

The Board approved proposed changes to the county's Use of Courthouse Facilities Policy and decided to postpone making any changes to the Purchasing Policy until after the contract for IT services for the Sheriff's computer network is finalized.

STATE OF IDAHO DEFERRD 457 COMPENSATION PLAN. The Board reviewed information about this plan which is offered through the Idaho Secretary of State and agreed it would be a good option to make available to county employees. Clerk Hansen said a representative would attend the Dec. 8 employee meetings to give a short presentation and answer questions.

MEDICAL INSURANCE FOR DOMESTIC PARTNERS. The Board agreed that domestic partners should be eligible for medical insurance benefits. To qualify, a couple would be required to submit a notarized affidavit certifying a romantic and domestic partnership of at least 2 years in duration.

LEGAL

TRANSLATOR. Prosecutor Spltzer requested funds to hire an outside translator for investigations. She said the Sheriff and Prosecutor have always gotten by without a designated translator by using bi-lingual employees and is currently able to utilize a dispatcher. However, the dispatcher also works for Family Safety Network as a Victim Advocate and this is creating conflicts with domestic violence cases. If funds are approved, Prosecutor Spltzer plans to advertise the need for occasional translation services and hopes to find 3-5 qualified translators. She would sign contracts with them outlining the terms of their work as subcontractors and specifying a rate of about \$20 per hour. When outside translation services are needed, one of the contracted translator will be utilized.

• **MOTION.** Chairman Rinaldi made a motion to transfer \$3,000 out of the contingency account into a contract translator account for the prosecutor. Motion seconded by Commissioner Park and carried unanimously.

CONTRACTS. The Board reviewed draft ambulance and dispatch contracts to be signed with Teton County, Wyoming. Clerk Hansen will modify the dispatch contract to make it clear that all 911 surcharge revenues are placed into a dedicated fund and that Wyoming will not be asked to cost-share any expenses paid out of that fund.

PLANNING, BUILDING, GIS

Interim Planning Administrator Angie Rutherford reported that the GIS Intern has analyzed all parcels with conflicting addressing information between the Assessor's database and the GIS database. The Intern and Assessor have scrutinized all discrepancies and sent notification letters to the owners of parcels which required address changes. The Board reviewed the FY 2011 year-end report from the Building Department (Attachment #4). A total of 48 permits were issued and \$46,823 in permit fees were collected.

RE-PLATTING OF DISTRESSED SUBDIVISIONS. Ms. Rutherford, Planner Curt Moore and the Board discussed expectations and possible guidelines to be followed when owners of distressed subdivisions apply for re-platting. Ms. Rutherford said the staff wants to give better advice to applicants so re-platting proposals will meet the Board's expectations. Planning Staff had identified four areas of particular interest, including Time Extensions, Density Reductions, Footprint, and Off-site "Public Benefits" (Attachment #5). After an hour-long discussion, the Board concluded that definitive guidelines may be impossible to establish and agreed with Mr. Moore's comment that re-platting will be "more art than science."

Prosecutor Spltzer recommended that every developer be given the opportunity to re-plate. She said a strict enforcement approach with developers in breach of their contracts could have unintended consequences. For example, a developer might decide to sell a few very cheap lots in order to stymie plat vacation and maintain his current recorded entitlements.

The group discussed density and footprint reductions and the Board concluded that specifying fixed percentages of required reductions was not possible. However, they did agree that, in general, simply combining two adjacent lots into a single new lot was not an acceptable re-platting proposal unless it created more useable open space/wildlife habitat, reduced the overall footprint of the development, or significantly reduced the overall density.

The Board could agree on firm guidelines regarding time extensions. The maximum time extension will be 18 months for basic subdivisions and 5 years for "complex" subdivisions. To be considered "complex," a subdivision must have substantial infrastructure costs beyond a basic gravel road, underground power and fire pond (such as paved roads, water or sewer systems, or other amenities). If a complex subdivision receives a 5-year extension, each phase of the development will be pushed back by the same 5 years. If a complex subdivision currently has only a single phase it can be re-platted with multiple phases; however, the first phase must be completed within 5 years of re-platting and all phases must be completed within 10 years of re-platting.

TETON VALLEY HEALTH CARE CONVERSION AGREEMENT

Steve Dietrich, Chairman of the TVHC Board of Trustees, described how the proposed Conversion Agreement was created, highlighted important points within the agreement and provided cost and time estimates (Attachment #6). He said the Trustees voted 6-1 to recommend that the County execute the Conversion Agreement. The document outlines the steps which must occur over the next 12-15 months in order to transition TVHC from a county-owned and operated hospital to a county-owned hospital leased to a new non-profit corporation (TVH). The non-profit corporation will execute a five-year renewable management agreement with Bingham Memorial Hospital.

