



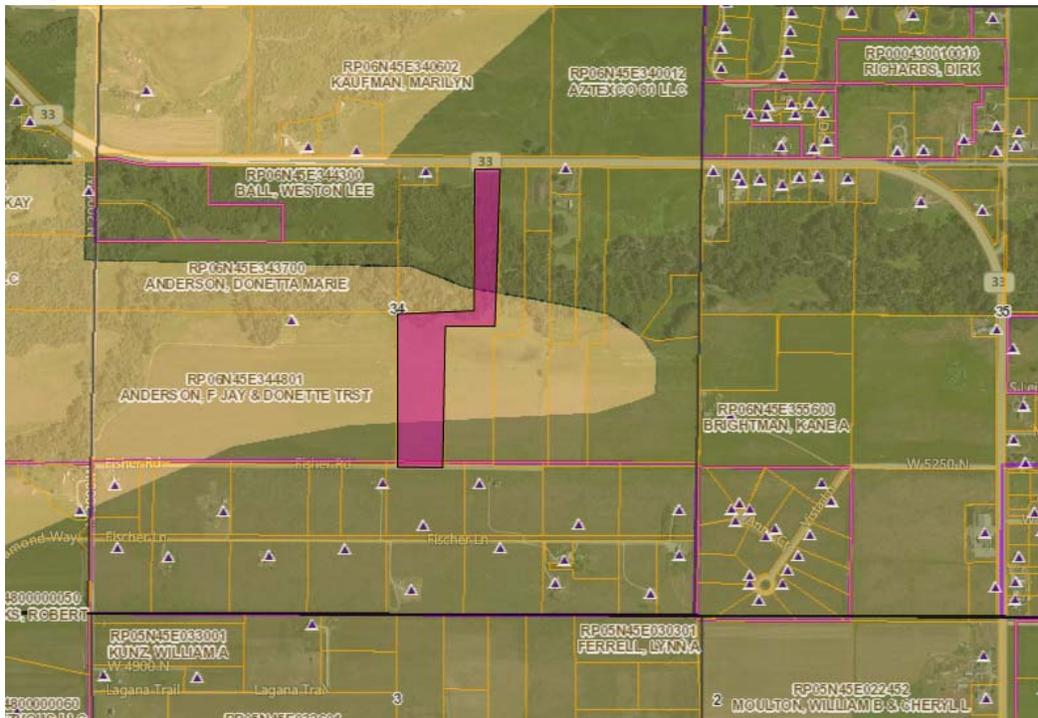
**A REQUEST FOR A CONDITIONAL USE PERMIT BY:**  
**Taylor Family (Lynn Taylor & Ellen Bingham)**  
**FOR: Primitive Campground**  
**WHERE: Approx. 1305 Highway 33, Teton**  
Prepared for the Planning & Zoning Commission  
7/8/2014 CONTINUATION- Public Hearing of June 10, 2014

**APPLICANT:** Lynn Taylor & Ellen Bingham  
**LANDOWNER:** Grace Taylor (mother of applicants)

**APPLICABLE COUNTY CODE:** Conditional Use Permit pursuant to Title 8, Chapter 6 Teton County Zoning Ordinance, (revised 5-12-2011); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

**REQUEST:** The Taylor family owns property along Highway 33, between Driggs and Teton. They would like to develop a primitive campground area. The property is within the scenic corridor and the use of a campground requires a conditional use permit.

**LEGAL DESCRIPTION:** RP06N45E341256  
**TAX #**2868 SEC 34 T6N R45E.  
**LOCATION:** Approx. 1305 Highway 33  
**ZONING DISTRICT:** A-2.5 and A-20.  
**PROPERTY SIZE:** 19.975 acres  
**VICINITY MAP:**



**PROJECT BACKGROUND:**

The Taylor property is currently undeveloped. The family would like to utilize the northern 6 acres (north of South Leigh Creek) to provide a campground option here in the valley. (The southern 13 acres may be utilized in the future.) The plan would be to phase the campground and provide additional services as the campground grows. AT THIS POINT YOU ARE MAKING A DECISION ONLY ON PHASE I.

The Taylor family submitted an application for a Conditional Use Permit on May, 5<sup>th</sup> 2014. They also submitted supplemental information on May 29<sup>th</sup> and June 23<sup>rd</sup>.

**KEY ISSUES:**

Planning Staff comments:

This property is located within the scenic corridor, there is floodplain located along South Leigh Creek, and there are wildlife habitat overlays on the property as well. Due to these constraints the Planning Department wanted to make sure we had a clear picture of the project. With the additional information that has been given we feel that the applicant is aware of the constraints.

**INTER-AGENCY AND DEPARTMENTAL REVIEW COMMENTS**

ITD- We received a copy of the application to ITD for the access. We have not received approval of the application at this time.

District 7 Public Health- See attached letter.

Teton County Fire District- Awaiting comments

**SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:** Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 8, Section 8-6-1 of the Teton County Zoning Ordinance. The public hearing for the Planning & Zoning Commission was duly noticed in the Teton Valley News. A notification was sent via mail to surrounding property owners within a 300-foot buffer area and the mailing also went to many more people because anyone within a subdivision that has a lot within 300 feet of a project also gets a notification. A notice was also posted on the property providing information about the public hearing.

**COMMENTS FROM NOTIFIED PROPERTY OWNERS & PUBLIC AT LARGE**

Staff has not received any written comments from the public. A neighboring property owner called to better understand the nature of the application, but did not offer any support or opposition to the proposal.

**CONSISTENCY WITH THE APPLICABLE GOALS & OBJECTIVES OF THE TETON COUNTY COMPREHENSIVE PLAN 2012-2030**

**Goal ED 1: Develop a coordinated and collaborative economic development strategy that encourages, promotes and supports locally-owned businesses and creates a hospitable and attractive environment for businesses and tourists.**

Goal ED 1, Policy 1.3: Encourage and support local commerce.

Goal ED 1, Policy 1.6: Encourage and pursue economic diversity, innovation and creativity to keep our economy stable.

Goal ED 1, Policy 1.7: Support the expansion of recreational, cultural, and entertainment options that would improve the visitor experience and boost economic development.

**Goal ED 2: Preserve our rural character and heritage and promote local agricultural industries.**

Goal ED 2, Policy 2.1: Encourage development and land use proposals that support prime economic values of rural character and heritage.

Goal ED 2, Policy 2.2: Promote local agricultural industries and businesses.

Goal ED 2, Policy 2.4: Encourage and attract businesses that are economically and environmentally friendly, and promote stewardship and accountability in business.

Goal ED 2, Policy 2.5: Encourage development that adheres to environmental standards.

**Goal ED 3: Recognize that tourism and lifestyle are fundamental components of our economy and are dependent on healthy natural resources.**

Goal ED 3, Policy 3.1: Encourage economic development through the promotion of recreational opportunities and natural resources.

Goal ED 3, Policy 3.2: Conserve Teton County's natural resources in order to enhance economic development.

**Goal NROR 1: Conserve our public lands, trail systems, and natural resources (air, water, wildlife, fisheries, wetlands, dark skies, viewsheds, soundscape, soils, open space, native vegetation).**

Goal NROR 1, Policy 1.6: Encourage the conservation of high water quality in rivers and streams.

**Goal NROR 2: Enhance and preserve access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and damage to natural resources.**

Goal NROR 2, Policy 2.2: Support the creation of new public land access when it's consistent with natural resource conservation goals.

Goal NROR 2, Policy 2.4: Consider and accommodate access for different user groups to minimize user conflict and resource damage.

Goal NROR 2, Policy 2.6: Work with state and federal agencies and private landowners to protect environmentally-sensitive areas from resource degradation.

**Goal NROR 3: Provide and promote exceptional recreational opportunities for all types of users (including but not limited to biking, skiing, fishing, off-highway vehicle use, target practice, hunting, trail users, equestrians, boating, non-motorized flight) as a means for economic development and enhanced quality of life.**

Goal NROR 3, Policy 3.2: Recognize the need to accommodate different user groups in a way that minimizes user conflicts and resource damage.

Goal NROR 3, Policy 3.3: Support a diversity of recreation as a mechanism to bring together community and build acceptance of diverse lifestyles.

