

TETON COUNTY PLANNING AND ZONING COMMISSION
Draft Meeting Minutes from August 13, 2013
County Commissioners Meeting Room, Driggs, ID

ITEM #4 - (continued): Application for River Rim Ranch PUD Division II to amend the Master Plan and amend the Phase I Plat. Big Sky Western Bank (Glacier Bancorp), represented by Don Chery, is proposing an amendment to the River Rim Ranch PUD Division II Master Plan and Phase I Final Plat that would reduce the total allowable residential units by 150 and increase the agricultural open space by 588 acres. The residential reductions are proposed in five of six phases in Division II and residential density increases are proposed for Phase VI. The subdivision road would not be paved until 30 residential buildings were occupied in Phase I. The proposed amendment would make the construction of the golf course optional and lots formerly designated as golf amenities would be converted to residential lots. The proposed amendment would designate a 2-acre lot for the Teton County Fire District. The commercial lots of Phase I would remain and would no longer be tied to the completion of the golf course.

Legal Description: River Rim Ranch Division II PUD. Further described as: Parts of Sections 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 20, 21, 22, 29 Township 6N Range 45E B.M., Teton County.

Motion: Mr. Arnold moved to continue the hearing on River Rim PUD Master Plan Amendment application until the September 10, 2013 hearing with the following conditions:

- The County Attorney must be satisfied with the Letter of Credit.
- Remove the name of the county agent and his responsibility to monitor the weed control plan on the golf course and clarification of who will be in charge of that plan.
- The seeding of the golf course will happen by December of 2014.
- The road paving will be triggered by use of ADT,s for both commercial and residential lots.
- Specific on use of the existing lodge building expressed in percentage of square footage of space occupied by kitchen and retail facilities.
- Phasing will revert to the original phases as presented in the application for the July P&Z hearing.
- Clarification on the 2% incidental uses as it relates to the developed acreage versus the total acreage.

2nd by Mr. Johnson

Vote: The motion was approved 3-2 with Mr. Hensel & Mr. Hill voting against the motion.