Commissioner Benedict, who is also vice-chair of the Trustees, emphasized that the hospital's long-term viability and possible governance options have been continually discussed in public meetings during the past 3 years. He distributed a Summary of TVHC Board of Trustees Governance Model Considerations (Attachment #7) which listed the dates of related discussions held by the Trustees since August, 2008. He also distributed Idaho Hospital Organizational and Finance Structures (Attachment #8). This document was created by TVHC attorney Mike Stoddard to inform the Trustees of the various hospital governance options permitted by Idaho law. The option selected by the Trustees is outlined in Idaho Code 31-35.15A and is the same process followed by Bingham County and its public hospital in 2007.

Mr. Dietrich said the County will retain ownership of the hospital. It will be leased to TVH, which will make an annual payment to the county for use of the facility and will also become responsible for the annual bond payments. Furthermore, TVH will be required to make continual capital improvements to the facility; those improvements will become the property of Teton County. The governing board of the new non-profit corporation will be composed initially of the current hospital trustees. In addition, the TVH board must always include at least one member from each incorporated city and one from the unincorporated area of the county.

Mr. Dietrich said the overall goal of the Trustees in recommending this transition is to produce a self-sustaining and professional hospital that can continue to provide the same basic services as are currently available. He pointed out the nationwide trend of closure of small, rural hospitals. In order to survive, rural hospitals are affiliating with larger institutions that have greater purchasing power and business expertise. The Trustees considered partnering with St. John's Hospital in Jackson, Madison County Hospital in Rexburg, and BIRMC in Idaho Falls, but found Bingham Memorial to be the most interested potential partner. In addition, the Trustees have great confidence with Bingham after working with them for the past two years. The Trustees also explored the potential of selling the hospital to a different entity but found no interested buyers.

Several members of the public were allowed to speak and ask questions which were answered by Mr. Dietrich and the Commissioners. Commissioner Benedict concluded the discussion by saying he strongly supports proceeding down the path outlined in the Conversion Agreement. He said the agreement is just a road map to be followed to establish the new 501c3 non-profit organization and negotiate/execute all necessary contracts and agreements. There will be plenty of future opportunities for public input.

Commissioner Park said he supports the proposed agreement because hospital Trustees have investigated all the options and don't want to continue burdening county taxpayers to subsidize hospital operating costs. Chairman Rinaldi concurred, adding that she served on a committee that recommended this option 3 years ago.

● **MOTION.** Chairman Rinaldi made a motion that the Board of Commissioners for Teton County authorize and approve the execution of the Conversion Agreement, the performance of all actions to be taken on behalf of Teton Valley Hospital, Inc. and Teton County pursuant to the Conversion Agreement, and the completion of all transactions contemplated therein. Motion seconded by Commissioner Park and carried unanimously. (Attachment #9)

FEMA. Ms. Rutherford is working to resolve issues with the three homes under scrutiny from the FEMA Community Assistance Visit. The Certificate of Occupancy has been revoked for the Gaudern home which was destroyed by fire about one year ago. Letters have been sent to owners of the other two homes requesting permission for a surveyor to go on their property to establish Base Flood Elevations and/or Elevation Certificates.

COMPREHENSIVE PLAN. Ms. Rutherford said the county's AECOM consultant could attend a Jan. 27 meeting to discuss recent agricultural outreach efforts and determine the best path forward. However, he would want the county to pay his hourly rate and the cost of changing his plane ticket.

● **MOTION.** Commissioner Benedict made a motion to approve spending \$750 from the general fund contingency account to obtain Comp Plan consultant services on Jan. 27. Motion seconded by Commissioner Park and carried unanimously.

SCENIC RIVER ESTATES. The Board reviewed the Workshop Briefing report prepared by the planning staff (Attachment #6). Scenic River Estates is a 51-lot, 160-acre subdivision located at the northeast corner of 600 West and Bates Road. It was approved in 2008 with a Development Agreement stating that all improvements would be completed by Dec. 11, 2010, including improvements to the adjacent County Road. However, no improvements have yet been made and no lots have been sold. The developer has initiated the re-plat process and submitted a concept drawing reducing the number of lots to 25. The owners are seeking more information from the Board regarding what would constitute an acceptable re-plat and how much time they could have to complete the infrastructure.

In order to provide a significant public benefit, Commissioners Benedict and Rinaldi said the lots should be clustered and the open space should be contiguous with other open space. In addition, the county road improvements should be made immediately because other subdivisions had been approved in the area on the assumption that the upgrades would be made. They said 18 months would be the maximum possible time extension.

