

**NARRATIVE TO ACCOMPANY
MAJOR PLAT MODIFICATION / SUBDIVISION AMENDMENT NO. 7 – July 24, 2023
RIVER RIM RANCH PUD**

I. Introduction. This application for a major plat modification is submitted on behalf of the Grand Teton Land Company, LLC. The application is identical to the plat modification submitted in January of 2021 to reinstate the original golf course and reestablish key incidental uses that are compatible with the golf operation and a part of the original master plan approved in 2006. This modification would also involve the relocation of 21 residential units to accommodate the golf course improvements without reducing open space or increasing density or incidental use area as allowed by the currently effective 2014 Development Agreement. The details of this amendment and additional background information are provided in the attached 2021 River Rim Narrative with supplemental maps and exhibits also from 2021.

II. Background. This application is being filed due to the expiration of time allowed to record the final plat following its approval by the Board of County Commissioners approximately one year ago on July 11, 2022. This same proposed plat amendment and amended development agreement were reviewed at multiple public meetings as summarized in attached Table 1. However, the final plat, the amended development agreement and letter of credit for required outstanding infrastructure improvements were not recorded within the four (4) month period allowed under the Teton County Land Development Regulations. Minutes from the meetings referenced in Table 1 are also attached.

III. Final Amended Development Agreement. As stated above, the same applicant, Grand Teton Land Company, LLC is requesting the same plat modification as presented in January 2021. During the course the multiple meetings and workshops described in Table 1, three specific changes – also agreed to by the applicant – were added to the Amended Development Agreement as summarized below:

- 1) The requirement to provide 36 employee housing at the average rate of about 1 employee unit per 15 market units with an additional 8 employee units for the non-residential lots as described in Section 2 (b) of the amended development agreement.
- 2) Additional information on the size, location and type of employee unit was provided along with provisions to make the units affordable (base rent no more than 30% of the household income). At the 7-11-2022 meeting it was also agreed that the employee units would be available under the same terms to other local public service employees if not utilized by River Rim Employees, also outlined in Section 2 (b).
- 3) Specifics were provided on the non-residential uses allowed on Tract E and E-1 (River Rim Golf Village), Tract G (Operation and Maintenance site) and Block 1 (West Rim Village, mixed use area) as described in Section 2 (a) and attachment Exhibit B to the amended development agreement.

A copy of the Final Amended Development Agreement as approved by the Board of County Commissioners at the July 11, 2022 meeting is attached. This includes language modified in Section 2. (b) (3) (page 6) to allow employee units to be used by public service employees under the same terms if not utilized by River Rim employees. This amended development

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agreement also references the current effective 2014 Development Agreement recorded as Instrument #231392.

IV. Final Plat Map. Also attached is the previously approved Amendment #7 final plat map which shows the proposed lot changes from the current record plats described in Amendment #5 (Instrument # 231394) and Amendment #6 (Instrument # 235774) and Amendment #2 (Instrument # 198983). Sheet 1 from the proposed Amendment # 7 plat shows the specific lots that are being modified with shading. The legend which appears on detail Sheets 2 through 9 lists the specific amendment changes with letter codes A through N. There are no changes to the density and a slight increase in the open space as summarized in tables shown on Sheet 1 of the plat.

V. Infrastructure. The main infrastructure has been approved and is in place for the first phase of Amendment #7. Per the terms of the current effective 2014 and proposed amended Development Agreement, building permits can be requested for the first 30 lots before paving the main roads. Turning lanes onto Highway 33 would be required when the project Average Daily Traffic (ADT) reaches 200, or approximately 30 recreational residential units. Sewer, domestic water, and fire protection systems have been approved and are in place. As described in the development agreement, the first of four phases of a Large Soil Absorption System (LSAS) is in place and capable of serving more than 100 residential units. These infrastructure systems have seen only minimal use over the past several years but have been monitored and maintained by the owner and their representatives.

The following is a list of the remaining infrastructure items that will be included in the letter of credit to be filed with the final plat:

- 1) Paving of the Loop Road
- 2) Construction and Paving of the Highway 33 Turning Lane at the Main Entrance
- 3) Utility Stubs for the 21 residential lots that will be relocated with the Amendment #7 and reintroduction of the Golf Course

Updated cost estimates for these items will be provided with a separate submittal.

