



Sharon Fox <sfox@co.teton.id.us>

Deal Come Round LLC CUP Application

Lindsey Moss [REDACTED] >
To: pz@co.teton.id.us

Tue, Jul 7, 2020 at 7:03 AM

I oppose this proposed application. In the 60 plus years I've lived in and been involved int the agricultural community in Teton Valley, I've never heard or no seen the need to place 7 R.V. trailers or tiny homes on 66.36 acres to provide housing for employees, visitors or participants in the farm/ranch operation. Perhaps on 6,360 acres but not 66. In my opinion, this appears to be an effort to create a KOA style or similar campground and I question how it ties to agriculture. More specific information from the developer would help but as of now I only see campground. One one needs to look to our neighbor, Targhee Hills Estates to see how a poorly planned development can create a blight in an agricultural community.

Respectfully,
Lindsey Moss



Teton Creek Corridor

July 7, 2020

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

Re: Conditional Use Permit for Late Bloomer Ranch CUP

Dear Commissioners:

This letter is in response to Late Bloomer Ranch's conditional use permit (CUP) application. While the Teton Creek Corridor Project believes the function of the farm is beneficial to the overall project, we have serious concerns about how this CUP would impact our agreed upon project goals.

Since 2015, the Teton Creek Corridor Project has worked with private landowners, local government, and agency partners to protect and enhance the Teton Creek corridor for the benefit of local residents and visitors. This is truly a community based project which will be opening for public use in the coming year.

This project has proceeded with five key goals in place:

1. **Pathways and public access:** The project will establish a new 2.5-mile pathway from Cemetery Road to Stateline Road along the Teton Creek corridor for non-motorized use, subject to seasonal closure to protect critical winter range for big game species. A future phase of the project will proceed from Stateline Road to the public lands access points on the east side of the valley. The pathway will create a safe, family-friendly recreational opportunity easily accessible from Driggs, connecting local families to nature and the Valley's agricultural heritage, and providing economic benefits for the entire community.
2. **Agriculture:** The project will maintain productive farmlands along the Teton Creek corridor through conservation easements, protecting Teton Valley's agricultural heritage.
3. **Stream Habitat:** The project is stabilizing more than five miles of Teton Creek streambed, reducing flooding risk for private property and the City of Driggs and improving stream function and habitat.



Teton Creek Corridor

4. **Riparian Habitat:** The project improves and protects important wildlife habitat along Teton Creek, benefitting nesting raptor species as well as critical big game migration and winter habitats.
5. **Community Development:** Project partners have worked with interested landowners to improve existing developments and make them more compatible with community goals.

Teton Creek Corridor Project would like to bring to your attention the potential impacts that Late Bloomer Ranch's proposed CUP may have on goals 1, 3, 4, and 5.

Pathways and public access: Project partners secured a pathway access easement on the property through a generous donation from the previous property owners and have plans to construct that pathway as the next phase of the project. Within the current CUP site plan, it is not clear that the location and design of the campground recognizes the trail easement or leaves enough space for the pathway construction.

Stream Habitat: The project puts temporary housing and short-term rentals extremely close to the streambed with no public access. The partners have concerns that the close proximity to the stream bed and the likelihood of multiple tourists using the area will invite trespass across private property into sensitive habitats.

Riparian Habitat: The proposed CUP lies completely within Teton County's identified Big Game Migration habitat layer in the Natural Resource Overlay. Much of the project's work and design so far has concentrated on protecting and enhancing this habitat. Project partners have serious concerns that the proposed development would damage the migrations (deer, elk, moose, and other species) that currently utilize the corridor.

The Teton Creek Corridor Project believes that this project would be better situated elsewhere on the property where it would avoid impacts to the Teton Creek Corridor Project.

Please feel free to contact us with any questions. Questions may be directed to Max Ludington, LegacyWorks Regional Director at 307-413-4669/max@legacyworksgroup.com

Sincerely,

Teton Creek Corridor Project

July 7, 2020

Teton County Planning and Zoning Commission
150 Courthouse Drive
Driggs, ID 83422



Dear Planning and Zoning Commissioners,

Thank you for allowing Teton Regional Land Trust (TRLT) the opportunity to provide information regarding the hearing for the Late Bloomer Ranch, LLC Conditional Use Permit application to allow for a campground on a portion of their 979 North 20000 East parcel. The proposed campground adjoins TRLT's 172-acre Teton Creek Farm (two separate parcels). The management goals of our Teton Creek Farm property are to permanently protect its natural habitat, agriculture, and scenic values; prevent any use of the property that would significantly impair or interfere with its conservation values; assure seasonal public access across the property via a trail easement that will be closed during winter to be compatible with resource protection; and improve ecological function and connectivity of the Teton Creek riparian corridor and associated uplands.

