

River Rim Ranch PUD – Historical Information

- A concept plan for River Rim Ranch PUD was submitted in 2002.
- The Final Plat and Master Plan were approved by the BoCC in 2004.
- Between 2005 and 2015, several amendments were requested and approved.

An amended and restated development agreement was recorded February 7, 2014. Provisions contained in the Prior Development Agreements that are no longer applicable are not included in this Agreement. This new development agreement allowed for the following:

- The number of units in Division II Phase I shall be reduced by 3 units. Of the 360 units originally approved, 155 units have been sold.
- West Rim Village possible incidental uses are:
 - Fire Substation on Lot 1, Block 1 (6 acres). If no substation is constructed by December 31, 2026, the reservation shall be withdrawn and the lot returned to the then current owner of Lot 1.
 - Real Estate Office
 - Property Management Office
 - Existing Agricultural Buildings
 - Existing Storage
 - Brent Hoopes Residence
- Tract I shall be used as an ongoing farm and farming operation. There may be only one residential unit on Tract I
- Utility Stubs and Extensions from existing infrastructure to Tract A, B, E, G, Lot I B/Block 5 and Block 6 shall be completed in any order on or before the earliest of: completion of road paving in Phase I, Issuance of building permits for any of these lots or tracts, or December 31, 2016.
- Block 10 Lots 1-4, a fire suppression and hydrant(s) for Lots 1-4 I Block 10 shall be completed on or before the earliest of: December 31, 2016, or Issuance of building permits for any lot.
- Reclamation of Golf Course area (Tract J). The golf course area which is open space Tract J (about 270 Acres) of Phase I, shall be reclaimed to agricultural land and native grasses along with the construction of an internal trail system, and water features (the "reclamation"). The reclamation shall be completed on a phased plan as follows:
 - Weed Eradication-Summer 2013
 - Site grading/top soiling-Fall 2014
 - Agricultural practices-Spring 2015
 - Native grass seeding-Fall 2014
 - Trail system-Fall 2016
 - Water features/ponds-Fall 2016

Option to construct golf course. The Owner, if applicable, shall retain the option to construct a golf course until December 31, 2026.
- Road Improvements
 - County road 9400 West. The relocation and widening of this road to a 22 foot surface shall be completed from Hwy 33 to the SW corner of Division II Phase I to Teton County crushed gravel standard by December 31, 2014.

- West Rim Loop. This road and the roads in Block 1 shall be completed to Teton County crushed gravel standards on or before December 31, 2016, or prior to the issuance of any building permits.
- Road Paving
 - Loop Road. Asphalt paving of this road shall be completed by December 31, 2016, or when 30 residential building permits are issued within RRR, whichever is sooner.
 - Turning Lanes. Asphalt paving for the turning lanes on State Hwy 33 shall be completed by either December 31, 2026; mandate of the ITD; the issuance of 30 building permits in Division II Phase I; or when the Average Daily Traffic exceeds 200 ADT, whichever is sooner.
- Changes to other Phases
 - Division II Phase II (Norman Ranch/Western Highlands) will be reduced by 25 lots.
 - Division II Phase III (Central Plateau) will be reduced by 11 lots.
 - Division II Phase IV (West Plateau) will be reduced by 17 lots.
 - Division II Phase V (North Plateau) will be reduced by 18 lots.
 - Division II Phase VI (South Canyon) will remain at 55 units which is the number of units originally approved in 2006. The Width of the wildlife migration corridor will be increase to minimum of 1150 feet between building envelopes.

Platting and Improvements for Divisions II, III, IV, V and VI. Improvements shall be completed by December 31, 2026.

- Required Public Benefit
 - Acreage adjacent to the Teton River shall be used as an interpretive river park. The park will be finished upon completion of the South Canyon Development (Phase VI), or December 31, 2026 whichever occurs first.
 - Snowmobile access along County Road 9400 West.
 - Owner shall provide a cash sum of \$1000 per lot at the time of final plat recording of each phase of Division II which will be paid to Teton County for use as determined by BOCC.