VI. PDF Attachments. (Total of 106 pages/sheets)

- 1) Signed Application for Major Modification of a Plat (3 pages)
- 2) 2021 Narrative to Accompany Plat Amendment #7 with Exhibit Maps and Illustrations (18 pages)
- 3) Table 1. Summary of Public Meetings held for Plat Amendment #7 (1 page)
- 4) Meeting Minutes from seven (7) public meetings with Bookmarks for Each Meeting Date (57 pages)
- 5) Final Amended Development Agreement (with attachments) as approved by the BoCC on 7-11-22 (16 pages)
- 6) Final Plat Map for Amendment #7 as Approved (11 sheets)

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I. Introduction. This application is submitted on behalf of Grand Teton Land Company, LLC and is intended to amend Phase I of the River Rim Ranch PUD to allow for the completion of the 18-hole golf course, a primary component of the original plan approved in 2006. The amendment would not change the number of approved units or decrease the approved open space as currently permitted. Also, there would be no increase in the allowed incidental use area specified in the current 2014 development agreement. Several incidental uses compatible with the golf operation resort and part of the original plan would be reinstated as outlined in a draft amendment to the development agreement. This amendment would also relocate existing residential units displaced by key golf facilities – driving range, clubhouse, golf operations area – to existing residential development areas in Phase I, shown in detail on the amended plat map. This proposed Amendment #7 would only affect Phase I as all other River Rim phases would remain unchanged.

II. Background. The original River Rim PUD master plan plat was recorded in September of 2006. Since this time, multiple minor and major plat amendments were completed with the most recent, Amendment # 6, filed in February 2015. The following are brief summaries of the original project and various amendments completed to date.

Original Master Plan (September 2006). The original River Rim PUD was approved for a maximum of residential 578 units with 2700 acres (60%) of open space on a total site area of approximately 4,490 acres. The project involved six (6) separate phases which included an 18-hole golf course in Phase I. The plan also included a range of non-residential uses as allowed for a PUD under the incidental use provision in the land development regulations. These included local commercial uses in addition to facilities associated with the golf course resort. The original River Rim Development Agreement, which specified these uses and the terms for the development, was filed in August 2006, just prior to the plat. The original plat also served as master plan for the PUD showing the location of lots and development for all future phases. However, detailed lot dimensions required for a final plat were provided for only Phase I.

Amendment # 1 (April 2007). This was a minor amendment filed by the developers to adjust several lot acreages in Phase I, West Rim Village (Block 1). This was the result of more detailed surveys completed for the Phase I lots. Two (2) units were also added to Tracts C and D but did not change the overall approved unit total of 578.

Amendment # 2 (July 2008). The developers filed a second minor plat amendment to again correct acreages of several lots in Phase I, including several larger lots that were adjacent to the Highway 33 right of way. Also, the number of units shown for future Phase II Western Highlands (which was later called the Norman Ranch) was reduced from 67 to 45. The amended plat indicated that the 22 units eliminated would be held in reserve and did not change the overall total of 578 allowed units. During the time from 2006 through 2008, over 31 million dollars of infrastructure and related costs was completed by the original developer. This included a community water system, community sewer system and irrigation/fire protection system serving

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the entire Phase I development along with road construction and grading for the golf course.

Amendment # 3 (June 2012). Big Sky Western Bank (Glacier Bancorp) acquired the River Rim property on June 30, 2009 due to the financial fallout from the 2008 recession. The bank began to look at ways of selling the development or portions of the development once they took ownership. The bank filed an amendment to the 2006 development agreement in December of 2011. The bank then filed plat Amendment # 3 in June of 2012 which finalized the location of County Road 9400 West and modified adjacent open space lots and access points to the county road. This final alignment of County Road 9400 West enabled the bank to sell off future River Rim Phases II and III which abutted the county road. The maximum allowable total of 578 units was not changed.

Amendment # 4 (December 2012). Not long after Amendment # 3 was completed, Big Sky Bank had a buyer interested in purchasing the large farm ranch unit / open space lot to the east of the main development area within Phase I. Two new lots, Tracts Z-2 and Z-3 which involved a combined 396 acres, were created for this sale. This also resulted in a reduction in the size of Tract A and the elimination of 20 cabin sites in Tract A. This reduced the Phase I total units shown on the plat to 340, however the overall PUD across all phases was still allowed up to 578 units as outlined in the 2006 development agreement and subsequent amendments.

