



**A REQUEST FOR A MAJOR PLAT MODIFICATION – Preliminary Plat Review**  
**FOR: Grand Teton Land Company, LLC (River Rim Ranch Division II Phase I)**  
**PREPARED FOR: October 10, 2023**

**Landowners & Applicant:** Grand Teton Land Company, LLC, c/o Doug Gemmel, Agent  
**Legal Description:** 307 lots in River Rim Ranch, Division II, Phase I, total acreage 1,464 acres  
**Zoning District:** Planned Unit Development (PUD)

**Background:** River Rim Ranch PUD (planned unit development) was initially platted in 2006. It is a multi-phased amenity based development that includes approximately 578 residential units over approximately 4,490 acres, with roughly 60% (~2,700) set aside as open space. The original Master Plan has been amended 6 times since 2006, the most recent being in February 2015.

This application is for the 7<sup>th</sup> Amendment, which will reconfigure lots in River Rim Ranch Division II, Phase I. The amendment will impact 307 lots. It was therefore considered a substantial plat amendment, decrease in scale as per Teton County Code §9-7-1 (B-2b).

The Substantial Plat Amendment was approved by the BoCC for final plat July 11, 2022:

***MOTION:** Having concluded that the Criteria for Approval of a Subdivision Plat Amendment found in Title 9-7- 1 (B-3b) have been met, I move to approve the application for Amendment #7 for River Rim Ranch PUD as described in the application materials submitted January 20, 2021 and as supplemented with additional applicant information attached to this staff report, along with the following condition:*

*The developer will provide employee housing with the same provision outlined in Section 2 (b)(2) in the Development Agreement for public service employees if there is housing available in the units.*

**RESULT:** APPROVED [Unanimous]  
**MOVER:** Michael Whitfield **SECONDER:** Bob Heneage  
**AYES:** Cindy Riegel, Bob Heneage, Michael Whitfield

9. CLERK

However, the approvals expired. The application is simply a resubmittal matching the previously approved application from 2022.



**At the October 12, 2021 BoCC Meeting, the BoCC had the following conditions of approval on the Preliminary Plat stage of review for the applicant:**

1. *The applicant shall provide the requirement of employee housing as needed to meet the calculated ratio of 1 employee unit for each 15 market residential units plus employee housing to meet the needs of commercial support uses as approved in the amended Development agreement;*
2. *The applicant shall provide further definition to Employee Housing Provisions: a) minimum number of units b) types and specifications of units and c) location of units;*
3. *Applicant shall provide further definition of Commercial Development: a) types of commercial uses proposed to support the resort, b) Locations of specific uses, and c) proposed maximum square feet of commercial development.*

**Applicable Ordinances: LDC 4-E Major Modification of a Plat**

**Definition: A proposed modification to an approved plat will be considered a major change and therefore subject to this subsection when the proposed changes result in one or more of the following (4-E-2.a)**

- i. Vacations of portions of a plat, except where platted open space acreage would be reduced in acreage, the value of the protected resource may be diminished or where lands/easements are dedicated to the public.
- ii. **Amendments to the recorded Master Plan that do not change use or density**
- iii. **The re-arrangement or relocation of five (5) or fewer lots or buildings that does not encroach further into natural resource areas dedicated open space**
- iv. A boundary adjustment between a lot in a platted subdivision and an adjacent non-platted property;
- v. Minor changes to the layout of roads, utilities or other facilities;
- vi. A reduction in the number of lots or parcels;
- vii. The re-arrangement or relocation of more than four (4) lots or parcels that does not encroach further into natural resource areas, open space, overlay areas, or move closer to neighboring property;
- viii. Complete vacation of the plat;
- ix. An increase in the number of lots;
- x. The re-arrangement or relocation of lots that encroach further into natural resource areas, overlay areas, or move closer to a neighboring property;
- xi. The relocation of parking facilities, buildings, or other elements of the development that encroach further into natural resource areas, overlay areas, or move closer to the neighboring property; or
- xii. Addition or change in uses as identified in the original approval

**Criteria for Approval §4-E-6**

**b. Major Plat Modifications**

- a. Any proposed changes to an easement, public right-of-way, or PUD, shall comply with all applicable criteria and standards of the County regulations, and conditions of approval established in the previous approval.
- b. The subdivision master plan and plat for a subdivision or PUD including the proposed changes, shall reduce governmental costs for operations and capital expenses.
- c. The revised plat or plan shall reduce the impact to neighboring properties.