**Goal NROR 4: Balance private property rights and protection of our natural resources.**

Goal NROR 4, Policy 4.1: Ensure that development regulations balance natural resources protection, viewshed protection and growth, are clear and predictable, and preserve the economic value of the land.

**Goal NROR 5: Recognize, respect and/or mitigate natural hazards, including but not limited to flooding, earthquakes, landslides, radon and fires.**

Goal NROR 5, Policy 5.1: Ensure that regulations minimize the detrimental effects of natural hazards and their inherent risks.

Goal NROR 5, Policy 5.2: Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or other hazards will be delineated, and development in such areas will be carefully controlled or prohibited by a rigorous building code and permitting process.

Goal NROR 5 Policy 5.3: Develop strategies to protect life and property from natural hazards.

**Goal NROR 8: Respect sensitive habitat and migration areas for wildlife.**

Goal NROR 8 Policy 8.1: Teton County recognizes that wildlife and wildlife habitats provide economic, recreational, and environmental benefits for the residents and visitors of Teton County. Land development decisions will strongly weigh the needs of wildlife to protect the inherent values that they provide.

Goal NROR 8 Policy 8.2: Work with landowners, the Idaho Department of Fish and Game, other state and federal agencies, non-governmental organizations, and other natural resources professionals to utilize wildlife habitat and species information and other tools (such as Western Governors Association Crucial Habitat Assessment Tool and the Wildlife Overlay Map), including new information as it becomes available, to make land use and site planning decisions.

Goal NROR 8 Policy 8.3: Minimize the cumulative impacts of development on wildlife and wildlife habitat.

Goal NROR 8 Policy 8.4: Protect and/or improve the diversity of native vegetation.

Goal NROR 8 Policy 8.5: Protect and improve riparian and aquatic habitats.

**Goal ARH 1: Preserve and enhance Teton Valley's small town feel, rural heritage and distinctive identity.**

Goal ARH 1 Policy 1.3: Ensure that open spaces are managed responsibly.

Goal ARH 1 Policy 1.4: Maintain the County's rural heritage through the scenic corridors.

Goal ARH 1 Policy 1.5: Support the preservation of open space, farmland, natural beauty, and critical environmental areas.

**SECTION 8-6-1-B-7 CRITERIA FOR APPROVAL OF A CONDITIONAL USE**

The following findings of fact shall be made if the Conditional Use is being recommended for approval. If the application is being recommended for denial, the Commission should likewise specify the reasons for denial based on the items listed below.

- 1. Location is compatible to other uses in the general neighborhood.*
- 2. Use will not place undue burden on existing public services and facilities in the vicinity.*
- 3. Site is large enough to accommodate the proposed use and other features of this ordinance.*
- 4. Proposed use is in compliance with and supports the goals, policies and objectives of the Comprehensive Plan.*

## **RECOMMENDED CONDITIONS OF APPROVAL**

- Compliance with Dark Sky Lighting Ordinance: All exterior lighting must conform to Teton County Ordinance 9.4.12.
- Applicant obtains all necessary permits/approvals from Teton County as well as other regulating agencies as they expand their facilities.
- All structures in the Scenic Corridor obtain design review approval.
- All structures in the Floodplain obtain development permit approval.
- Obtain proper access from ITD.

## **PLANNING & ZONING COMMISSION ACTION:**

A. Recommend approval of the CUP, with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Recommend approval of the CUP with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.

C. Recommend denial of the CUP application request and provide the reasons and justifications for the denial.

D. Continue to a future PZC Public Hearing with reasons given as to the continuation or need for additional information.

## **PLANNING STAFF RECOMMENDATION:**

**ACTION A, RECOMMEND APPROVAL** of the Taylor Family Campground CUP as described in the Conditional Use application materials submitted May 5, 2014 and as supplemented with additional applicant information attached to this staff report, if the PZC feels comfortable with the application as presented.

The following motion could be given:

*Having reviewed the application materials for the Taylor Family Campground, as well as the additional questions provided by staff and other agencies; I hereby move to RECOMMEND APPROVAL to the TETON COUNTY Board of County Commissioners, having found that the application meets the criteria*

*to continue this public hearing until the July 8<sup>th</sup> meeting to allow the applicant to respond to the questions provided to them, and allow staff and other agencies time to review and comment on the additional information.*

---

Prepared by Jason Boal

Attachments:

- Application
  - 6/16 DRC meeting comments
  - Narrative
  - Site Plan
  - Map of noticed properties
  - Road Plans

- Additional information provided to the applicant.

End of Staff Report

MAY 03 2014

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### CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov).

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: Grace Taylor

Applicant: Lynn Taylor & Ellen Bingham E-mail: ellenbingham@msn.com

Phone: 208) 522-4819 Mailing Address: 1011 Bear Ave

City: Idaho Falls, State: ID Zip Code: 83402

Engineering Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location and Zoning District:

Address: \_\_\_\_\_ Parcel Number: RPOL0N45E341254

Section: 34 Township: 6N Range: 45E Total Acreage: 19.975

Zoning District: \_\_\_\_\_ Requested Land Use: Camp Ground.

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: Ellen Bingham Date: 5/3/2014

Lynn C Taylor *Fees are non-refundable.*  
5-5-2014

\$ 1,260 paid

700  
28x20 5200 700  
5200  
1260

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Lynn Taylor to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

Owner Signature: Grace Taylor Date: 5 May 2014

### SECTION I: REQUIRED ITEMS

1. Latest Recorded Deed to the Property
2. Affidavit of Legal Interest
3. Application fee paid in full in accordance with current fee schedule
4. Twelve (12) copies of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. Twelve (12) copies of a site plan drawn to scale.
6. Narrative explaining the following:
  - o Location is compatible to other uses in the general neighborhood.
  - o Use will not place undue burden on existing public services and facilities in the vicinity.
  - o Site is large enough to accommodate that proposed use and other features of this ordinance.
  - o Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan

### SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Upon the granting of a conditional use permit, conditions may be attached to a conditional use permit including, but not limited to, those:
  - o Minimizing adverse impact on other development;
  - o Controlling the sequence and timing of development;
  - o Controlling the duration of development;
  - o Assuring that development is maintained properly;
  - o Designating the exact location and nature of development;
  - o Requiring the provision for on-site or off-site public facilities or services;
  - o Requiring more restrictive standards than those generally required in this Title;
  - o Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
  - o Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
2. Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed conditional use. A conditional use permit shall not be considered as establishing a binding precedent to grant other conditional use permits. A conditional use permit is not transferable from one (1) parcel of land to another.
3. Commercial Development Agreement for all land uses in the C-1, C-2, C-3, and M zoning designations are required to include the following, as applicable:
  - o A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
  - o A professionally prepared landscaping plan;
  - o Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
  - o Professionally prepared final construction drawings.

**SECTION IV: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE**

Notification is required for both hearings in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code. Notice shall be provided by mail to property owners within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. At least fifteen (15) days prior to the hearing, notice of the time, date and place and a summary of the plan to be discussed shall be published in the newspaper of general circulation within the jurisdiction. This procedure will be completed by the planning staff.

**SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING**

**SECTION VI: PLANNING AND ZONING COMMISSION ACTION**

**SECTION VII: BOARD OF COUNTY COMMISSIONERS ACTION**

## Narrative for Primitive Campground

1. Location is compatible to other uses in the general neighborhood.

From general research of the area, there is one organized campground between Tetonia and Driggs, Idaho. This proposed campground is located on Highway 33 approximately 1/2 mile from Hatches Corner. There are no close neighbors within 400 to 600 feet from entrance. The immediate area is grazing farmland so there will be no disturbance to neighbors. A creek runs through property making for a green quiet area. The campers will have foot, 4-wheeler or horse traffic only to campsites which will keep the area low impact.

2. Use will not placed undue burden on existing public services and facilities in the vicinity.

Plans are being made to put in a parking lot, power, a well and bathroom/porta potties. These services will be contained on property so as to not impact public services and facilities.

3. Site is large enough to accommodate that proposed use and other features of this ordinance.

Six acres of land in Grace Taylor's name (our mother) will be in use for camping and location of a Care Taker's residence. There is also 13 acres across the creek that is available for use.