Amendment # 5 (February 2014). This was the first major amendment affecting all six phases of the River Rim PUD. At the request of the Bank, the golf course was made optional rather than an obligation. This amendment also reduced the overall number of allowed units for all phases to 404 and increased open space to a total of 3,455 acres, about 77% total 4,477-acre PUD site area. A total of 307 units were assigned to Phase I. With the reduction to 404 units, this amendment also eliminated the reserve units from Norman Ranch and flexible units allowed with the original 2006 development agreement, a net total reduction of 174 units. This amendment was also accompanied by an extensive re-write of development agreement, also filed in February 2014. The amended agreement eliminated several golf related and local commercial incidental uses in response to the elimination of the golf course. The amendment also required the reclamation of the partially completed golf course open space area. A reclamation plan was devised that provided for full reclamation of all disturbed areas while keeping the basic landform created for the golf course. Most importantly, the amendment also gave the bank the option of deciding to finish the half-built golf course and restore the relocated lots and move certain of the approved lots to other locations in order to accommodate the original golf course to be completed.

Amendment # 6 (February 2015). This was a minor plat amendment to modify County Road 9400 West alignment at the south end of Phase I to better fit the existing center pivot irrigation equipment used on farm property to the west. There were no changes to unit counts, open space acres, allow uses within the PUD. Also, no changes were made to the 2014 development agreement.

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III. Proposed Amendment # 7 Lot Changes. Table1 lists lot changes that are proposed with Amendment #7, created by the re-instatement of the golf course. All changes are taking place on lots currently owned by the applicant. The total number of units for Phase I remains at 307 and the overall total number of units for the entire River Rim Ranch PUD remains at 404. The changes are shown graphically on the plat maps and Exhibit 1 which compares side by side the current approved plan with the proposed Amendment #7.

TABLE 1. RIVER RIM RANCH PHASE I, AMENDMENT #7, SUMMARY OF RELOCATED RESIDENTIAL UNITS			
BLOCK / TRACT (Proposed Use)	CURRENT NUMBER OF RESIDENTIAL LOTS	PROPOSED NUMBER OF RESIDENTIAL LOTS	CHANGE
<i>Areas Where Lots are Being Removed</i>			
Tract E (<i>Golf clubhouse and associated uses</i>)	12	0	-12
Tract G (<i>Golf O&M Site</i>)	3	0	-3
Block 6 (<i>Driving Range</i>)	34	28	-6
			-21
<i>Areas Where Lots are Being Added</i>			
Block 4 (<i>residential</i>)	22	24	2
Block 5 (<i>residential</i>)	41	43	2
Block 8 (<i>residential</i>)	12	17	5
Block 9 (<i>residential</i>)	25	32	7
Block 10 (<i>residential</i>)	4	5	1
Tract A (<i>residential</i>)	8	9	1
Tract C-1 (<i>residential</i>)	0	3	3
			21
<i>Areas Where There are No Changes</i>			
Block 2 (<i>residential</i>)	8	8	0
Block 3 (<i>residential</i>)	4	4	0
Block 7 (<i>residential</i>)	16	16	0
Tract B (<i>residential</i>)	10	10	0
Tract C (<i>residential</i>)	62	62	0
Tract D (<i>residential</i>)	45	45	0
Tract I (<i>residential</i>)	1	1	0
TOTAL ALL AREAS	307	307	0

All other non-residential lots within Phase I will remain unchanged.

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IV Open Space. With this Amendment #7, four of the Phase I Open space lots will be slightly modified to accommodate the reintroduction of the golf course as shown in Table 2 below. Entry open space Tract N is being increased slightly due to a reduction in size of incidental use Lot 1 of Block 8. The proposed changes will result in a net increase of about 5.49 open space acres. All these open space lots are also owned by the applicant. All other open space lots in Phase I would remain unchanged.

