nelson, trustee  
822 E 900 N  
Shelley ID 83274

Bruce's phone is 208-390-8091  
Emails may be sent to: [debraholm@gmail.com](mailto:debraholm@gmail.com)

We, the Trustees of the Wayne and Joyce Nelson Family Trust, oppose passage of a Concept Review granting five more years to begin Phase One of the Canyon Creek PUD.

There are not adequate roads, water, safety provisions, and etc., for development in the proposed area.

July 10, 2011

Delora Nelson Hoem

Nickala E. (Nelson) Frasier

Jeanne N. Jeppesen.

Judith Scull

Nola Shannon Cameron

Rex Nelson

Bruce Nelson

Andrea Nelson Clark was not able to sign as she is in Ohio but verbally states she is in support of this statement.

## Curt Moore

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**From:** Angie Rutherford  
**Sent:** Monday, July 11, 2011 4:41 PM  
**To:** Curt Moore  
**Subject:** FW: Concept Review for Canyon Creek Ranch

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

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**From:** Lara & Marco Roetto [<mailto:mlroetto@gmail.com>]  
**Sent:** Monday, July 11, 2011 4:37 PM  
**To:** Angie Rutherford  
**Subject:** Concept Review for Canyon Creek Ranch

To: Dave Hensel, Ryan Colyer, Jennifer Dustin, Shawn Hill, Matthew Eagens, Bruce Arnold, and Darryl Johnson

Re: Canyon Creek Ranch PUD

In reference to this week's concept review for the proposed plat amendment of Canyon Creek Ranch we would like to state that the Developers of Canyon Creek Ranch have already had many years to commence phase 1. We do not agree with giving them five more years to start something they have already had ample time to do.

Whether they are allowed to build 350 or 280 homes, our concerns remain the same:

- What will Teton County do to provide road access and maintenance for so many homes?
- Is there adequate county funding for police, fire, and paramedic services?
- What about emergency access and evacuation with only option being the Pony Creek Road?
- What about school busing for all of the subdivision's children?
- Is Madison County hospital adequately prepared for an increase of population needing their services?
- We love to see the elk and grouse, and other wildlife in the area. Who will make sure their habitats are protected?
- We believe that the developer should have to do a ground water impact analysis BEFORE any decision is made by the county!
- With so many vacant homes already in Teton County, would this subdivision simply amplify the problem creating even more of a "Ghost Town" feeling?

Although we live across the state, we spend a lot of time camping and enjoying the outdoors at our family farm located nearest to both the Teton and Madison County lines of the proposed subdivision. We have many concerns about a subdivision being constructed on this scenic landscape. We urge you to thoroughly review how this proposed subdivision will impact the area we all love so much.

Thanks for your time-  
Marco and Lara Roetto  
Nampa, Idaho

## Curt Moore

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**From:** Angie Rutherford  
**Sent:** Tuesday, July 12, 2011 8:24 AM  
**To:** Curt Moore  
**Subject:** FW: Canyon Creek PUD

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**From:** Janson Holm [jansonholm@gmail.com]  
**Sent:** Monday, July 11, 2011 11:56 PM  
**To:** Angie Rutherford  
**Subject:** Canyon Creek PUD

To whom it may concern:

I am a descendant of Wayne and Joyce Nelson and a member of the family trust. While I am not a resident of Teton or Madison counties I am bound by blood to the land my grandfather and grandmother worked to extract a livelihood from as they devoted their lives towards both wise agricultural management and conservation of natural beauty of the land within their stewardship. I find solace in the ability to return to this land on occasion and revive myself with the beauty and peace it affords. Along with the rest of my very large family who are members of the trust, I add my voice of opposition to further efforts to develop the land under the Canyon Creek PUD.

This Concept Review needs to be examined closely—the staff report brings up many concerns. Although it is good that Idaho Ranch Subdivision LLC wants to reduce the density of the development, all of my original objections remain. Allowing speculative development in this remote location at this time seems counter-intuitive, given the fact that Teton County has a high vacancy rate in existing homes and lots. (see 2010 Census which places it at 60 percent) Home-sites aren't even selling in River Rim, which has plentiful water and excellent access to Highway 33. I urge the Teton County Planning and Zoning Commissioners, to vote against giving the developer five years to complete just the first phase of a project that was ill-advised to begin with.

If one assumes a household size of three persons per home, (census data suggests 3.7 is average in Idaho) the 280 homes in this PUD would house 840 people. Teton has around 250 residents, so this proposal would put more than three Tetonias in an area with no improved roads, questionable water quantity and a 20-30 mile distance from any kind of services! And what impact would those homes and people have on wildlife?