4. Proposed use is in compliance and supports the goals, policies, and objectives of the Comprehensive Plan.

### Phase One

In the near future, a 5th wheel trailer will be a place of residence for the care taker. Twenty simple camp sites will be designated, porta pottys will be brought in and fresh

water will be provided for campers. A fence will be put up on property line. The first phase of different camping will be added 1 sheep camp, a yurt, 1 Indian lodge and 2 cabins.

The cake taker will need a workshop which will be built per building permit allowances. A chicken coop and pig pen will also be added.

Earle Giles at the Teton County Fire Department was contacted. Fire pits dug into the ground with covers or screens will satisfy fire regulation along with shovel and a bucket of water of other source of water. Earle suggests a pond for water storage in prep for emergencies.

Michael Dronen at Eastern Idaho Public Health District says that porta pottys are in compliance with rules and regulations. When other facilities are added a permit and plans will be made.

As money and time allows the following improvements will be achieved.

## Phase Two

A well in compliance with a public water system will be drilled. A drilling permit will be worked out with Kerry Mathews of Idaho Department of Water Resources. Kerry will also be the contact about the pond and water rights. When the well is in, a pressurized water system to areas around the campsite will be placed. A permit will be sought when a bathroom facility is needed.

A power line will be brought onto the property by Fall River Power.

A residence for the care taker will be built according to building permit. A Swiss Barn will also be put in. At this time we would like to add 5 cabins, 2 group sites, 5 Indian lodges, 2 yurts, and 2 sheep camp wagons. A one way trail will be established for foot, horse or 4-wheeler traffic.

### Phase Three

In this phase, more development for primitive camping will be developed. The last phase will include 12 cabins, 5 Indian lodges, and 2 sheep camps wagons. A full campground would consist of 200- 250 people, which will be maybe 10 days during the summer months.

1934

12 FT

at 100 FT

15 at 100 FT 1912

power pole

Shop

parking lot

House

well house

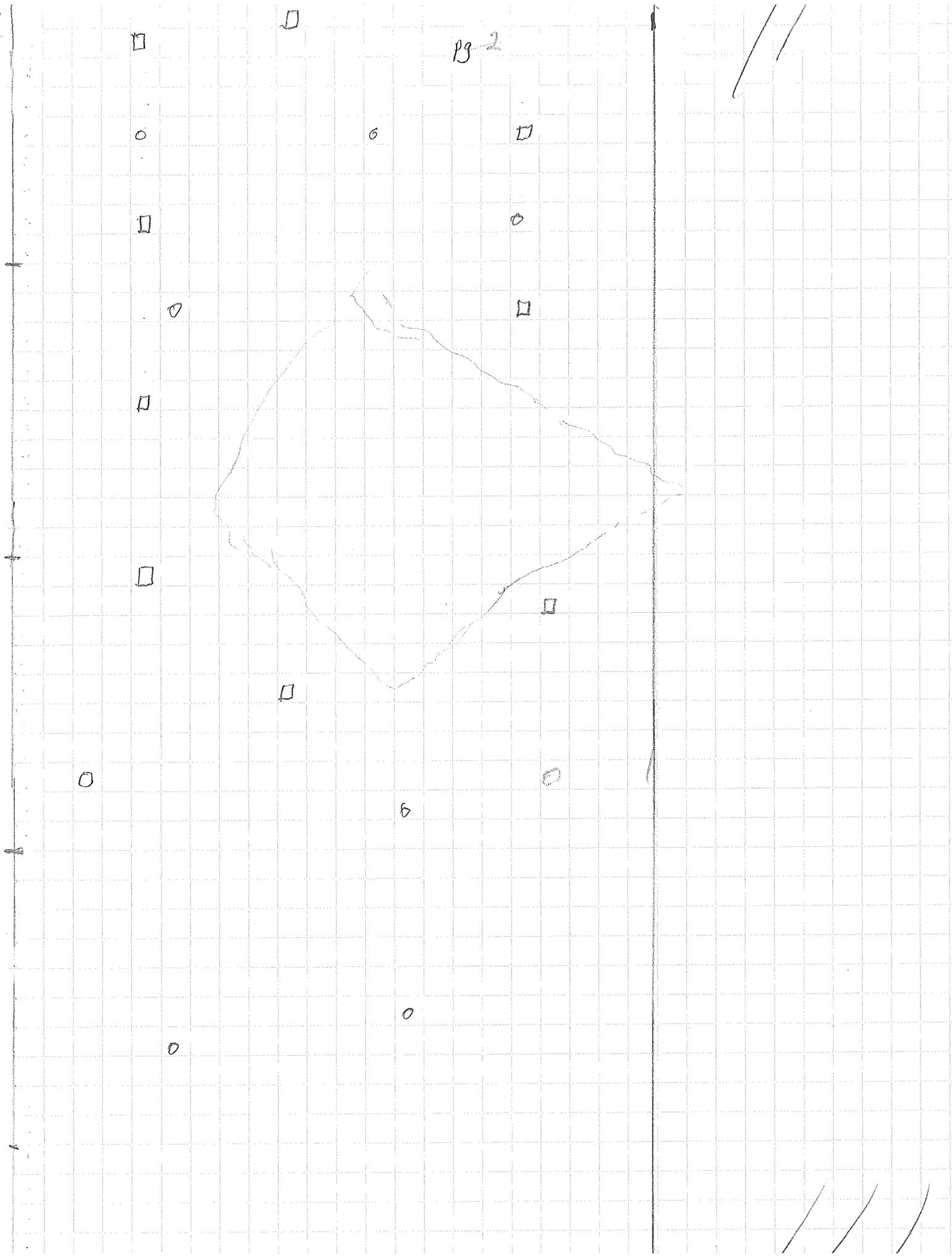
Barn

Pond



pg 2

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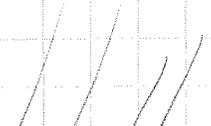


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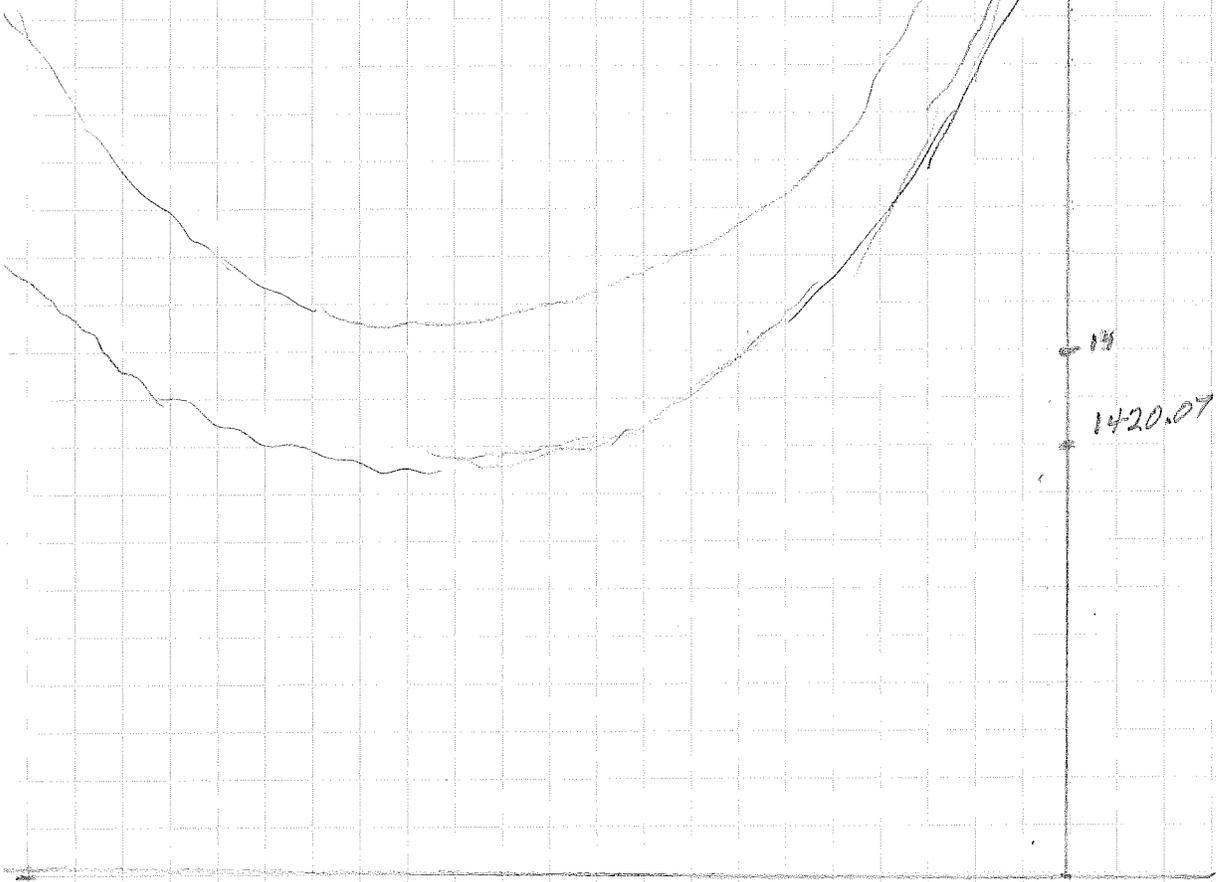