Planning Administrator Angie Rutherford pointed out that the owners are in breach of their contract and said the best possible solution would be to vacate the subdivision and let the owners submit a new subdivision application in the future. Owner's representative Kevin Thompson said the owners were concerned that future code changes might alter their ability to subdivide their property and therefore preferred to utilize the re-plat process. He believes they may be amenable to clustering and the other suggestions made by the Board.

EXECUTIVE SESSION

● **MOTION.** At 3:48 pm Chairman Rinaldi made a motion for Executive Session to discuss indigent matters pursuant to IC 67-2345(1)(d). Motion seconded by Commissioner Benedict and a roll call vote showed all in favor.

The Executive Session ended at 4:00 pm.

● **MOTION.** Chairman Rinaldi made a motion to deny 1T-2012-0014 because the applicant failed to cooperate. Motion seconded by Commissioner Benedict and carried unanimously.

PLANNING, BUILDING & GIS (continued)

4:00 pm **CANYON CREEK RANCH PUD PUBLIC HEARING.** Chairman Rinaldi said this was a continuation of the Dec. 15, 2011 public hearing regarding plat amendments to the Canyon Creek Ranch PUD.

● **MOTION.** Commissioner Benedict made a motion to continue the Canyon Creek PUD Re-Plat Amendment Application public hearing of Dec. 15, 2011 to March 15, 2012 at 5:30 pm. Motion seconded by Commissioner Park and carried unanimously.

However, this motion was amended later in the meeting:



WORKSHOP BRIEFING
A PROPOSED PLAT AMENDMENT TO
SCENIC RIVER ESTATES PLANNED UNIT DEVELOPMENT
Prepared for the January 23, 2012
Board of County Commissioners Workshop

OWNER: Jerry & Leroy Parker **APPLICANT:** Jerry Parker

PRESENT REQUEST: Workshop to discuss a replat of the Scenic River Estates PUD. The proposed replat is pursuant to Section 9-7-1(B-4-c) Substantial Changes-Decrease Scale, Impact

PRESENT REPLAT REQUEST DESCRIPTION: Replat the 51 lots into 25 lots with substantially the same road and open space configuration as was approved

APPLICABLE CODES: Teton County Subdivision Ordinance Section 9-7-1 (B-4-c) Substantial Changes-Decrease Scale, Impact, August, 2011.

Scenic River Estates PUD was approved under December 11, 2008 and would be subject to the ordinances in effect, which was the August, 2007 Teton County Subdivision Ordinance.

PROPERTY ADDRESS: *NE Corner of 600 West and Bates Road*
PROPERTY LEGAL DESCRIPTION: *Portion of Section 25, T5N, R44E, B.M.*
PRESENT ZONING DISTRICT: *A-2.5*
TYPE OF SUBDIVISION: *Planned Unit Development*
NUMBER OF LOTS IN DEVELOPMENT: 51
TOTAL ACREAGE IN DEVELOPMENT: 159.79 acres
BACKGROUND INFORMATION:

The Scenic River Estates PUD was approved in 2008 and the Development Agreement stated that the improvements would be completed by December 11, 2010.

On May 11, 2011, the Planning Department mailed letters to owner/developers of subdivisions that had exceeded the dates for completion of the required infrastructure.

In June 2011, the Parkers commenced discussions with the Planning Department and submitted a replat drawing in July and an official application on August 29, 2011. Since that time, the Board has been evolving its policies about the numerous types of "distressed subdivisions", including the so-called "paper plats" where no construction has commenced and the original owner/ developers are still controlling the ownership.

Based on a few subdivisions that went before the Board for extensions or replats, the Planning Staff kept the Parkers informed about the Board's evolving policies on replats/ extensions. While the Parkers originally hoped to extend the time for completing the infrastructure improvements, they came to believe that a reduction in the total number of lots, and an increase in the size of the 1.5 acre lots was a step in the direction for gaining approval. As the Board consider even more extension requests and began vacation measures for a few subdivisions, it became apparent that the reduction of 51 lots to 25 lots was probably not enough public benefit to be granted a Development Agreement extension.

The Parkers are now seeking more input directly from the Board regarding their evolving policies for determining what constitutes an acceptable replat and acceptable extension to complete the infrastructure.

