



Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>

Fwd: Northern Lights Preliminary Conditions Fulfilled

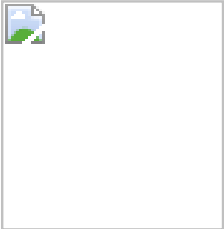
Sharon Fox <sfox@co.teton.id.us>
To: Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>

Tue, Aug 1, 2023 at 2:16 PM

Hi Mitzi,

Would you please download the above new information. I need to get the survey to Darryl along with a couple more from that meeting.

Sharon Fox
Planner I
Teton County Planning Department
208-354-2593 ext. 204
sfox@co.teton.id.us



Planning Departments hours Mon-Thurs 9-3:00 p.m.; Fridays 9-12:00 p.m.

----- Forwarded message -----

From: **Anne Campbell** <anne@campbelltrainingsolutions.com>
Date: Mon, Jul 31, 2023 at 3:28 PM
Subject: Northern Lights Preliminary Conditions Fulfilled
To: Jade Krueger <jkrueger@co.teton.id.us>
Cc: Sharon Fox <sfox@co.teton.id.us>, Brent CROWTHER <bcrowther@civilize.design>, tonycampbell@charter.net <tonycampbell@charter.net>

Hi Jade,

Hope you are enjoying summer in Teton Valley.

Attached are all the documentation requested for the P&Z Conditions. See our notes in red text.

CONDITIONS OF APPROVAL

1. Submit an improvements plan that includes W 7000N off-site improvements. **Offsite improvements are noted in the [Dwgs_Northern-Lights_Prelim_2023-07-31\(F\).pdf](#) document sheet**

number C-PP-07 - C-PP-9. All utilities need to be included in the improvements for the interior subdivision road. The utility cost is included in the EOPC Page 15 of the Development Agreement. Also Falls River drafted a trenching diagram for Northern Lights (Northern Lights Falls Electric Trenching Diagram 2030627091600867.pdf)

2. Submit the Natural Resource Analysis and Wildlife Habitat Assessment (before a hearing with the BoCC may be scheduled). Sundance Consulting out of Pocatello, Idaho conducted the NRA. (Northern Lights NRA_07192023.pdf). Applicant should have building envelopes based on the NRA results. The NRA report did not suggest any building envelopes.

3. Cost estimate should be total of on and off-site improvements. Total cost is included on pages 14 – 16 in the Development Agreement. A draft financial surety should be provided (either LOC or Letter of Intent). We have funding with Citizen's Community Bank in Rexburg, (Northern Lights Approval Letter from Citizens Community Bank.pdf) and a bond through Epic Trust Financial Group, LLC in Richland, WA.

4. Submit an updated Development Agreement, per the updated template (available on Teton County's website and has been required since November of 2022). We have updated the Development Agreement per the latest template (Northern Lights Development Agreement Rev 02.pdf).

5. The Fire Marshal requires more details related the fire suppression infrastructure. Please submit confirmation of this review and approval (before a hearing with the BoCC may be scheduled). Earl sent an email to Jade on 6/21 approving fire pond design (Northern Lights Fire Marshall's Approval.pdf).

6. We also met with Public Works as a condition from the 6/13 public hearing and have an email with Daryl Johnson stating that 1750W was built to county standards in 2019 (Daryl Johnson 1750 W Update.pdf).







7. We have a draft landscape plan (Northern Lights Landscape Plan.pdf).

Please let us know if there is anything else you may need.

Kindly,

Tony & Anne Campbell

7 attachments

-  **Daryl Johnson 1750 W Update.pdf**
66K
-  **Dwgs_Northern-Lights_Prelim_2023-07-31(F).pdf**
6772K
-  **Northern Lights Approval Letter from Citizens Community Bank.pdf**
439K
-  **Northern Lights Development Agreement Rev 02.pdf**
755K
-  **Northern Lights Falls Electric Trenching Diagram 20230627091600867.pdf**
1126K
-  **Northern Lights Landscape Plan.pdf**
511K



Northern Lights NRA_07192023.pdf
3429K