19.5

19.4

13

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13

1420.07



Teton County Planning  
150 Courthouse Drive, Room 107  
Driggs, Idaho 83422  
Phone: 208.354.2593  
Fax: 208.354.8778

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**FROM:** Planning Administrator, Jason Boal  
**TO:** Lynn Taylor & Ellen Bingham  
**RE:** Taylor Family Campground DRC meeting Notes  
**DATE:** June 17, 2014

---

Lynn & Ellen, Lynn & Ellen, The purpose of this letter is to summarize the meeting we had earlier today. As we discussed in that meeting we would like to have these changes back to us as soon as possible, and by the 23<sup>rd</sup> at the latest.

General Comments about the application -Jason Boal 208-354-2593 ext.204:

- P&Z Commission would like to see the whole site plan on one page.
- P&Z Commission would like to better understand the current vegetation of the site.
- We will focus on the approval for Phase 1, and concept approval for Phase 2 & 3.
  - Clearly describe the activities/improvements for Phase 1 in your narrative.
- Phase 1 will be limited to 25 people onsite maximum due to the DEQ requirements for temporary restrooms.
- There will not be any structures constructed under Phase 1.
- If you plan on constructing a sign we will need to see plans for that

Access-County Engineer- Jay Mazalewski, PE 208-354-0245

- We will need verification of ITD approval of the access (or the application if that is all you have at this time).
- There needs to be an access/maintenance road in the vicinity of the campsites that meets the Teton County Road/Driveway standards for emergency vehicles.
- The parking area needs to be clearly shown and dimensioned to show adequate parking.

Fire- Teton County Fire District- Earl Giles (208) 354-2760

- We need to better understand what Teton County Fire District will require for fire protection (water).

Sharon Woolstenhulme(woolstenhulme) (aweng@ida.net) - Mon, 06/23/14 11:48:49 -0500

TETON COUNTY  
PLANNING & ZONING

JUN 23 2014

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**From:** Ellen Bingham <ellenbingham@msn.com>  
**To:** "Sharon Woolstenhulme(woolstenhulme)" <aweng@ida.net>  
**Subject:** RE: Taylor Family Campground DRC notes  
**Date:** Mon 06/23/14 02:21 AM

Arnold and Sharon. I sent a narrative to Jason via email. I let them know that you were going to submit site plan etc. Thanks for your help. All looks good and we look forward to working more with you. Ellen Bingham  
 PS I am sending a copy to you of what I sent to Jason at Planning and Zoning.

## Taylor Campground

Jason Boal - This narrative is being created to address questions not yet answered by our current proposal.

- A site plan has been created by AW Engineering using our map and information. You will receive a copy of this from them.
- Site plan by AW Engineering also has an aerial photo of area. The Aspens and Hawthorn trees in the area will be preserved. No clearing will be done except for what is needed for a road. Trees will be pruned to help promote natural growth.
- Phase 1 will include building a road into the site as requested.

Ten campsites will be established with fire pits. Campers who stay more than 2-3 days will be required to move tent to minimize killing grasses. Each site will have a number of areas to set a tent because no pad will be developed leaving the area primitive and relative trace free.

Porte-potties will be established within the campground for easy access of campers. The number of campers will be 25 for now but we will have 4 Porte-potties for their needs. The porte-potties will be served by a company to take ruff age to dumping area.

Bottled water will be made available for camper's convenience.

Garbage cans will be put in each campsite with a main garbage can in parking lot.

- In Phase 1 there will be a limit of 25 people.
- We request being able to build a building up by the parking lot. A building for an office is critical for us to be able to run a business in Phase 1. We would like to build our shop which will be used as an office and a place to work on picnic tables and other improvements. This building will be engineered and be built per permit.
- Lynn will email example and dimensions of sign.

Access county engineer - Jay

- Application for access into the property is being reviewed by ITD. Ellen will fax you a copy of application on Tues Jun 24<sup>th</sup>. She will not have access to a fax until that time.
- AW Engineering will submit plans for road and parking lot.

Fire Department – Earl Giles

- A road into the campsites is being engineered. We will have shovels and buckets full of water at all campsites to minimize fire hazards. We are waiting to hear if there are more requirements expected to meet fire code.

---

Date: Thu, 19 Jun 2014 15:23:59 -0700  
From: aweng@ida.net  
To: ellenbingham@msn.com  
Subject: Re: FW: Taylor Family Campground DRC notes

Attached is a pdf file of AW Drawing for camp area Phase , Master plan because includes buildings.  
Arnold W.

--- ellenbingham@msn.com wrote:

From: Ellen Bingham <ellenbingham@msn.com>  
To: "aweng@ida.net" <aweng@ida.net>  
Subject: FW: Taylor Family Campground DRC notes  
Date: Thu, 19 Jun 2014 15:02:16 -0600

Thanks Arnold. There is an attachment to this email. Let me know if you don't get it.  
Ellen Bingham

---

From: jboal@co.teton.id.us  
To: ellenbingham@msn.com  
CC: krader@co.teton.id.us  
Subject: Taylor Family Campground DRC notes  
Date: Wed, 18 Jun 2014 18:33:00 +0000

Here are the comments from the meeting yesterday.