TABLE 2. RIVER RIM RANCH, AMENDMENT #7, OPEN SPACE CHANGES			
TRACT / DESCRIPTION	CURRENT, Ac	PROPOSED, Ac	CHANGE, Ac
Tract J, Golf Course	270.55	277.33	6.78
Tract N, Entry Open Space	10.46	10.79	0.33
Tract P, West Open Space	45.04	44.85	-0.19
Tract Q, West Open Space	58.64	57.21	-1.43
NET TOTALS	384.69	390.18	5.49

V. Incidental Uses. The area allowed for incidental use would remain the same as specified in the 2014 development agreement. Table 3 provides a summary of the incidental use lots along with the anticipated uses.

TABLE 3. PROPOSED INCIDENTAL USE AREAS / RIVER RIM RANCH AMENDMENT #7		
TRACT / BLOCK / LOT	AREA, AC	ANTICIPATED USES
Tract E	5.36	Community Clubhouse, Pro Shop, Community Activities Center, Pools and Facilities, parking, and associated uses
Block 1 / Lot 4	0.86	Community Discovery Center, parking
Block 1 / Lot 6	1.97	Community Activity Center, parking
Block 1 / Lot 8	2.36	Health, Wellness, Spa #1 / Spa #2, Real Estate Center, parking, and associated uses
TOTAL	10.55	
Allowed Incidental Use	10.57	

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Concept plans for the incidental uses on Tract E, the Golf Village area, are shown on Exhibit 2 and for the lots in Block 1, the West Rim Village, on Exhibit 3. A more complete list of incidental uses proposed for this amendment is provided in the draft development agreement under Section

VI. Other Uses. Table 4 provides a list of the remaining lots within River Rim that are considered “other uses”. These lots are not considered to be incidental uses and are not a part of the other residential development blocks. These lots involve uses that are permitted by the underlying zoning and include the O&M site that is an essential part of the golf operation, an equestrian area, and a possible future storage area. The two lots owned by third parties separate from the applicant are also noted. All the lots listed except for Tract E-1 are existing and not proposed to be changed by this amendment.

TABLE 4. RIVER RIM RANCH AMENDMENT #7 / OTHER USES		
TRACT / BLOCK / LOT	AREA, AC	USE
Tract G	6.22	Operation and Maintenance Specific to Golf Operation
Tract E-1	1.26	Lawn Area, Tennis Courts
Block 1 / Lot 1	3.51	Possible Future Equestrian Area
Block 1 / Lot 1A	1.96	Possible Future Fire Station
Block 1 / Lot 2	2.31	Possible Storage Area
Block 1 / Lot 3	2.16	Possible Employee Housing, Residential
Block 1 Lot 5	1.12	Existing Residence, Possible Future Manager Housing, (<i>Owned by 3rd party</i>)
Block 1 / Lot 7	2.83	Existing Agricultural Storage Units, (<i>Owned by 3rd party</i>)
TOTAL	21.37	

VII. Infrastructure / Utilities. All major Phase I infrastructure has been completed and signed off by the applicable governing agencies. As previously noted, the original developer invested more than 31 million dollars in infrastructure and related site improvements during the period of 2006 through 2008. This included potable water, irrigation and fire suppression

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water, sewer, power, and communications. And following the takeover of the project in 2009, Big Sky Western Bank invested an additional 5 million dollars to relocate County Road 9400 West, construct the main subdivision roads to a gravel surface, install utility stubs to lots created when the golf course plan was put on hold and reclaim the golf course open space. The bank also worked to complete record drawings, operation manuals and other documentation required by the 2014 development agreement. Copies of the record drawing and operation manuals have also been provided to the county engineer. Further information about the River Rim infrastructure and documentation is available upon request.

New improvements for Amendment #7 will include the installation of utility stubs for the relocated 21 lots described in Section III of this narrative. One of the relocated lots will only need utility stubs for power and communications as it will be served by onsite water and sewer. The remaining 20 lots are located adjacent to existing utility main lines where all services including water, irrigation, sewer, power, and communications are available.

Amendment # 7 is expected to result in a small increase in water and sewer flows due to the additional non-residential uses associated with the reinstatement of the golf operation and related incidental uses. Table 5 projects maximum day sewer and water use at buildout from the original 2006 PUD, the 2014 Amendment #5 (the current allowed development plan) and proposed Amendment #7. The Amendment #7 estimated maximum day sewer flows at buildout are about 7.5 percent greater than the estimate from 2014 due to the additional non-residential use associated with the golf operation and related incidental uses. Sewer flows are still less than the original 2006 estimates and well below the 120,000 gpd approved maximum design capacity of the sewer system. The estimated maximum day water use is expected to increase proportionally but be well below the original design flows from 2006 and maximum day water system capacity of 216,000 gpd.