Attachments: Scenic River Estates replat Application; July 6, 2011 Letter describing Replat; Hand-drawn Conceptual replat plan; Scenic River Estates Plat- as approved; SRE Vicinity Map;

TETON VALLEY BASEBALL & SOFTBALL ASSOCIATION (TVBSA)

Travis Nelson, President of TVBSA presented the Board with an update about the current status of area baseball and softball programs for boys & girls, of all ages, in Teton Valley. Mr. Nelson thanked all the volunteers over the years who have managed to keep the programs operating. He said the time has come to become a more formal organization. On a state level it looks likely that High School baseball programs are going to be phased out. Area boys will need to participate in summer Babe Ruth and American Legion leagues. Currently, programs and participation are very strong in the 9 – 11 age groups. There is a gap in the 12 – 15 year olds and depending upon resources, the upper ages will have American Legion. There are other local organizations trying to meet the athletic needs of the community as well (Teton Valley Recreational Association, Teton Valley Foundation). Mr. Nelson is wondering if there isn't a way to bring all these organizations together under a common recreation district. Speaking for TVBSA, Mr. Nelson asked if the county could provide space on the county website for information and on-line credit card registration support. In addition, they are looking for office space and a computer for managing their database, organizing tournaments and being a viable economic entity in the community. Baseball and softball tournaments bring in revenue to local businesses (food and lodging).

The Board encouraged Mr. Nelson to speak to the Chamber about linking with their website and setting up a PayPal account for credit card registration fees, and visiting with Mr. Ken Chambers about possible office space in the new Teton Valley Business Development Center offices. Regarding a recreational taxing district, that would have to come from the citizens in the form of a petition and a majority vote.

PLANNING DEPARTMENT

UNDERLYING ZONING OF PUDS

The Commissioners reviewed Ms. Rutherford's memo regarding zoning of PUDs. Commissioner Benedict would like to split the development agreement for future PUDs into two: an Infrastructure Improvement Agreement and Conditions of Approval Agreement.

There was general discussion about zoning of PUDs. It was decided that the PUD approval trumps all underlying zoning, but that the underlying zoning exists in the event of a vacation or other change in land use status. Any additional use would have to be an amendment to the Conditions of Approval Agreement between the County and the Developer and would require a public hearing. The planning staff was directed to delineate the approved uses (as they appear in the motions of approval and the development agreements) for the large PUDs in the valley: Teton Springs, Teton Reserve, Teton Saddleback Vistas, River Rim and Huntsman Springs. These approved uses will be mailed in a certified letter to the developers. Any additional uses applied for in any of these PUDs will need to conform to the list, or apply to change the approved uses in the PUD.

As an aside, the commissioners discussed the commercial lots on 9500 South in Teton Springs. It was determined that these commercial lots were created without a public hearing and, therefore, the prosecutor determined, are not legally-created lots. The commissioners determined they need to remedy the problem and directed the planning department to alert the Teton Springs developer as to their status.

REPLAT DISCUSSION

Mr. Benedict opened the discussion by asking what we are trying to accomplish with the replat. Ms. Rinaldi wanted to decrease the impacts and costs of services to the County, avoid blight and address the current situation in light of a new comp plan (being a "victim of the past" vs. "control of the future"). Mr. Park saw no value in the replat process. When the market returned the subdivisions will be handled properly. Mr. Benedict would like to move more aggressively towards vacations for subdivisions that are in breach of contract. If the county does not enforce our contracts, we might as well not have them. He mentioned we are not trying to change past mistakes, we are enforcing our rules. Mr. Benedict mentioned the value of the replat was to provide an option to developers, but it is time to proceed with vacations.

The planning staff was directed to give Scenic River Estates a 90-day notice that their plat would be vacated at the May public hearing. Planning staff was directed to give all other paper plats that are in breach and have not had previous warning of expiration notice that they will be scheduled for vacation in 180-days. The developers will still have an option to replat, but they must take the initiative to do that.

ADMINISTRATIVE



Board of County Commissioners

To: Jerry Parker
PO Box 1019
Driggs, ID 83422



Date: May 9, 2011

Re: Expired Subdivision

Dear Jerry Parker,

You are in breach of your development agreement because 1) your timeline for infrastructure completion has expired and 2) our records show you have not started the infrastructure improvements for the subdivision and that 3) the County Engineer has not inspected and approved your subdivision's improvements.

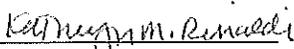
Section 9-3-2-D-2-L of Title 9 (the Subdivision Regulations) states that, "*The Board of County Commissioners may revoke a subdivision or Planned Unit Development upon failure to comply with the conditions of approval of a final plat or subdivision extension, upon the violation of any of the provisions of this Title, or for misrepresentations or material omissions made to the Planning Commission or to the Board of County Commissioners.*" Therefore, the Board of County Commissioners has applied to vacate Scenic River Estates subdivision by authority of this section of code and Idaho State Code 50-1306A. The vacation will be heard at the July 14, 2011 Board of County Commissioners Public Hearing. We encourage you to attend the hearing and an appeals process shall be provided pursuant to Idaho State Code 50-1322.