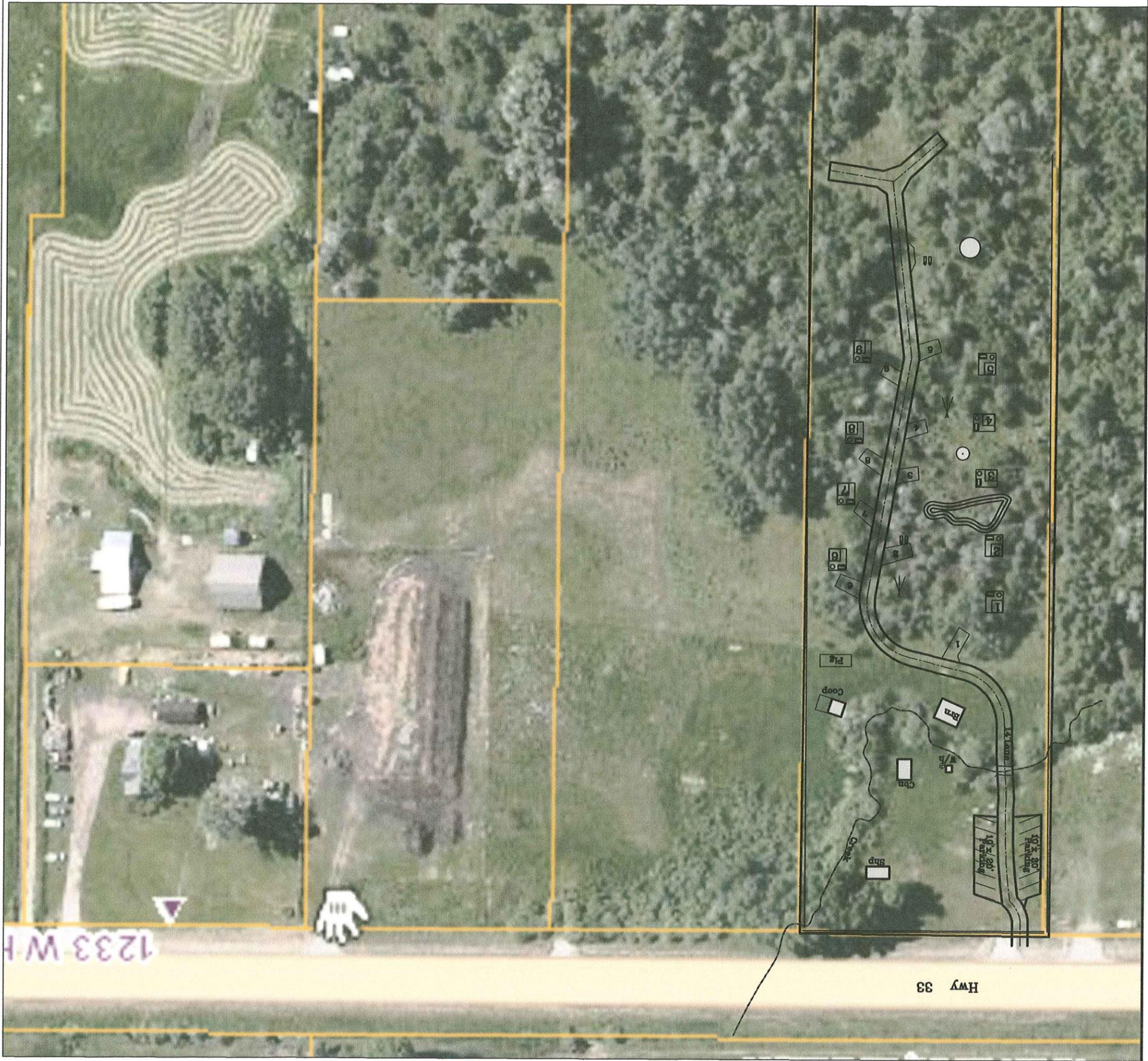
Look forward to hearing from you.

*Jason Boal - AICP*

Planning Administrator  
Teton County, Idaho  
150 Courthouse Drive #107 Driggs, ID 83422  
208-354-2593 x204



**Sharon Woolstenhulme(woolstenhulme) (aweng@ida.net) - Mon, 06/23/14 11:18:49 -0500**



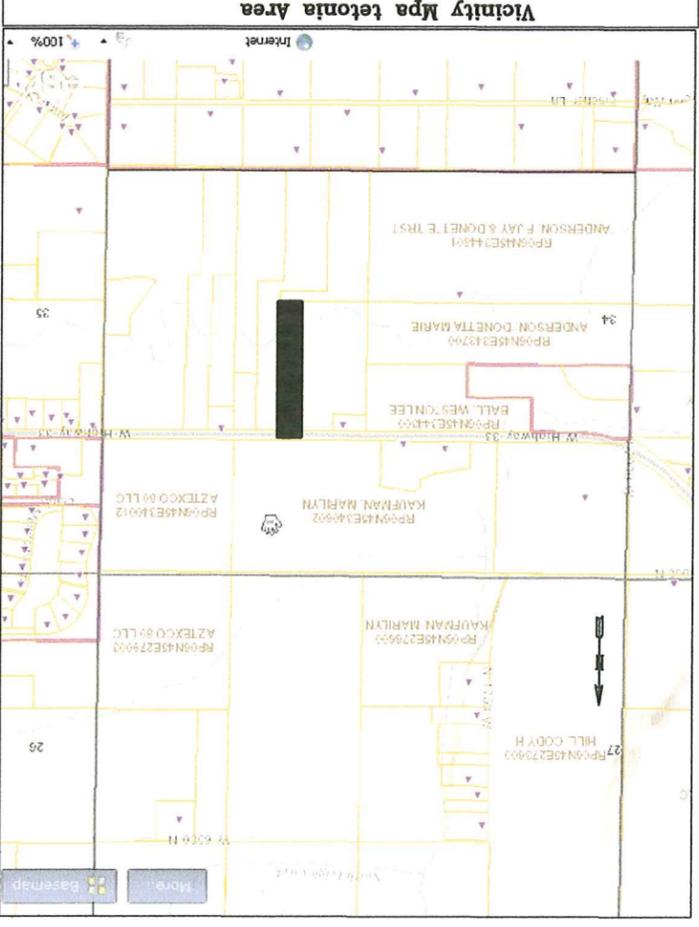
**Taylor Campground**  
 Parcel 1, Plat C Fullmer  
 Part of SE1/4NE 1/4 Sec 34, Twp 6 N., Rng 45 E., B.M. Teton Co., Id.

Client  
 Lynn Taylor  
 AW ENGINEERING  
 P.O. BOX 139  
 VICTOR, IDAHO 83455  
 (208) 787-2952

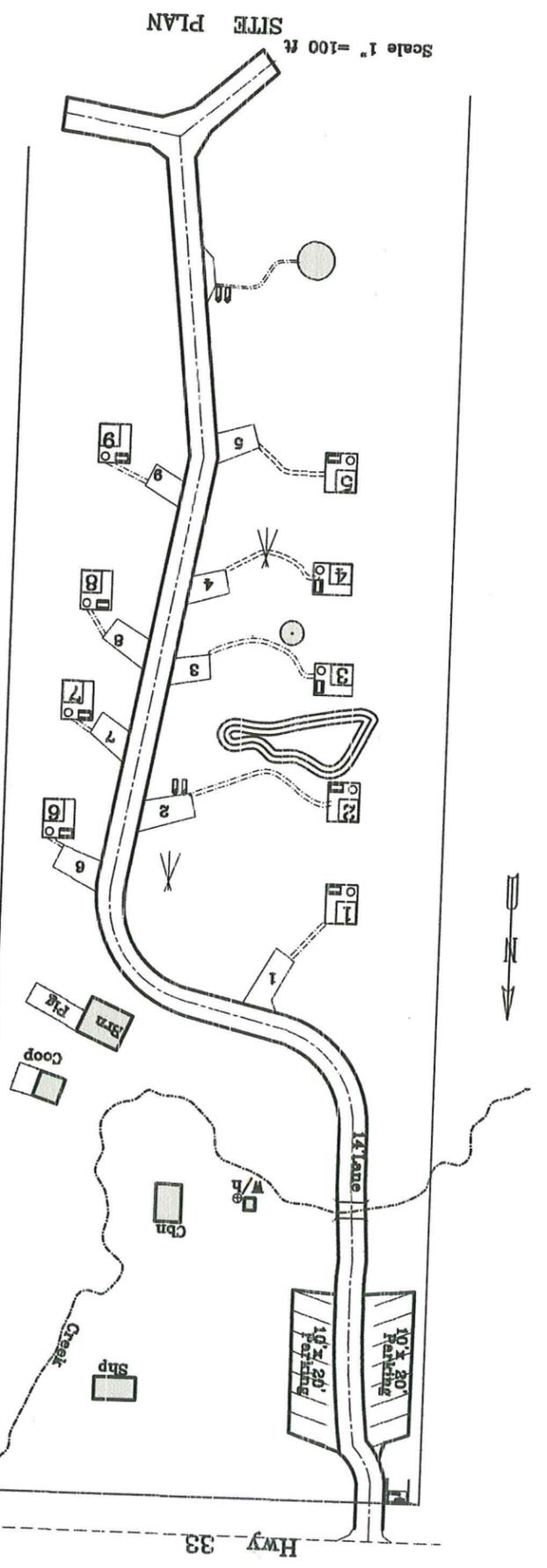
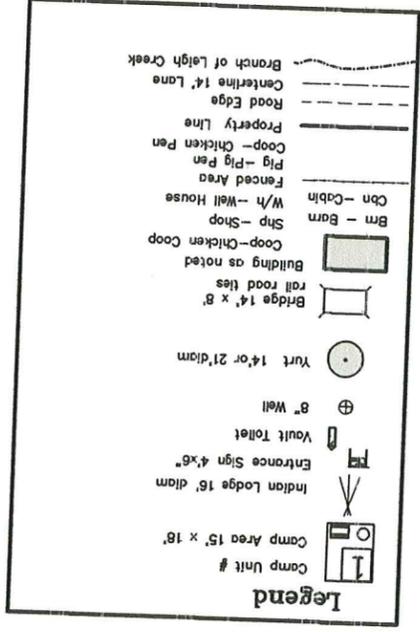
Scale 1" = 60 ft  
 Drw gww 6/17/14  
 Project 2014-067/sit plan  
 SURVEYED AW Eng cc 6/22/14