To achieve these goals, approximately 105 acres of our property remains in agricultural production. The remaining 67 acres are being restored and enhanced to benefit wildlife, specifically wintering big game. In general, big game winter range is the most important seasonal habitat for their survival and often the most limited. Over \$185,000 in private, state, and federal grant funding has been invested in restoration activities including removing residential structures from the Teton Creek corridor, reclaiming impacted areas and roads, planting native trees and shrubs, and establishing sagebrush and native grasses and forbs in upland areas. The attached map depicts the proximity of the proposed campground to TRLT's property and habitat restoration project.

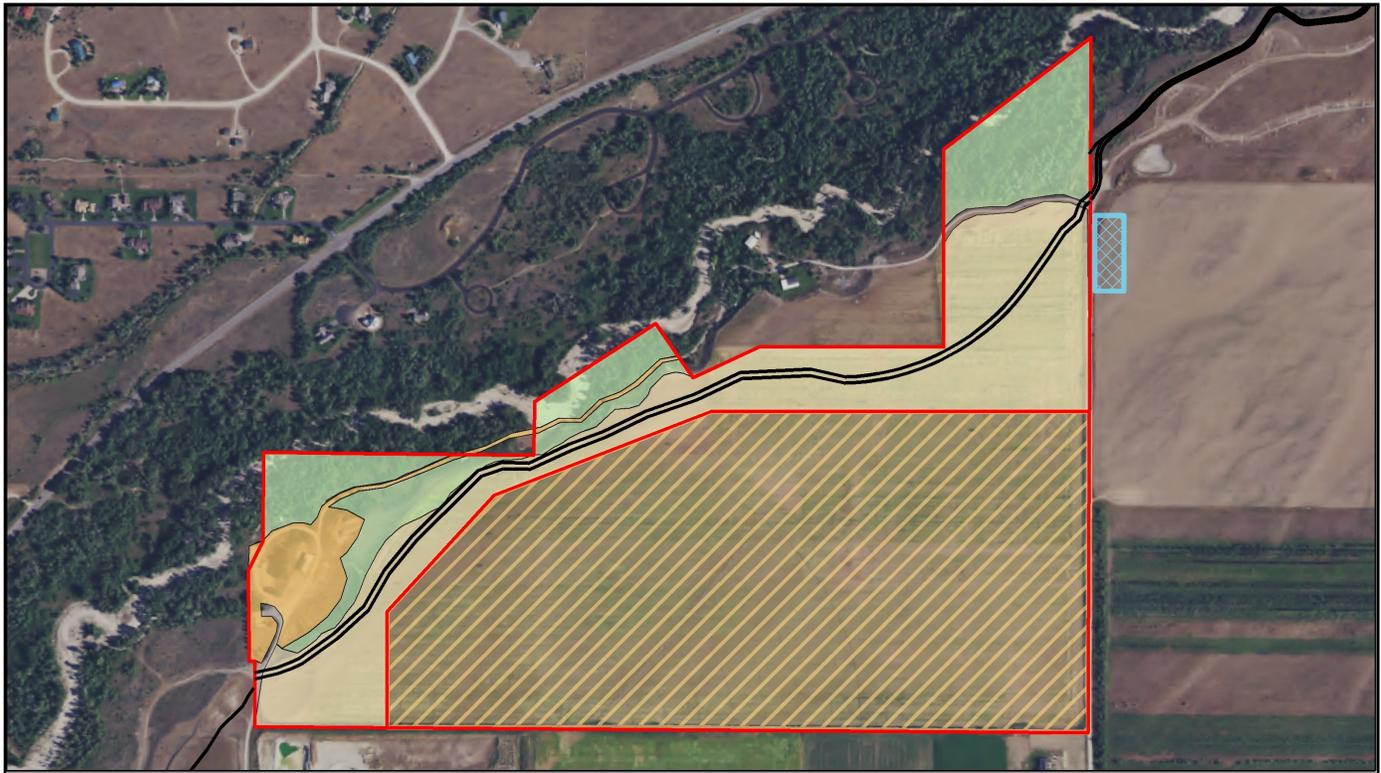
The Land Trust is obligated to ensure that the conservation values of our property, including agricultural, scenic, and wildlife habitat values, remain intact. Preservation of our property also supports the open space and agricultural goals of the County's Comprehensive Plan. In an effort to fulfill our obligation to protect the resources of this property, TRLT would like to make sure the Commission is aware of proximity of the proposed campground to these important resources.