- d. The revised plat or plan shall reduce the intrusion of development into areas identified on the County’s NRO map and updated identification of areas where indicator habitats and or habitats for indicator species are found as documented by input that is accepted by the County from IDFG or other qualified wildlife professionals.
- e. The Review criteria application to a Major Modification to a preliminary or final plat include those applicable to the original approval process for the preliminary or final plat, respectively.
- f. Any proposed changes to a plat shall comply with all applicable criteria and standards of the current County regulations and conditions of approval established in the previous approval
- g. Any proposed changes to a recorded plat or subdivision master plan that increase direct or indirect impacts may require additional mitigation pursuant to the current criteria and standards of County regulations

Staff Comments:

*The proposed change is to reconfigure the location of lots within Phase I, Division II. Details of the changes are noted in the table the application Narrative and plat. Whereas no new residential lots are proposed, there will be no net loss or gain of residential development potential. Therefore, there is no need for additional studies, as by definition, the analysis would remain the same. The noted maps have been submitted as part of the application and detail the reconfiguration of the lots. There will be no change in the number of lots. There will be an increase of approximately 5 ½ acres of open space. Land dedicated for “incidental use” will remain relatively the same, changing from 10.55 acres, to 10.57 acres.*

**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.



*Figure 2. Natural Resource Overlays*

*All of River Rim Ranch Phase I Division II is located within the Big Game Migration Corridor and Seasonal Range Overlay as indicated in Figure 2.*



## **Public Comments**

Staff received no public comment on this proposal as of 10/2/23.

## **Review History & Process**

The entire application went through the review process and was finalized in July of 2022; however applicants did not record the DA within the timeframe associated with recording and therefore approvals expired.

**PREVIOUS REVIEW CHRONOLOGY:** At the request of the applicant, two work sessions were held with the Planning and Zoning Commission prior to submittal of the application for plat amendment. These work sessions were held on June 23, 2022, and November 6, 2021. The primary purpose of the work sessions was for the eventual applicant to openly discuss their intentions to file an application, review materials, and hear any additional requests for information from PZC. On January 20, 2021, Rendezvous Engineering submitted an application to amend River Rim Ranch PUD, Division II, Phase 1 that was originally platted as a Planned Unit Development in September 2006 (instrument #180225).

**Substantial Changes – Decrease Scale, Impact.** Upon the Planning Administrator determining the application complete, and that the proposed changes will decrease the scale or impacts of the development, the application shall be reviewed by the following procedure:

- i. **Concept Review by the Planning Administrator.** The application for proposed changes shall be reviewed by the Planning Administrator as a Concept Plan. The Administrator shall recommend approval, approval with conditions or denial to the Board.

*Staff Comments: Upon review of the application materials, the Planning Administrator determined that the application met the criteria for consideration as a Substantial Changes – Decrease Scale, Impact Plat Amendment. Where there is no change in the number of residential lots, there is an increase of 5.5 acres of open space, and the reconfiguration will result in greater functionality of the community, the Planning Administrator recommended approval of the plat amendment to the Planning and Zoning Commission.*

- ii. **Preliminary/Final Plat by Planning and Zoning Commission.** Upon receiving a recommendation from the Planning Administrator, the Commission shall review the application at a public hearing. A Final Plat application shall be submitted pursuant to Title 50 of the Idaho Code and Title 9, and shall be accompanied with a revised Development Agreement and/or Conditions, Covenants, and Restrictions (CC&R) as such revisions may be necessary to implement the Final Plat. The Commission shall recommend approval, approval with conditions or denial of the proposed Master Plan, Final Plat and/or Development Agreement pursuant to the criteria set forth in B-3-c of this section.

*Staff Comments: The Planning and Zoning Commission held a public hearing on March 9, 2021, to receive public comment and deliberate potential recommendations for the application to the Board of County Commissioners. The PZC recommended approval of the plat amendment:*

*MOTION: Having concluded that the Criteria for Approval of a Subdivision Plat Amendment found in Title 9-7- 1 (B-3b) have been met, I move to recommend approval of the application for Amendment #7 for River Rim Ranch PUD as described in the application materials submitted January 20, 2021 and as supplemented with additional applicant information attached to this staff report*

The Board of County Commissioners reviewed the Preliminary Plat stage of the Plat Amendment application on October 12, 2021 and approved the application with the three conditions previously listed:

1. The applicant shall provide the requirement of employee housing as needed to meet the calculated ratio of 1 employee unit for each 15 market residential units plus employee housing to meet the needs of commercial support uses as approved in the amended Development agreement;
2. The applicant shall provide further definition to Employee Housing Provisions: a) minimum number of units b) types and specifications of units and c) location of units;
3. Applicant shall provide further definition of Commercial Development: a) types of commercial uses proposed to support the resort, b) Locations of specific uses, and c) proposed maximum square feet of commercial development.

- iii. **Final Approval by Board of County Commissioners.** Upon receiving a recommendation from the Planning and Zoning Commission, the Board shall review the application at a public meeting. The Board shall approve, approve with conditions, remand back to the Commission, or deny the application pursuant to the criteria set forth in B-3-b of this section.