**Legend**

	Camp Unit #
	Camp Area 15' x 18'
	Indian Lodge 16' diam
	Entrance Sign 4'x8'
	Vault Toilet
	8" Well
	Yurt 14' or 21' diam
	Bridge 14' x 8'
	Building as noted
	Coop-Chicken Coop
	Shp - Shop
	W/h - Well House
	Cbn - Cabin
	Fenced Area
	Pig - Pig Pen
	Coop - Chicken Pen
	Property Line
	Road Edge
	Centerline 14' Lane
	Branch of Leigh Creek



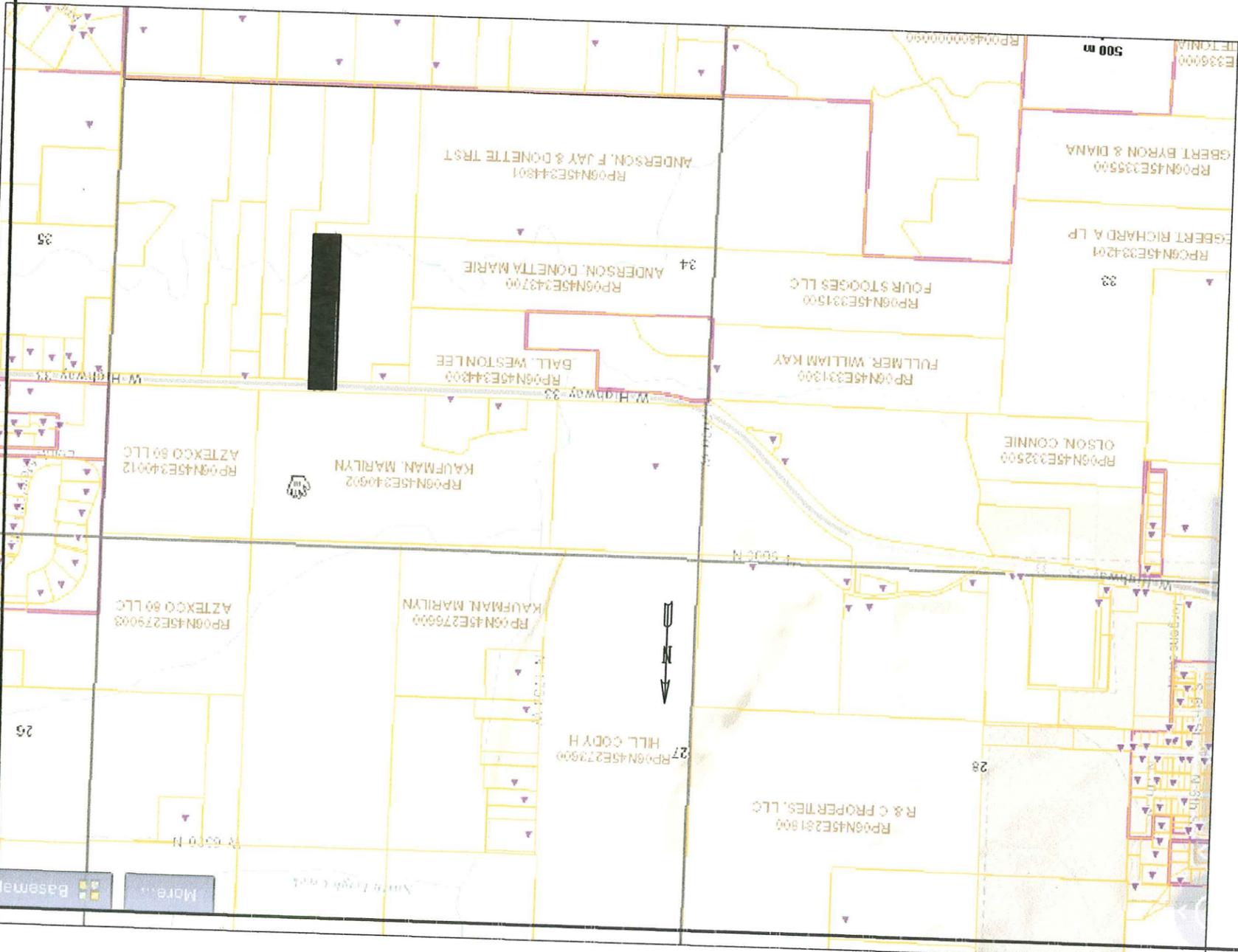
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 JUN 23 2014  
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**TETON COUNTY  
PLANNING & ZONING**

**JUN 23 2014**

**RECEIVED**



Parcel 1, Plat C Fullmer Part of SE1/4NE 1/4 Sec 34, Twp 6 N., Rng 45 E., B.M. Teton Co., Id.		Client Lynn Taylor
Scale 1" = 60 ft		AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952
Drw gww 6/17/14	SURVEYED AW Eng CC 6/22/14	
Proj 2014 - 067/sit plan		

**Taylor Campground**

**PRIVATE ROAD CONSTRUCTION**  
 Sec 30, T 6 N., Rng 45 E, Teton Co. Id.

**TETON COUNTY**  
 PLANNING & ZONING  
 JUN 23 2014

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PAGE	DESCRIPTION
1	1- TITLE & QUANTITY PAGE
2	2- PLAN & PROFILE PAGE
3	3- TYPICAL SECTION PAGE

**ROAD INDEX**

QUANTITY / UNIT	CONSTRUCTION QUANTITIES
900 LF	1- SUB EXC REMOVE & PLACE AT FILLS +/-5"
350 CU YDS	2- 8" OF PIT RUN MATERIAL IN PLACE WHEEL ROLL
80 CU YDS	3- 2" PIT REJECT OR GRUSHED GRAVEL
1 EA	4- 1 SMALL BRIDGE 14" WIDE BY 8" LONG RR TIES

**CONSTRUCTION NOTES**

- 1- THE ROAD HAS TO BE CONSTRUCTED TO TETON COUNTY ROAD STANDARDS AS A PRIVATE LANE.
- 2- REQUIRED OR NEEDED STAKING FOR PROJECT AND INSPECTION BY ENGINEER.
- 3- ENGINEER WILL DO INSPECTIONS AS WORK IS COMPLETED.
- 4- QUANTITIES ARE ESTIMATE FROM PLAN DATA. QUANTITY CHANGES WILL BE AGREED TO BY THE CONTRACTOR, ENGINEER AND OWNER.
- 5- COUNTY ROAD SPECIFICATIONS WILL BE AS PRIMARY SPECIFICATIONS. STATE SPECS WILL BE SECONDARY SPECIFICATION ON ITEMS NOT COVERED IN COUNTY SPECS.
- 6- QUANTITIES SHOWN ARE MEASURED FOR IN PLACE AND COMPACTED TO 95% AASHTO. THIS WILL BE 3 PASSES WITH A VIBRATOR COMPACTOR FOR PIT RUN GRAVEL.
- 7- THE DRIVING SURFACE WILL HAVE A 2% OUTSLOPE OF FINISHED SURFACE.
- 8- 30 MIN CULVERT WILL BE USED FOR CREEP CROSSING OR SMALL BRIDGE.
- 9- ROADWAY TO BE BUILT TO SUPPORT FIRE TRUCKS.