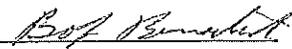
This letter serves as formal notice that no construction activity can take place in your subdivision. A violation is a misdemeanor and a separate offense is deemed committed for every day you are in violation.

If you have any questions about this notice, please call the Teton County Planning Department at 208-354-2593.

We look forward to hearing from you,

Teton County Board of County Commissioners


Kathy Rinaldi, Chair


Bob Benedict


Kelly Park

Cc: Teton County Title
Alliance Title
First American Title Company

7008 0150 0002 4817 3479

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Sent To *Terry Parker*

Street, Apt. No.,
or PO Box No. *PO Box 1019*

City, State, ZIP+4 *Drugs ID 83422*

PS Form 3800, August 2009 See Reverse for Instructions

1 request for delivery information on your 02 4817 3479. The delivery record shows that this item was delivered on 05/17/2011 at 12:06 PM in CENTERVILLE, UT 84014. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature	<i>Leo Parker</i>
Printed name	<i>Leo Parker</i>

Address of Recipient:

Delivery address	<i>112 Centerville Commons Wy</i>
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,

United States Postal Service



Board of County Commissioners

To: Scenic River Estates
Jerry Parker
PO Box 1019
Driggs, ID 83422

Date: February 24, 2012

Re: Expired Subdivision

Dear Jerry Parker

On February 16, 2012, the Teton County Board of Commissioners met to discuss a general strategy for approaching paper plats in Teton County. At the meeting, they scheduled a public hearing for the vacation of the Scenic River Estates Final Plat for May 17, 2012.

You are in breach of your development agreement because 1) your timeline for infrastructure completion has expired and 2) our records show you have not started the infrastructure improvements for the subdivision and that 3) the County Engineer has not inspected and approved your subdivision's improvements.

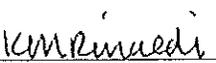
Section 9-3-2-D-2-L of Title 9 (the Subdivision Regulations) states that, "*The Board of County Commissioners may revoke a subdivision or Planned Unit Development upon failure to comply with the conditions of approval of a final plat or subdivision extension, upon the violation of any of the provisions of this Title, or for misrepresentations or material omissions made to the Planning Commission or to the Board of County Commissioners.*" Therefore, the Board of County Commissioners will hold a public hearing for the vacation of Scenic River Estates Final Plat on May 17, 2012 by authority of this section of code and Idaho State Code 50-1306A. We encourage you to attend the hearing and an appeals process shall be provided pursuant to Idaho State Code 50-1322.

This letter serves as formal notice that no construction activity can take place in your subdivision. A violation is a misdemeanor and a separate offense is deemed committed for every day you are in violation.

If you have any questions about this notice, please call the Teton County Planning Department at 208-354-2593.

We look forward to hearing from you,

Teton County Board of County Commissioners



Kathy Rinaldi, Chair

7008 0150 0002 4820 7303

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Total Postage & Fees	\$ 4.55	03/02/2012

Sent To *Jerry Parker*

Street, Apt. No.,
or PO Box No. *PO BOX 1019*

City, State, ZIP+4 *Driggs, ID 83422*

PS Form 3800, August 2006 See Reverse for Instructions

2012 request for delivery information on your 0002 4820 7303. The delivery record shows that this item was delivered on 03/08/2012 at 01:26 PM in DAVENPORT, FL 33897. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section

Signature: *Jerry Parker*

Name: *JERRY PARKER*

Address of Recipient:

Address: *27 Rockwell Loop*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,

United States Postal Service

AUG 29 2011

RECEIVED



Scenic River Estates

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: Jenny Parker & Leo Parker

Applicant: Jenny Parker E-mail: JPTrees03@yahoo.com

Phone: (208) 589-7242 Mailing Address: 4535 E 300 N

City: Rigby ~~Id~~ State: Id Zip Code: 83442

Engineering Firm: Torgensen Contact Person: _____ Phone: (208) 354-8330

Address: P.O. Box 584 Driggs E-mail: _____

Location and Zoning District:

Address: North Side Bates Rd East of 600w Parcel Number: _____

Section: 25 Township: 5 N Range: 44 E Total Acreage: 160

Proposed Units/Lots: 25 Current Units/Lots: 51

Code Approved Under: 50-1305

FEES (pursuant to current fee schedule)

- | | |
|--|--|
| <input type="checkbox"/> Insignificant | <input type="checkbox"/> Affidavit of Legal Interest |
| <input type="checkbox"/> Substantial Increase Scale/Impacts | <input type="checkbox"/> Engineer/Surveyor review cost |
| <input checked="" type="checkbox"/> Substantial Decrease Scale/Impacts | <input type="checkbox"/> Taxes Current |

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: Jerry L Parker Date: 8-8-11

Angie

I am faxing the revised copy of the plat for Scenic River Estates. I have made the following changes to the plat and would like for you to review it and make any suggestions you feel would be beneficial. This is only a concept of what we would like to try and do and we are open to any input that you may have.

