



RENDEZVOUS ENGINEERING, P.C.

Civil Engineers and Planners in Wyoming and Idaho

Rendezvous Project No: 05-003

July 15, 2013

Angie Rutherford
Teton County Planning Administrator
Teton County Courthouse
150 Courthouse Drive - Room 107
Driggs, ID 83422

RE: River Rim Significant Change Reduced Impact Amendment
Response to Comments from Planning and Zoning Meeting, 7-9-13

Dear Angie:

Attached for your review is a response to the nine (9) items listed by the Planning and Zoning Commission from the July 9, 2013 as summarized in your email dated July 10, 2013. Ten (10) copies are provided for each of the attachments referenced.

1. Engineer approval of a road cross section for moving the County Road to the existing easement location. Any other engineering issues, especially any relating to the road relocation, need to be worked out with the County Engineer. This road relocation costs will need to be added to the letter of credit. [The following attached items address the concerns raised by the County Engineer:](#)
 - a) [Copy of completed application to ITD for access permit onto Highway 33.](#)
 - b) [Updated Engineer's Estimate \(to be Exhibit B to the Development Agreement\) with additional costs for the relocated County Road 9400 West.](#)
 - c) [Infrastructure Phasing Map, to be included with Exhibit B, showing the various phases of infrastructure improvements associated with Division II Phase I.](#)
 - d) [Engineering calculations for County Road Section. \(Submitted Separately\)](#)
 - e) [July 13, 2013 Letter to Jay Mazalewski, County Engineer, providing an item by item response to comments from May 6, 2013 with follow-up comments from July 9, 2013.](#)

2. Flesh out the waste water treatment facility proposal to include a monitoring plan and trigger points to increase scrutiny by the County when issuing building permits in River Rim. [The attached amended development agreement includes a revised **Section 2. \(h\)** regarding future wastewater modules which decreases the trip point from 85 percent to 80 percent of capacity when the owner or POA would be required to begin construction on the next phase module. At 30,000 gpd per module, the 80 percent criteria would allow an additional 6,000 gpd of capacity or about 20 single family residences which would easily allow for two years of growth at even the](#)

highest rates seen over the past ten years. Construction of a full module can be completed in 6 months.

3. Tighten the commercial uses that would be allowed. The PZC does *not* think that the equestrian area, the retail/boutique and antique shops, or the café/logo shop are appropriate as permitted uses. They would also like to see a new 2% of developed area calculation. The amended development agreement eliminates the three general categories of commercial use as requested by the PZC. A table summarizing the current development areas by phase is attached. We have also provided updated unit count tables.
4. Tighten up the proposal for the proposed lodge. **Section 2. (a) (2) (H)** of the amended development agreement provides additional qualifying language for the proposed lodge in response to this comment.
5. The Letter of Credit should be set at 125% of the engineer's cost estimate, not 110%.The amended development agreement **Section 2. (j)** has been revised to require a letter of credit for 125% rather than 110%. Exhibit B to the development agreement, the engineers cost estimate, has also been revised to the 25% contingency.
6. All phase owners of Division II need to sign the development agreement. Signature lines for all six phase owners have been added to the attached amended development agreement. (Note: One owner is responsible for two phases.)
7. Provide a monitoring and maintenance plan for the golf course area. See additional language provided in the Amended Development Agreement under **Section 2. (e)** , Golf Course Area.
8. Provide a visual impacts analysis which includes 3-D simulation of buildings overlaid in Google Earth so that the impacts can be simulated from all angles. We have prepared a simple 3D model of the revised South Canyon plan using "SketchUp" software which can also be uploaded into Google Earth. However, we found that the model was more functional (and faster responding) to simply perform the 3-D simulation using the SketchUp software with aerial photos and topographic data from Google Earth imbedded. Also as a part of the model, we have created specific view points from the following locations which are labeled in the Sketchup model:
 - a) Pullout by Teton River
 - b) Main Entrance
 - c) Ranch Access
 - d) Existing Entrance

The file size is large (~30 MB plus) so there is no convenient way to email. Therefore, to make this available for everyone to view, we have included a copy of a free "SketchUp" viewer software on the CD that will include the SketchUp files, giving the viewer the option to simply use SketchUp or upload the files into Google Earth. We



are providing 10 copies of the CDs along with a narrative about using the SketchUp Viewer and the South Canyon Model.