VICINITY MAP Alta Area



**Road Plan**

**Taylor's Campground**

Sec 34, T 6 N., R 45 E, Teton Co., Id

**AW**  
 ENGINEERING  
 355 SOUTH MAIN, F.O. BOX 139  
 TETON, IDAHO 83455  
 (208) 787-2952  
 aweng@tda.net

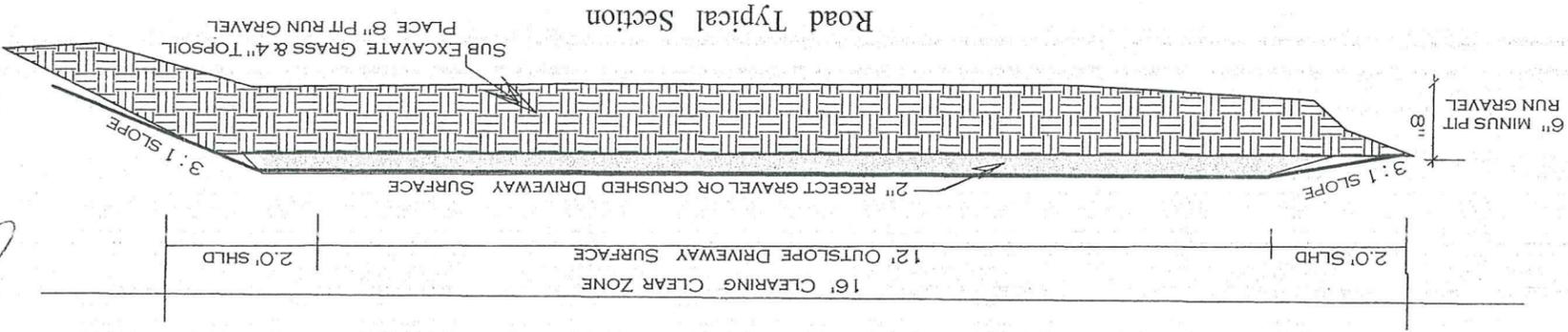
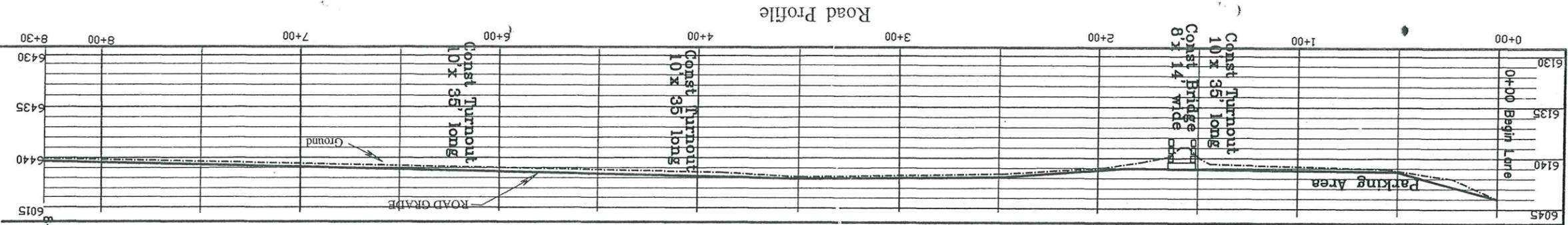
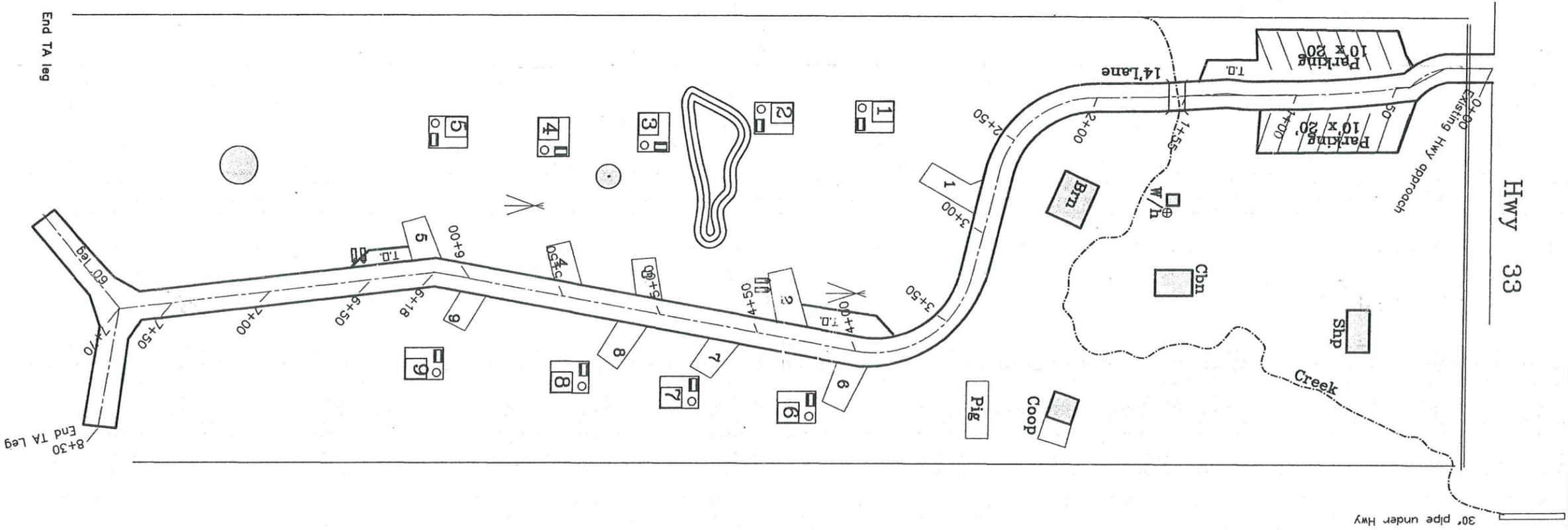
draw by aww  
 check by sw  
 Proj 14-65

REVISIONS

Scale 1"=60'

date: 6-17-14

**Rd - 1**



**Legend**

- 12' LANE
- 12' LANE ROAD GRADE
- GROUND Approx elev
- PROPOSED PARKING AREA
- PROPOSED WELL SITE
- PROPOSED BUILDING SITE
- PROPOSED CAMP SITE

draw by aww  
check by sw  
Proj 14-65

REVISIONS

Scale 1"=60'  
date: 6-17-14

**Rd -2**  
Pg 2 of 3

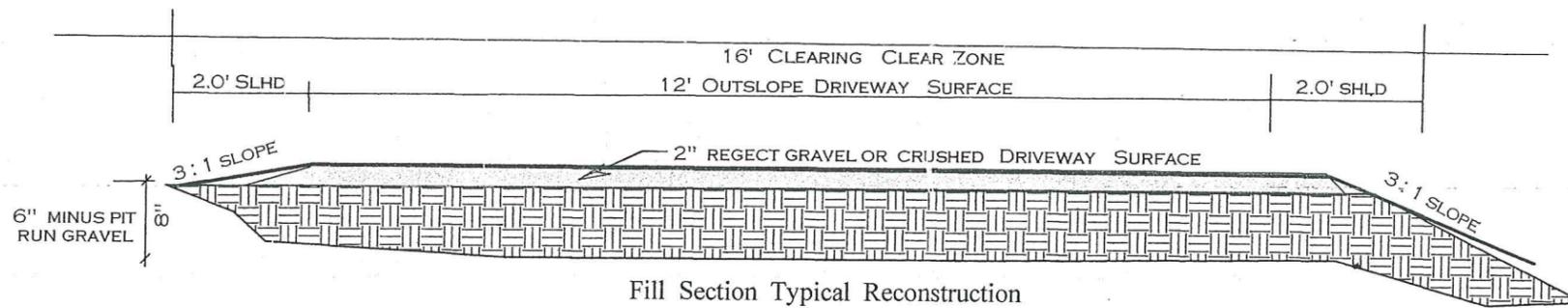
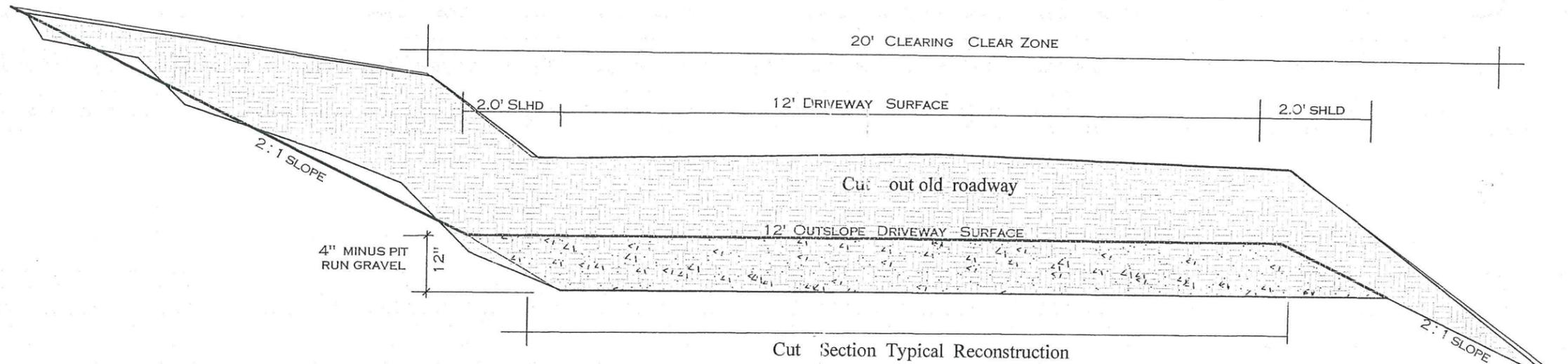
# Road Plan