Please consider:

### ROADS:

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#### UTILITIES

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For all these reasons, I do not believe it would be wise to give the developer five more years to start Phase One of a project that would bring 732 residents into this area.

Please take all these issues onto your careful consideration.

Dr. Janson L. Holm  
Foot and Ankle Surgeon  
Portland, OR  
[jansonholm@gmail.com](mailto:jansonholm@gmail.com)

## Wendy Danielson

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**From:** Angie Rutherford  
**Sent:** Tuesday, July 12, 2011 2:05 PM  
**To:** Curt Moore; Wendy Danielson  
**Subject:** FW: Canyon Creek Ranch Concept Plan Replat Application

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

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**From:** Norm Holm [<mailto:holmn@cityofnampa.us>]  
**Sent:** Tuesday, July 12, 2011 9:08 AM  
**To:** Angie Rutherford  
**Cc:** 'debraholm@gmail.com'; 'holmfam@gmail.com'  
**Subject:** Canyon Creek Ranch Concept Plan Replat Application

To: Teton County Planning & Zoning Commissioners Dave Hensel, Ryan Colyer, Jennifer Dustin, Shawn Hill, Matthew Eagens, Bruce Arnold, and Darryl Johnson

Re: Canyon Creek Ranch PUD

My name is Norman Holm and I am husband of Debra Nelson Holm a Trustee of the Wayne and Joyce Nelson Family Trust who own lands that abut the Proposed Canyon Creek Ranch PUD in Madison County. I am a native of eastern Idaho and have been the Planning & Zoning Director for the City of Nampa for the past 34 years, so it is interesting to me to review what is done in other areas of Idaho.

I have looked over the staff report for the Concept Review on the Canyon Creek Ranch PUD and concur with your staff's analysis and background information concerning this proposal, and agree that the original approval of the development does not meet many of the policies articulated in your Comprehensive Plan, and that the area is a delicate habitat and a large-scale development is inappropriate for the site.

The aspect of this PUD that is of most concern is the distance from urban services that are available in nearby cities of Madison and Teton counties. Good land use planning policy stipulates that counties should only approve planned unit developments at locations within adopted areas of city impact, and not to allow such developments to occur outside such areas for at least two reasons: 1) Developing within impact areas place the people near the services they require and avoids the disfigurement of natural resources caused by "leap-frog" development, where building homes creates a demand for businesses and infrastructure, which often follows such development in a haphazard way; and 2) Developing within city impact areas allows agricultural and wildlife habitat lands situated outside of city impact areas to be preserved for those important uses.

I could understand placing a PUD at this location if it were located in close proximity to a major recreation area such as a ski resort (within at least 5 miles). This area is so far away from anything like that, and from an established city (or city impact area), that in my opinion sufficient market demand does not exist for the development to be successful, especially in the current state of the local economy.

It is obvious that the developer is reducing the number of homes with the hope that it will sweeten the prospect of giving him another five years to start Phase One. But I believe that it is the developers attempt to get "a foot in the door" to vest subsequent phases of the development to the detriment of agricultural uses, wildlife

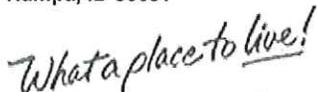
and county services. For these reasons, I do not believe it would be wise to give the developer five more years to start Phase One of a project that would bring 732 residents into this area. Thank you for the opportunity to comment.

Sincerely,



Norman L. Holm, Director  
Planning & Zoning Department

City of Nampa  
411 Third Street South  
Nampa, ID 83651



208.468.5446 phone 208.465.2261 fax  
[holm@cityofnampa.us](mailto:holm@cityofnampa.us)  
<http://www.cityofnampa.us/planning>

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 6288 (20110712)  
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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

## Wendy Danielson

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**From:** Anna Trentadue [anna@tetonvalleyadvocates.org]  
**Sent:** Monday, December 05, 2011 12:23 PM  
**To:** Curt Moore; Wendy Danielson  
**Subject:** Canyon Creek Comments  
**Attachments:** Looking North.JPG; Looking South.JPG; Canyon Left.JPG; Canyon Right.JPG; Canyon\_Creek\_Replat\_Comments.pdf

Hi Curt and Wendy-

Since not much has changed since the original Canyon Creek replat application was submitted to P&Z, I wanted to just re-submit my July 12, 2010 comment letter since it's still relevant. Also – I took some pictures out there recently – it truly is very pretty and very remote! Canyon Creek definitely has terrific conservation value to do a creative replat. Attached are some pictures to pass along to the BOCC.