In addition, the following refinements have been made in response to the comments received during the July 9th planning and zoning meeting:

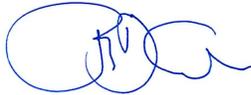
- The building envelopes in the North portion have been shifted Easterly away from Highway 33. All of the building envelopes are now within the limits of the original 2006 plan layout area. The closest lot line to Highway 33 is now 1450', and the closest building envelope to Highway 33 is now 1550'. Essentially, the lots in this North area have been tightened up, shifted away from Highway 33, and the open space is expanded.
 - The lots in the Southern portion have also been tightened up, and the 2 most Southerly lots closest to Highway 33 have been eliminated: The closest lot line to Highway 33 is now 1000', and the closest building envelope 1100', and the open space is expanded.
 - In tightening up the lot clusters, 2 additional centrally located lots are proposed within the existing cluster areas as now marked on Exhibit 1-A.
9. Consider moving the building envelopes in Phase VI farther away from the Rim. The following additional comments are provided regarding the Teton River setback and overall plan for open space within the South Canyon area:
- Building envelope setbacks from the Teton River range from a minimum of 200' to 400' with an average of 300'. County regulations require a 100' setback. The layouts of the building envelopes along the canyon edge allow for river views, but in no case infringe on the adjacent native vegetation within the canyon. All of the building envelopes are located well within the disturbed agricultural field areas on the flat ground beyond the canyon edge. The lot layouts and building envelope layouts, as in Division I, are sensitive to this canyon edge area but allow for reasonable views of the river.
 - As previously noted, this plan maintains the reduction in the number of units along the Teton River, eliminating the high density cabin units in favor of the larger single family residences.
 - Summary:
 - Total lots – 64
 - Increased open space of 30 acres (+,-)
 - See Illustrations:
 - Master Plan Amendment (7/15/13)
 - South Canyon Area Visual Analysis illustration (7/15/13)



- Conclusion: Applicant Plan refinements for South Canyon adds 30 acres of open space, increases Highway 33 setbacks, and reduces visual impact while maintaining the financial integrity of the plan. A 3-dimensional visual analysis of this refined plan is provided under separate cover.

River Rim remains committed to the goal of seeking a common sense and practical compromise with the County, responding to the current concerns while maintaining the viability and future success of this significant project.

Sincerely,



Robert T. Ablondi, P.E.

Cc: Don Chery
Mike Potter
Dan Green

ATTACHMENTS:

- Amended and Restated Development Agreement
- Revised Exhibit A Master Plan
- Revised Engineering Cost Estimate, Exhibit B
- Revised Phasing Plan, Exhibit C
- Revised Unit Summary, Exhibit D
- South Canyon Visual Analysis on CD with SketchUp Viewer software with narrative and Exhibit 1-A plan map.
- ITD application for access permit onto Highway 33
- Response to County Engineer
- Updated Development Area / Incidental Use Calculation
- CD with PDF files
- Updated Unit Count Tables



TABLE 1. RIVER RIM RANCH PUD - DIVISION II / UNIT SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES ^{1,2}	APPROVED UNITS ³	PROPOSED UNITS	CHANGE FROM APPROVED UNITS	% REDUCTION	CURRENTLY ALLOWABLE UNITS PER TITLE 9 ⁴	% OF ALLOWABLE
I	WEST RIM	1,464.2	360	323	-37	10%	220	147%
II	NORMAN RANCH	768.7	43	18	-25	58%	115	16%
III	CENTRAL PLATEAU	384.3	21	10	-11	52%	58	17%
IV	WEST PLATEAU	493.7	25	8	-17	68%	74	11%
V	NORTH PLATEAU	677.2	24	6	-18	75%	102	6%
VI	SOUTH CANYON	688.5	55	64	9	-16%	103	62%
-	UNITS TRANSFERRED FROM NORMAN RANCH (Change from cabins to single family lots)	-	22	0	-22	100%	-	-
-	APPROVED FLOATING UNITS (Based upon 5% of 550 units)	-	28	0	-28	100%	-	-
TOTALS		4,476.5	578	429	-149	25%	671	64%

Notes:

- 1) Total Acres for Phases I, II & III based upon Amendment No. 3, Instrument No. 222435
- 1) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed.
- 3) Approved Units based upon Amendment No. 2 Instrument 198983, Sheet 1
- 4) Allowable Units Based upon **Rural Reserve PUD** maximum of 15 units per 100 acres.
- 5) River Rim master plat approved for a maximum of **578 units** with minimum of **2700 acres** of open space.