1. Reduced number of lots from 51 to 25
2. Increased lot sizes from 1 acre to 2 acres and 1.5 acres to 3 acres
3. Established a project development time line by dividing the project into four Separate development phases and would request four years to complete each phase with phase 1 to be completed in 2015.

Our open space would continue to be farmed until all phases were complete at which time we would plant grass as described by the Department of Fish and Game into all remaining open space.

We would hope that these changes would greatly reduce the concerns over well and septic.

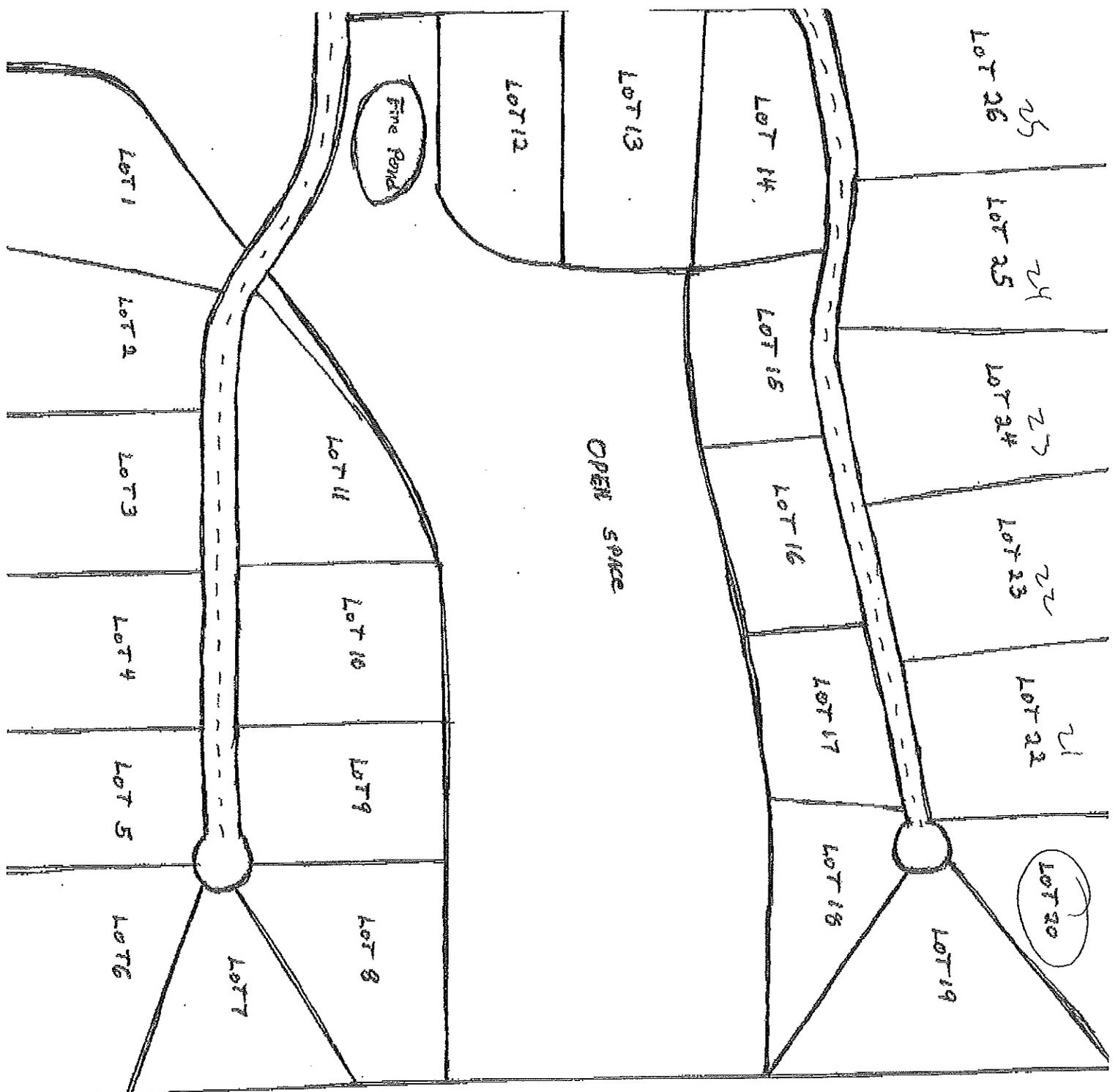
We would also leave the covenants intake as well as the outline for view corridors.