The Land Trust is committed to ensuring the integrity of the resources we steward. Thank you for your consideration and helping us ensure that these lands remain protected for the benefit of present and future generations.

Sincerely,



Joselin Matkins
Executive Director



TETON CREEK FARM MAP

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FEET

2017 USDA AERIAL IMAGERY
MAP BY TETON REGIONAL LAND TRUST, 2020



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|---|---------------------------|---|-------------------------|
|  | TETON CREEK FARM BOUNDARY |  | AGRICULTURAL LAND |
|  | UPLAND RESTORATION |  | TETON CREEK PATHWAY |
|  | RIPARIAN ENHANCEMENT |  | LATE BLOOMER CAMPGROUND |
|  | RIPARIAN RESTORATION | | |



July 7th, 2020

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

Re: Conditional Use Permit for Late Bloomer Ranch CUP

Dear Commissioners:

The proposed Late Bloomer Ranch Campground CUP lies within the Teton Creek Corridor Project, a multimillion-dollar project improving public access, riparian habitat, agricultural heritage and wildlife habitat. The work is a collaborative effort of The Teton Regional Land Trust, Valley Advocates for Responsible Development, Teton Valley Trails and Pathways and Friends of the Teton River.

We recommend tabling the application in order to allow the applicant to provide more information. We feel it necessary for the developer to create an access management plan that is consistent with the use of the Teton Creek Corridor Pathway. This pathway will be closed in the winter to allow wildlife access the area undisturbed. We are concerned that granting a CUP (which lasts in perpetuity) will be premature without further fact finding on how the applicant plans to manage long term use of the property.

With thanks,

A handwritten signature in cursive script that reads "Dan Verbiten".

Executive Director

P.O. Box 373

Driggs, ID 83422

208-201-1622

tvtap.org



Valley Advocates for Responsible Development

July 7, 2020

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

Re: Conditional Use Permit for Late Bloomer Ranch CUP

Dear Commissioners:

The proposed Late Bloomer Ranch Campground CUP lies well within the [Teton Creek Corridor Project](#), a \$14-million dollar restoration initiated by Friends of the Teton River, Teton Regional Land Trust, Teton Valley Trails and Pathways, Valley Advocates for Responsible Development, and countless others who share a vision for a restored, vibrant Teton Creek corridor.

We recommended tabling the application in order to allow the applicant to provide more information - most importantly, a Wildlife Impact Analysis and Mitigation Plan. **We understand that the applicant will seek approval with the condition that this study happen after the fact, but strongly recommend against the P&Z taking any action, sight unseen.** This information is critical to proper fact finding and consideration of statutory CUP criteria.

Respectfully submitted,

Shawn W. Hill
Executive Director



To: Teton County Planning and Zoning Commission
Re: Conditional Use Permit Application for Late Bloomer Ranch Campground

Please accept this written comment, on behalf of Friends of the Teton River, on the Conditional Use Permit Application from Late Bloomer Ranch, LLC to construct a campground.

The mission of Friends of the Teton River is to restore and conserve the Teton River Watershed, ensuring a lasting legacy of clean water, healthy streams, and a thriving wild fishery. We implement programs and projects founded on sound science, community education, and cooperation with landowners, citizens, and agency partners.

As such, comments from FTR are often requested by our partners, stakeholders, and/or agency partners on land use changes that may have an impact on water resources. We approach these comments from a scientific standpoint, try to ensure that our comments reflect the best science available to us at the time of writing, and are applied consistently and fairly.

Our comments on the proposed Late Bloomer Ranch Campground are as follows:

- Development of this type, this close to Teton Creek, is potentially concerning from a wastewater treatment perspective. Nitrogen and bacterial contamination is a concern in ground and surface water in the Teton River Watershed, and improperly treated wastewater, especially near surface water streams and areas of high and/or variable ground water, can be a source of nitrogen and bacterial contamination. Nitrogen and bacterial contamination is far less costly for communities to prevent than it is to remediate.

