



AGENDA ACTION ITEM

DATE: October 10, 2023

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **5:40 PM PUBLIC HEARING: River Rim Major Plat Modification.** The applicant has requested a plat amendment to modify certain aspects of River Rim Ranch Division II Phase I to allow for the completion of a golf course including incidental uses associated with a golf course resort operation and to relocate some residential units displaced by golf facilities. The Planning Administrator has identified that these changes would comprise a substantial change. This application had a final plat amendment review on July 11, 2022, but was never recorded. An application that is approved and not recorded within six (6) months of the date of approval shall be considered expired and a new application shall be required.

Legal Description: River Rim Ranch PUD, Teton, ID

SUGGESTED MOTION:

Approve: Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have been met, I move to approve the application for Amendment #7 for River Rim Ranch PUD as described in the application materials submitted July 24, 2023 and as supplemented with additional applicant information attached to this staff report.

Approve with Conditions: Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have been met, I move to approve the application for Amendment #7 for River Rim Ranch PUD as described in the application materials submitted July 24, 2023 and as supplemented with additional applicant information attached to this staff report, along with the following conditions:

...

Deny: Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have NOT been met, I move to recommend denial of the application for Amendment #7 for River Rim Ranch PUD as described in the application materials submitted July 24, 2023 and as supplemented with additional applicant information attached to this staff report. Reasons for recommendation to deny the application are:

...

Continuation: I move to continue the hearing for the River Rim Ranch PUD subdivision substantial change amendment to a future PZC agenda at (SPECIFIC MEETING DATE) in order to obtain additional information from the applicant or other agencies.

ATTACHMENT(S):

[River Rim PUD Major Plat Modification_PZC Preliminary Review 101023.pdf](#)

- A. Application_7-24-23.pdf
- B. Concept Plan.pdf
- C. Master Plan.pdf
- D. Narrative.pdf
- E. Plat.pdf
- F. RECORDED CCRs.pdf
- G. Meeting minutes from previous approval.pdf
- H. Waster Flow Comparison.pdf
- I. Traffic Projections.pdf
- J. Amended Development Agreement.pdf
- K. (Original Plat) River Rim Ranch DIV2 #180225.pdf