We would hope that with the reduced number of lots it would not be required to provide pressurized fire protection. We would still plan on a fire pond large enough for the complete development as part of the phase one development. This of course would be based on the Fire Marshall's recommendation.

I hope this is more inline with what the county would like to see happen. The phasing concept would greatly reduce the pressure of marketable properties in Teton County. Please let me know what your thoughts are and what you would like to see next. We understand that the plat will have to be engineered again but at least this gives us a direction to start. I can be reached by E-mail at jptrees03@yahoo.com or by phone at (208) 589-7242.

Thanks Jerry L Parker

ATT. KURT
Sciatic River
Terry Parter
208-589-7242



Angie Rutherford

From: Curt Moore
Sent: Friday, April 20, 2012 1:53 PM
To: Angie Rutherford
Subject: Phone call to J Parker re: Scenic River Vacation 2

From: Curt Moore
Sent: Friday, April 20, 2012 1:19 PM
To: Angie Rutherford
Subject: phone cal to J Parker re: Scenic River Vacation

At 12:43 today, I called Jerry Parker in regard to the May 17th public Hearing to vacate the Scenic River Estates subdivision plat. He was in South Dakota. I mentioned the following items to him, which he acknowledged:

- The Public Hearing to vacate is scheduled at 5:45 on May 17th.
- I had attended an October meeting with his engineer Kevin Thompson and the County Commissioners; (Jerry was not there).
- At the October meeting, the Commissioners set out some policies about unbuilt subdivisions that were in breach of their Development Agreements.
- The re-platting of these so-called paper plats would be considered only for limited time extensions and only if the replatted subdivision produced a demonstrably better project.
- Since October, I have not received from Thompson Engineering a re-drawn plan for Scenic River Estates.
- The time to present a new subdivision plan has nearly past and the vacation hearing will be held
- If a re-drawn plan came in before May 10 (1 week prior to May 17 hearing) it might be possible for the Board to at least delay a decision about the vacating of Scenic River Estates.

Curt Moore

Planner
150 Courthouse Drive, Room 107
Driggs, Idaho 83422
Ph: 208-354-2593 ext 200
cmoore@co.teton.id.us

Curt Moore

Planner
150 Courthouse Drive, Room 107
Driggs, Idaho 83422
Ph: 208-354-2593 ext 200
cmoore@co.teton.id.us

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7073 (20120420)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

04/12/2011

Conversation w/ Jerry Parker
re: Scenic River Estates
Development Plan approval

Twelve subdivisions
explained re-plot option

Development agreement expired 12/11/2010 (April 9, 2011
at the latest).

- Cannot apply for an extension if
the DH has expired
- Cannot do work w/o surety on file

* OPTION = Re-plot

- explained where to find in code 9-3-2-D-3
& a brief overview of ordinance.

Jerry said he would review ordinance & call
back to set up a meeting w/ Curt or Ange

Angie Rutherford

From: Angie Rutherford
Sent: Thursday, April 26, 2012 2:08 PM
To: Angie Rutherford
Subject: FW: Road Donation?

From: Carl Church
Sent: Thursday, April 26, 2012 1:15 PM
To: Mary Lou Hansen; Wendy Danielson
Subject: RE: Road Donation?

Wendy / Mary Lou:

Here's what I found. Searched for FY 2007,2008,2009,2010

No large amounts from name Parker, Leo or Jerry. Few small amounts- under \$100.

FY2009 – "Scenic River Estates"

12/15/2008 \$1,258.49 Ck#1055 AC#382
2/20/2009 218.75 Ck#1061 AC#722
4/13/2009 41.23 Ck#1066 AC#1003
7/9/2009 \$1,323.70 Ck#1067 AC#1496

FY2008 - "Scenic River Estates"

11/29/2007 \$12,417.00 Ck#1011 AC#294

All checks relate to P&Z revenue items.

Carl Church

Lead Auditor

Teton County Clerk's Office

150 Courthouse Drive, Ste. #208

Driggs, ID 83422

Ph: 208.354.8780 ext. 234

Fax: 208.354.8410

From: Mary Lou Hansen
Sent: Thursday, April 26, 2012 12:20 PM
To: Carl Church
Subject: FW: Road Donation?

Mary Lou,

Could you check on whether or not a road donation was paid by:

Scenic River Estates, Leo Parker, or Jerry Parker
As a part of their subdivision recording/approval

Thanks!