Wastewater stored in RV holding tanks can be quite concentrated due to the ultra-low flow fixtures and the widespread use of commercial chemical additives for odor control. This can cause the wastewater from an RV to also be classified as “high strength”, rather than standard residential strength. Little detail is given by the developer about the volume, type, and duration of waste water that would be produced by this development. A standard residential septic system for a development of this type may not be adequate to prevent nitrogen and/or bacterial contamination of ground and/or surface water.

FTR recommends that a detailed wastewater plan, which includes projected wastewater volume, type, and strength produced by the proposed facility, and an appropriate treatment plan for that wastewater volume, type, and strength, needs to be developed before the proposal is granted any type of approval. It should be noted that this study and the wastewater plan should be reviewed and approved by all applicable regulatory



Sharon Fox <sfox@co.teton.id.us>

Comments on CUP Application from Late Bloomer Ranch, LLC (July 14 Meeting)

Ryan Cameron <[REDACTED]>

Tue, Jul 7, 2020 at 4:13 PM

To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Cc:

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<fm

Olsc

To: Teton County Planning and Zoning Commission

From: Spring Creek Farms I HOA

Date: July 7, 2020

Subject: Comments on CUP Application from Late Bloomer Ranch, LLC

Spring Creek Farms I HOA is opposed to allowing a CUP that would allow multiple R.V. trailer and/or tiny homes on the parcel in question.

- 1) Current zoning provides for rural residential and agricultural uses. Existing land owners surrounding the parcel purchased land based on the expectation of rural residential & agricultural zoning purposes and enforcement of those zoning requirements. The current neighborhood has qualities consistent and compatible with rural and agricultural living. Approving a campground with R.V. and/or tiny home sites is inconsistent with current land use.
- 2) We have concerns that the CUP would place a heavier burden on public services already under strain. In particular, the CUP would increase traffic on State Line Rd south of Ski Hill Rd. The condition of this road is already suspect, and adding more traffic places undue burden on this important access road for existing land owners.
- 3) In addition, the Teton County Comprehensive Plan (2012-2030) strives to "maintain, nurture and enhance the rural character and heritage of Teton Valley." The CUP provides for temporary or semi-temporary structures that will degrade surrounding property qualities that current zoning protects. As such, we believe the CUP to be inconsistent with the Comprehensive Plan.
- 4) We believe the density of residents suggested in the proposed project will put undue strain on the Teton Creek Corridor, a nearby and important riparian habitat for mule deer, elk, and moose who use the corridor for food, cover, and to migrate to their winter range.
- 5) Once a CUP is approved, a precedent is set. Temporary use under a CUP will likely become permanent, and the qualities of the area are also permanently diminished.

Spring Creek Farms I HOA has significant and important concerns with the proposed CUP. We respectfully ask the Planning & Zoning Commission deny the CUP request and preserve the rural character of this part of Teton Valley.

Regards,

Ryan Cameron

President

Spring Creek Farms I HOA



agencies, and/or by other independent reviewers that do not stand to benefit personally from approval or denial of the CUP.

- The source of drinking water for this development has not been clearly identified in the application. Little detail is given by the developer about the volume, type, and duration of drinking water that would be required by this development. A standard exempt residential well may not be adequate to meet the drinking water volume and treatment needs of a development of the proposed type. A commercial well permit may be required to meet the volume of water needed, and the density and type of use may require that the drinking water system would be classified as a public drinking water system, and would thus be subject to the rules governing public drinking water systems.

FTR recommends that a detailed drinking water plan should be submitted, including a detailed analysis of actual projected residency numbers and duration, and a specific identification of water sources that will be used, water rights that will be used if necessary, and water treatment requirements if necessary, before the application is granted any type of approval. It should also be noted that the drinking water and plans should be reviewed and approved by all applicable regulatory agencies, and/or by other independent reviewers that do not stand to benefit personally from approval or denial of the CUP.

- In accordance with pertinent state law and local canal company policy, we ask the Planning and Zoning Commission to ensure that all irrigation structures, ditches, and associated easements be preserved and not infringed upon if development is approved on this property.

As with all development applications, we also strongly encourage the Planning and Zoning Commission to be very diligent in ensuring that the proposed facility is consistent with local and regional planning efforts, and conforms to all relevant local, state, and/or federal laws and permitting requirements regarding water resources.

Please let me know if you have questions or need additional information.

Sincerely,

Amy Verbaten
Executive Director
Friends of the Teton River