PS- I also have a video of the long drive in towards the forest service boundary, but it might make you a little seasick to watch!

Anna

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Anna Trentadue  
Program Director and Staff Attorney  
Valley Advocates for Responsible Development (VARD)



Valley Advocates for  
Responsible Development

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Driggs, ID 83422

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# Valley Advocates for Responsible Development

July 12, 2011

Teton County Planning & Zoning Commission  
150 Courthouse Drive  
Driggs, Idaho 83422

## RE: Canyon Creek Re-Plat

Dear Commissioners:

Before you tonight is the first re-plat under the newly-adopted county ordinance. The original project is an extremely large, remote, contentious, and complicated resort community that included a lodge, commercial village, horse arena, dude ranch, municipal water system, and public sewer system. All of which was planned to also straddle two counties. It is currently 0% built. This is a great opportunity to do a comprehensive overhaul of this project into something much more in keeping with the extremely rural landscape of the surrounding area.

### **CHALLENGES presented by this project's location and current design:**

- Extremely remote location that is often inaccessible in the winter and expensive for providing public services.
- No significant water rights onsite and culinary wells need to be drilled several hundred feet down.
- Multiple sensitive environmental locations throughout the property that will be impacted by development.
- Location (and in particular, the proposed village) straddles two counties.

### **CHALLENGES presented by current re-plat proposal:**

- **Lack of detail in application materials.** The master plan submitted is hard to interpret. The proposed changes appear to still leave large footprint over the landscape.
- **Goal of this re-plat seems to be to not build the project at all.** It is a lot easier to negotiate a re-plat when you have a real project on the ground, and where the developer seeks to actually build their project. How do you plan for a 20-year project that may not even be logistically possible?



## Valley Advocates for Responsible Development

- **High carrying costs.** Infrastructure design and layout will be extremely expensive for developer to build. Commercial village concept essentially requires the developer to construct an entire village community. Once this land is taken out of CRP, the tax consequences will be high.
- **Do you know where the county will be in 2032?** An extension until 2032 ties the regulatory hands of Teton County for the next 21 years. As evidenced by River Rim, complex development agreements for large projects that stretch out over several years have proven totally impossible to manage. If the size and scope of this project were scaled back, the developer could be given an extension of time, but
- **Where is the public benefit?** The re-plat assumes too much about future real estate markets with too little benefit to either Teton or Madison County.

### OPPORTUNITIES presented by a re-plat:

- **Reduce the potential for future complications:** A lot has changed since this project was first filed in 2007. It is impossible to predict the future market and development scheme for Teton County by the year 2032. One thing we do know is there are currently 8,000 vacant lots already platted in Teton County. The best thing that could happen here would be to drastically simplify the logistics, scope, and scale of this project. *For example, why not re-plat this development as 100-acre lots?* It would be a lot easier to plan and build a project of that scale than what is proposed before you tonight.
- **Reducing the scope and sale has multiple benefits for the developer, the county, and the community at large.** The developer will have lower carrying costs, lower infrastructure costs, less “headaches” building out the project, and the parcels may even be more marketable. Significant reductions in densities will also reduce the costs of services to this area. A re-plat to large ranch parcels would be more in keeping with the landscape and reduce negative wildlife impacts.
- **Re-platting by example.** As successful re-plat may pave the way for future project to engage the county in the re-platting process.

### Next Steps:

- **This situation calls for a site visit.** To envision any kind of re-plat on a property of this size and scale, this commission needs on-the-ground experience. This landscape is some of the most pristine in Teton County. It is



## Valley Advocates for Responsible Development

also quite rugged and traversed by deep canyons. As indicated by the F.I.P.S. spreadsheet that is attached, this project will be especially expensive to service because of its remote location. You all need to get out there and imagine coordinating emergency response for 250 homes out there. Imagine the impact of these homes on the landscape. A site visit will likely crystallize the goals for re-platting this project.

- **Establish overall goals for this re-plat.** This is your opportunity to give feedback and guidance to the applicant. I suggest that re-platting goals for this project should focus on significant reductions in density that fall in line with the surrounding area as well as better preservation of habitat corridors.
- **More information is then needed from the applicant in light of the goals for this re-plat.** Once goals are established, the applicant will have direction as to what is requested from this commission.
- **Comments should also then be solicited from IDFG, DEQ, Madison County, the Fire District, etc.**

As the first re-plat under the new ordinance, I encourage you to set the bar high and set an example for re-plats in the future. Thank you once again for all of your hard work in the service of our community.

Anna Trentadue  
VARD Program Director / Staff Attorney

Looking North



Looking South



Canyon Left



Canyon Right