Wendy Danielson
Land Use Services Assistant
Teton County Idaho
150 Courthouse Dr. Room 107
Driggs, ID 83422
208-354-2593 x201



_____ Information from ESET NOD32 Antivirus, version of virus signature database 7088 (20120426)

The message was checked by ESET NOD32 Antivirus.

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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Wendy Danielson

From: Maureen Green
Sent: Wednesday, April 18, 2012 4:04 PM
To: Wendy Danielson
Subject: RE: Scenic River Estates Taxes

The 2011 taxes on these parcels are paid in full.

From: Wendy Danielson
Sent: Wednesday, April 18, 2012 12:02 PM
To: Maureen Green
Subject: Scenic River Estates Taxes

Hi again,

I need to bother you for another verification of tax status. This one is for Scenic River Estates Subdivision. It is comprised of 51 lots (I know this is a big number and a lot of work on your part to check each one – Sorry!). All lots are owned by Jerry Parker. The building lots are parcel numbers RP00875000010 – RP008750000510, the open space lots are RP008750000OP1 – OP4, and parcel RP008750000ORD is assigned to the road.

We are going to be applying to vacate this subdivision and need to make sure they are paid in full for 2011. If they are not, we will need to approach the vacation a bit differently than if they are.

Thanks in advance!

Wendy Danielson
Land Use Services Assistant
Teton County Idaho
150 Courthouse Dr. Room 107
Driggs, ID 83422
208-354-2593 x201



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Connel

208527 DEC 7 '09 PM 2:31

**DEVELOPMENT AGREEMENT
FOR BLUE INDIAN SUBDIVISION**

THIS AGREEMENT is made and entered into this 2nd day of December, 2009, by and between **HH Development Inc.** and/or assigns (hereafter "Developer") and Teton County Idaho (hereafter "County").

WHEREAS, it is the intent and purpose of the Developer to meet the conditions of approval for the final plat allowing the creation of **BLUE INDIAN SUBDIVISION**, as approved by the Teton County Commission on 11-12 2009; and

WHEREAS, it is the intent and purpose of the Developer and the County to enter into this Agreement, which will guarantee the full and satisfactory completion of the improvements on the property described in this Agreement and it is the intent of this Agreement and the parties to satisfy the improvement guarantee requirements for the final plat recordation of the subdivision.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is agreed as follows:

Section 1. Subdivision Description. This agreement pertains to and includes that property, which is designated and identified as **BLUE INDIAN SUBDIVISION**, located within the jurisdiction of Teton County, Idaho.

Section 2. Planned Improvements. The Developer shall, at its own cost and expense, complete the road construction, install telephone service, electrical service, road signs, and fire protection. The estimated cost to complete these improvements is \$423,613 as shown on Exhibit A of this Agreement. The estimated cost to complete the Phase One improvements is \$143, 293 as shown on Exhibit B of this Agreement. **Developer shall restore County Road 6000 West to existing condition at the completion of Phase 1, and to County Standards no later than the completion of Phase 2 if not already completed by adjacent neighbor, Scenic River.**

Section 3. Schedule for Completion of the Improvements. The Developer shall complete the Phase One improvements within two (2) years of the recording of the final plat. Each additional phase will be completed within one year after commencement of construction. The Developer shall be allowed extensions of time beyond the completion date for unavoidable delays caused by strikes, lockouts, acts of God or other factors beyond the control of the Developer.

Phase	Completion Date(no later than)
One	November 30, 2011
Two	November 30, 2012
Three	November 30, 2013
Four	November 30, 2014
Five	November 30, 2015

Teton County, Idaho

Project Profile

Project Name	Scenic River Estates
Number of Dwelling Units	51
Distance out County Roads	5+ Miles
Daily Vehicle Miles Traveled	2757
Value of One Lot with a Dwelling Unit	\$150,000

	Cost Per Dwelling Unit	Property Tax and Other Revenues Per Dwelling Unit
Annual Operations and Maintenance for All County Services	\$2,580	\$1,004
Capital Facilities County Total for All County Services	\$11,781	\$2,172

Cost-Benefit Per Dwelling Unit	
Annual Operations and Maintenance Cost-Benefit	-\$1,576
Capital Facilities Cost-Benefit	-\$9,609

Cost-Benefit of Scenic River Estates

	Operations and Maintenance Annual Cost-Benefit	Capital Improvements One-Time Cost-Benefit
Road Fund	-\$33,534	-\$427,943
General Fund	-\$43,854	-\$51,048
Special Revenue Funds	-\$3,001	-\$11,076
Total Cost-Benefit	-\$80,389	-\$490,067

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