TABLE 2. RIVER RIM RANCH PUD - DIVISION II / OPEN SPACE SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES	CURRENT APPROVED OPEN SPACE ACRES ¹	% TOTAL	PROPOSED OPEN SPACE ^{1,2}	% TOTAL	CURRENT TITLE 9 REQUIREMENT FOR PUD OPEN SPACE
I	WEST RIM	1,464.2	942.9	64.4%	969.0	66.2%	50%
II	NORMAN RANCH	768.7	335.8	43.7%	595.2	77.4%	50%
III	CENTRAL PLATEAU	384.3	261.0	67.9%	328.6	85.5%	50%
IV	WEST PLATEAU	493.7	279.9	56.7%	422.0	85.5%	50%
V	NORTH PLATEAU	677.2	484.1	71.5%	617.6	91.2%	50%
VI	SOUTH CANYON	688.5	512.7	74.5%	502.7	73.0%	50%
TOTALS		4,476.5	2,816.3	62.9%	3,435.0	76.7%	50%

Notes:

- 1) Current open space for all phases based upon Instrument #198983
- 2) Proposed open space for Phase I based upon current plat proposal with reductions for lots within golf course open space and increases for Tract A and elimination of road lot to Block 3.
- 3) Proposed open space for Phases II through VI based upon Plan Amendment Proposal.
- 4) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed.
- 5) Proposed plan represents a net increase of about

618.7

 acres of open space over the current plan.

TABLE 3. DIVISION II PHASE I UNIT SUMMARY

DESCRIPTION	CURRENT USE	CURRENT NO. UNITS	PROPOSED USE	PROPOSED NO. UNITS	DIFFERENCE
BLOCK 1 (Entry Commercial) ¹	Mixed Use, Lodge Units	30	Mixed Use, Lodge Units, Bed and Breakfast	16	-14
BLOCK 5, LOT 1B ³	Golf Course	0	Single Family Residential	1	1
BLOCK 6 (South End) ^{2,3}	Golf Course Driving Range	0	Single Family Residential	6	6
TRACT A ³	Cluster Cabins	40	Single Family Residential	8	-32
TRACT B ³	Cluster Cabins	24	Single Family Residential	10	-14
TRACT E ^{2,3,4}	Golf Commercial	0	Single Family Residential	12	12
TRACT G ^{2,3}	Golf O&M Site	0	Single Family Residential	3	3
TRACT I	Agriculture, Farm Operations	0	Agriculture, Farm Operations with 1 Residence	1	1
TOTALS		94		57	-37

Notes:

- 1) Current Development Agreement links condominium units to the construction of the golf course.
- 2) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units located on Tract E if the golf course is constructed.
- 3) Only utility stubs required for these lots.
- 4) Tract E lot development will be subject to county permitting.

EXHIBIT D. RIVER RIM RANCH PUD - DIVISION II / UNIT / OPEN SPACE SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES ¹	APPROVED UNITS ^{2,3}	PROPOSED UNITS	CHANGE FROM APPROVED UNITS	CURRENT APPROVED OPEN SPACE ACRES ³	PROPOSED OPEN SPACE ACRES ⁴	CHANGE FROM APPROVED PLAN
I	WEST RIM	1,464.2	360	323	-37	942.9	969.0	26.1
II	NORMAN RANCH	768.7	43	18	-25	335.8	595.2	259.4
III	CENTRAL PLATEAU	384.3	21	10	-11	261.0	328.6	67.6
IV	WEST PLATEAU	493.7	25	8	-17	279.9	422.0	142.1
V	NORTH PLATEAU	677.2	24	6	-18	484.1	617.6	133.5
VI	SOUTH CANYON	688.5	55	64	9	512.7	502.7	-9.9
-	UNITS TRANSFERRED FROM NORMAN RANCH (Change from cabins to single family lots)	-	22	0	-22			
-	APPROVED FLEXIBLE UNITS (Based upon 5% of 550 units)	-	28	0	-28			
TOTALS		4,476.5	578	429	-149	2,816.3	3,435.0	618.7

Notes:

- 1) Total Acres for Phases I, II & III based upon Amendment No. 3, Instrument No. 222435. Phases IV, V and VI acres based upon Instrument No. 198983.
- 2) For West Rim, Phase I, the proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed.
- 3) Approved Units and Open Space based upon the Original Development Agreement Instrument 179247 and Master Plat Instrument 198983.
- 4) Proposed open space for Phases II through VI based upon Plan Amendment Proposal.
- 5) River Rim master plat originally approved for a maximum of **578 units** with minimum of **2700 acres** of open space.