Staff Comments: The applicants have addressed the 3 conditions established by the BoCC in the Preliminary Plat review:

1. Page 5, Section 2 of the Amended Development Agreement references a requirement of 36 employee housing units.
2. Page 6, Section 2 of the Amended Development Agreement references that the size of the employee housing units will be 800-1600 square feet and located in West Rim Village area. The units will include a kitchen, bathroom and 1-2 bedroom sleeping facilities. They will also be deed restricted to only persons employed by River Rim with a capped rent of no more than 30% of a household's income.
3. Page 3, Section 2 calls out the specific non-residential uses that would be allowed. Exhibit B of the Amended Development Agreement provides concepts for those types of commercial developments.

Criteria set forth in B-3-b:

- i. The applicant shall submit to the Planning Administrator revised maps showing the proposed vacation or revisions to the layout of lots or buildings and any reduction in the number of lots or buildings. The project's Development Agreement may require adjustments in order to reflect the substantial changes being proposed. This revised layout shall be accompanied by the maps and analysis that were submitted as part of the previous application and approval. These maps and analysis include the following to the extent they were required for the previous approval:
  1. Existing Conditions Inventory and Existing Conditions Map;
  2. Existing Contour Map
  3. Maps of Overlay Areas as established in Title 8 and Title 9;
  4. Land Management Plan and/or Open Space Management Plan

5. *Fiscal and Services Analysis;*
  6. *Natural Resource Analysis;*
  7. *Traffic Impact Study*
  8. *Approved Development Agreement.*
- ii. *No additional studies or analysis are required*
  - iii. *No additional application fees are required*
  - iv. *The master plan and plat for subdivision or Planned Unit Development, including the proposed changes, shall reduce governmental costs for operation and capital expenses. The applicant shall provide surety of 125% of a current engineer's cost estimate for infrastructure OR the development agreement shall require no lot sales in the improved amended plat until such time as infrastructure is complete or financial surety has been provided. As applicable, shall reduce the intrusion of development into natural resource areas that are protected by criteria in county regulations or reduce development in the Overlay Areas as these areas are defined in Title 8 or Title 9.*

*REVIEW PROCESS (new application made July 2023): This application matches the previous approved application materials. All components have addressed that were previously conditioned on the application. It will be processed as Preliminary Plat with the PZC, Preliminary Plat with the BoCC, Final Plat with the BoCC.*

**SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:**

Idaho Code, Title 67; Section 67-6509, and Title 9, Section 3-2-(C-1) of the Teton County Subdivision Ordinance. The public hearing for the PZC was duly noticed in the Teton Valley News published on September 13, and September 20, 2023. Notice to adjacent property owners within 300 feet of the property boundary were sent September 13, 2023. Notice was posted on the site.

***Conditions of Approval:***

1. A letter of credit be provided by final plat review with the BoCC
2. The cost estimate for the remaining infrastructure be provided by final review with the BoCC

**Board Action/Recommendation:**

The PZC shall consider the information presented whether to:

- 1) Continue the application
- 2) Recommend Approval of the application
- 3) Recommend Approval with conditions to mitigate likely impacts
- 4) Recommend Denial of the application

Specific reasons for the decision shall be stated in writing for the record.

**Findings of Fact:**

- Rendezvous Engineering submitted an application on January 20, 2021 to amend River Rim Ranch PUD, Division II, Phase I, that was originally platted as a Planned Unit Development in September 2006(instrument #180225) and that has subsequently been amended. The application received final plat approval in July 2022 but did not meet the recording timelines. Subsequently, a Major Plat Amendment application was filed July 24, 2023 to complete the request.

- The application is to reconfigure the location of 21 residential lots and incidental uses compatible with the golf operation, as well as relocating golf facilities including driving range, clubhouse and golf operations areas.
- The proposed Amendment #7 would only affect Phase I, with all other River Rim Ranch phases remaining unchanged.
- Major plat amendments are used for reconfiguration of more than five (5) lots within previously platted subdivisions/PUDs.
- These adjustments will not change any impacts on any Overlay Area, or the neighborhood or surrounding area.

**The following motions could be made to for approval or denial of the plat amendment application:**

**Motions**

Upon review and deliberation of the application for a plat amendment for River Rim Ranch Phase I Division II, the PZC may consider a potential motion for action on the application:

**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.*

**Attachments:**

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|--|---|
| A. Application (3 pages)                   | G. Meeting Minute History (58 pages)        |
| B. Concept Plan (3 pages)                  | H. Wastewater projections (1 page)          |
| C. Amended Plat (11 pages)                 | I. Traffic Projections (1 page)             |
| D. Narrative (10 pages)                    | J. Amended Development Agreement (10 pages) |
| E. Plat with changes highlighted (1 pages) | K. Original Plat (13 pages)                 |
| F. CCR record (2 pages)                    |   |

Prepared by Gary Armstrong, Teton County Planning Administrator (original submission)  
 Amended for material resubmittal / Final Plat Review in July 2022 and new submission in 2023, by Jade Krueger, Planning Administrator

**End of Staff Report**