The fire/irrigation system has the capacity to pump over 4,500 gpm from the existing 5.7-acre 30 MG lined storage pond. The system is designed to provide a 1,500 gpm fire flow for a minimum of 2 hours while also satisfying residential irrigation demands at buildout. A separate irrigation pumping system would be provided for the golf course.

VIII. Traffic Projections. Tables 6A, 6B and 6C provide estimated average daily traffic (ADT) at buildout for the same three scenarios: 2006 original PUD, 2014 Amendment #5 and the proposed Amendment #7. These tables also provide estimates of traffic on County Road 9400 West, the main intersection at Highway 33 and the north secondary intersection with Highway 33 within the West Rim Village area. Total ADT for Amendment #7 is expected to increase by about 16 percent over the total ADT from 2014, due to the increase in non-residential use. However, the projected ADT is still below the original design values from 2006. Also, the same traffic mitigation plan, which includes turning lanes at the main entrance and, in the future, at the north intersection, would still apply. Preliminary designs for the turning lanes have been prepared and previously submitted to the county engineer and representatives from the Idaho Transportation Department.

IX. Letter of Credit. The current letter of credit (LOC) was updated as part of the 2014 Amendment #5 and development agreement. The outstanding letter of credit amount was reduced from \$3,808,425 in 2014 to a balance of \$1,200,544 through the end of 2017 as

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infrastructure work was completed. The three remaining outstanding infrastructure items include gravel pathways on the golf open space (which would be not be required if the golf course is completed), the asphalt pavement of the main subdivision roads (currently surfaced with crushed gravel) and the completion of turning lanes (partially completed) at the main entrance to State Highway 33.

X. Covenants, Conditions and Restrictions (CC&Rs). Table 7 provides the complete list of recorded covenants for River Rim. The combination of the original covenants, amendments and supporting documents listed comprises over 400 pages. This list included CC&Rs from the original PUD filing in 2006 to the most current amendments filed at the end of 2018. Copies of the documents are available on the Teton County Idaho website, as listed by instrument number. No changes are currently planned for Amendment #7.

XI. Development Agreement. Although normally a part of the final plat application, a red-line version of an amended development agreement is provided with this preliminary plat. This draft agreement shows the specific wording changes proposed to address the changes associated with Amendment #7. As noted in the comments, several sections of the 2014 agreement (Instrument # 231392) have also been eliminated as they referred to infrastructure or requirements that have been completed. A clean “no mark-up” version of the development agreement is also provided.

XII. Preliminary Plat Map. Also attached in 18” by 27” format are the preliminary plat maps for Amendment #7. The plat follows the same format as previous amendments and includes a total of eleven sheets which includes an overall sheet, detail sheets for areas where changes are proposed and a signature sheet. A color-illustrated overview plat map, attached as Exhibit 4, shows the areas where specific lots are changing.

XII. Ownership. There are over 40 individual owners who own single or multiple parcels within Division II Phase I. As previously noted, the proposed changes only affect lots owned or controlled by the applicant. The applicant, Grand Teton Land Company LLC, also represents ownership by 211 West Rim LLC and Fairgrounds Drive Retail LLC.

ATTACHMENTS REFERENCED IN NARRATIVE:

- Exhibit 1. Illustrative Master Plan Map showing the Current (2014) Plan and Proposed Amendment #7 for Phase I in a side-by-side comparison (11” by 17”)
- Exhibit 2. Concept plan for Golf Village Area
- Exhibit 3. Concept plan for West Rim Village Area
- Table 5. Wastewater and Water Flow Estimates for original 2006 development, 2014 amendment and proposed 2021 Amendment #7 (11” by 17”)
- Tables 6A, 6B, and 6C. Traffic Projections for original 2006 development, 2014 amendment and proposed 2021 Amendment #7

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Table 7. List of Covenants, Conditions and Restrictions (CC&Rs) and associated amendments

Exhibit 4. Illustrative Plat Overview Map showing Specific Lot Changes (11" by 17")

Draft Development Agreement – Redline Format and Clean/ No Mark-up Format

Preliminary Plat Maps – 11 sheets, 18" by 27" format