## Taylor's Campground

2500 W Teton Co., Id

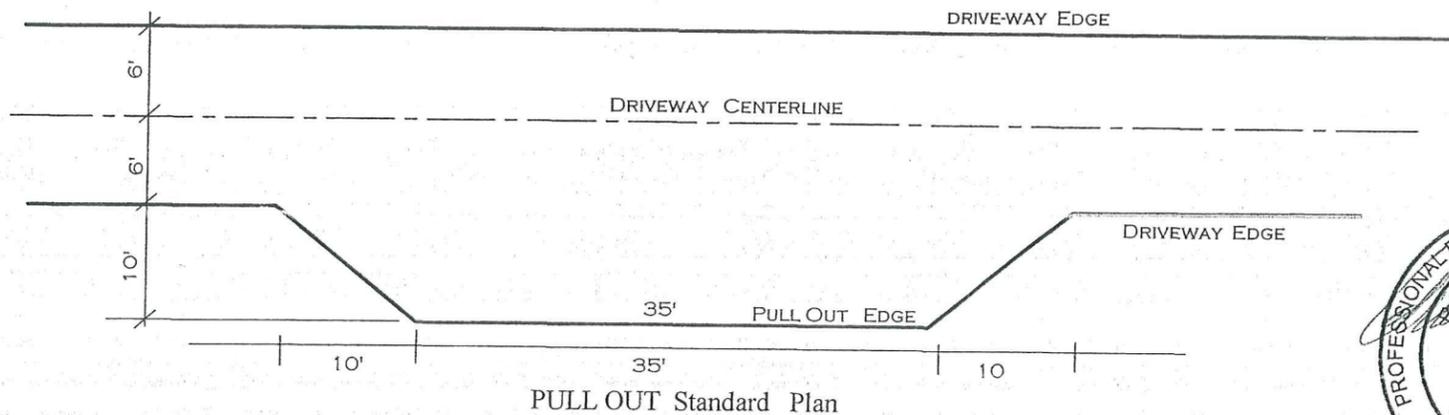
**AW** ENGINEERING

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**CONSTRUCTION NOTES**

- 1- THE DRIVING SURFACE WILL HAVE 2% OUTSLOPE GRADE.
- 2- 18" MIN DIAM CULVERTS WILL BE INSTALLED IN SWALES WITH WATER RUNOFF EVIDENCE & AT COUNTY ROAD APPROACHES. (WHEN REQUIRED)
- 3- CULVERTS LARGER THAN 18" WILL BE SIZED ACCORDING STORM WATER CALCULATIONS.
- 4- ALL FILL WILL BE COMPACTED IN 12" OR LESS LAYERS TO 95% AASHTO T-99 STANDARD.
- 5- CUT & FILL SLOPES TO BE AT 2:1 UNLESS OTHERWISE SHOWN OR STAKED ON THE GROUND BY THE ENGINEER.



**AW**  
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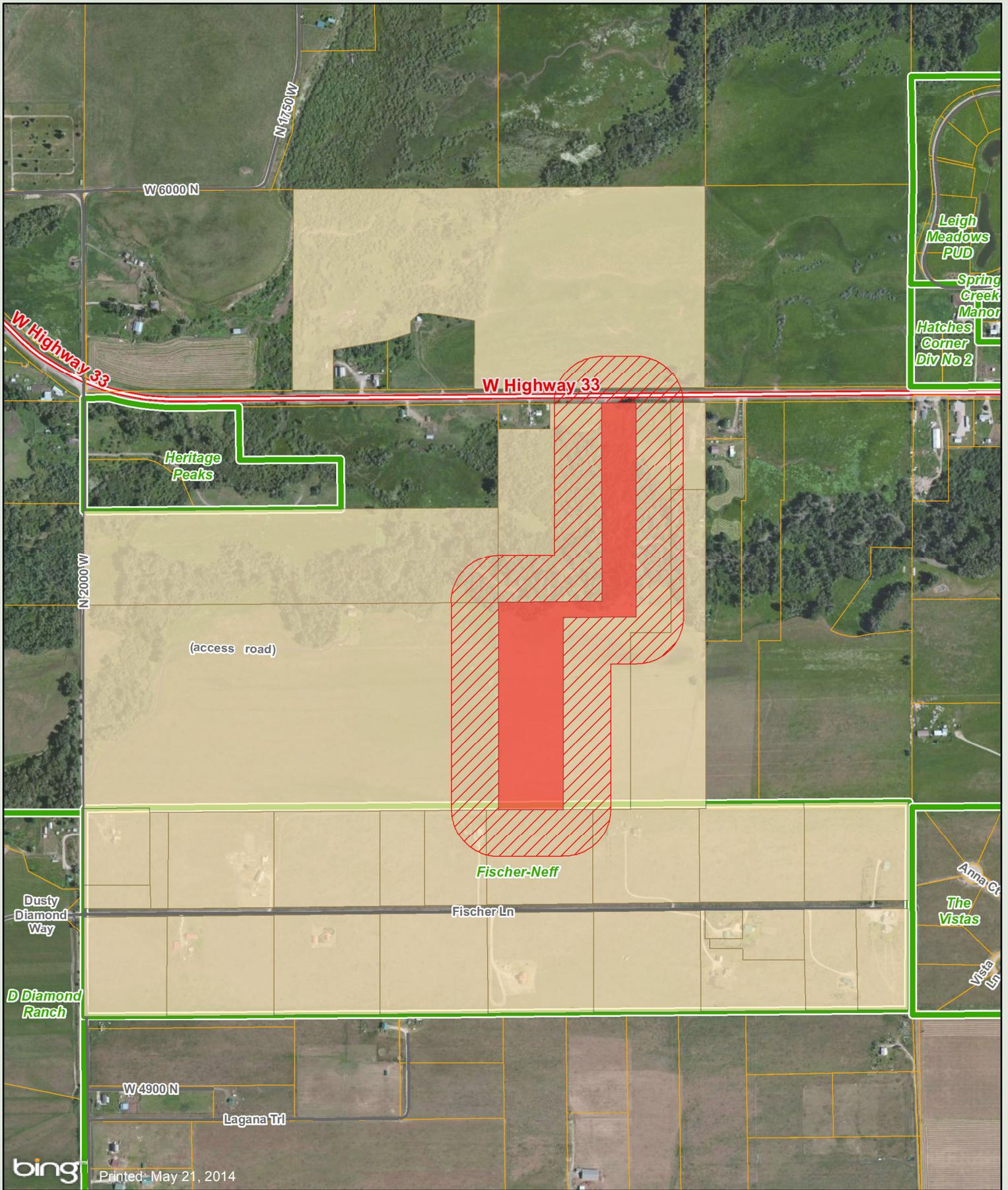
**Road Plan**  
**Taylor's Campground**  
2500 W Teton Co., Id

draw by aww  
check by sw  
Proj 14-65

REVISIONS

Scale 1"=60'  
date: 6-17-14

**Rd -3**  
Pg 3 of 3



**Legend**

- Subject Parcel
- 300-ft Buffer
- Notification Area
- Subdivision
- Parcels

## TAYLOR FAMILY CAMPGROUND CUP

