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MOOSE CREEK RANCH

2733 EAST 10800 SOUTH, VICTOR ID

CONDITIONAL USE PERMIT

DUDE RANCH

CAMPGROUND, RV PARK, TRAVEL TRAILER CAMP

RETREAT CENTER

Applicant:

Conestoga Ranch - Grand Teton, LLC
Attn: Tom Hedges
PO Box 11803
Jackson, WY 83002

Property Owner:

Love Family Ventures LLC
1845 W. 900 S.
St. George, UT 84770

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June 20th, 2019

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PROJECT OUTLINE

CONTACTS

APPLICANT

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INTRODUCTION

Thomas Hedges (representing the Applicant) relocated to Wyoming in 2002, to accept a position with the Grand Teton Lodge Company. He serves as consultant and general manager of Fireside Resort in Wilson, Wyoming; is currently a co-owner of Conestoga Ranch – Bear Lake in Garden City, Utah; and is working to expand the Conestoga Ranch brand to Teton Valley. Tom is also an owner of Conestoga Wagon Company, which builds the replica conestoga wagons and tents offered to lodgers (refer to Exhibit L.1 for photos). Further information about the Applicant’s expertise and experience in designing, developing and marketing destination experiences may be found in the discussion “Glamping – It’s a Thing,” attached as Exhibit L.1.

Tom is an active participant in the communities in which he conducts his business. He appreciates the opportunity to contribute to the economic viability of Teton Valley by continuing to achieve a high standard of quality in an existing industry and with a light environmental footprint.

The Applicant wishes to maintain the existing, traditional Moose Creek Ranch operations, and to expand on its existing operations by offering additional and upgraded lodging opportunities. New and improved lodging would include additional platform tents, replica conestoga wagons, potential upgrades to existing cabins and new year-round “Ski” cabins.

Teton County Idaho Planning Staff designated the following “uses” for the project’s scope, and recommended the Applicant pursue this Conditional Use Permit Application per standards and regulations outlined in Zone A-2.5:

- Campground, RV Park or Travel Trailer Camp (Conditional Use)
- Retreat Center (Conditional Use)
- Dude Ranch (Permitted with Conditions)

The applicant has retained the services of Y2 Consultants, LLC for assistance in preparing this Application, including the following narrative content and design drawings, per Teton County Idaho’s requirements for review and approval of a Conditional Use Permit (CUP) application.

DESCRIPTION OF EXISTING USES AND PROPOSED EXPANSION

This application for Conditional Use Permitting proposes enhancements for the existing Moose Creek Ranch use in an effort to continue the tradition of the current family-friendly vacation destination by incorporating high-quality facility upgrades.

The existing destination currently offers cabins and platform tents for overnight accommodations; horseback riding for recreation; and enclosed and outdoor spaces for reception events. Existing lodging opportunities are available to accommodate up to sixty-eight (68) overnight guests. All lodgers are welcomed to dine at the Ranch Dining Room in the Main Lodge and to enjoy the indoor game room or outdoor lawn areas. Guests may also reserve their place on a guided trail ride to the nearby National Forest or enjoy day-hikes at their own leisure.

The Applicant intends to maintain, improve, expand and/or repurpose the existing uses in a manner that respects the land, the place, and the surroundings. Improvements to include:

- Upgrading the existing cabins for year-round use;
- Installing new Ski Cabins for year-round use;
- Installing high-quality on-grade and elevated platform tents;
- Upgrading the existing Glamping tents to meet the Applicant's standards;
- Providing high-quality replica conestoga wagons;
- Installing shared Bath Houses for lodgers in units designed without *en suite* bathrooms;
- Adding RV sites with hookups;
- Adding an additional activities field;
- Renovating the existing Lodge to define a reception area/lobby, improve the kitchen; provide 3-meals daily in the on-site dining room; provide a lounge and game room;
- Provide a foot bridge across Moose Creek to the southern portion of the property.

EXISTING CAMPGROUND, RV PARK, TRAVEL TRAILER CAMP

- "Glamping Cabins" (5 cabins) are recently renovated structures with hard walls and a double-layer canvas ceiling; each unit is set on a 12x14 platform and sleeps up to two. There are no facilities within the tents; lodgers renting the "Glamping Cabins" make use of the shared bathhouse. Each cabin sleeps up to two people.
- "RV Sites" (3 sites) include water and sewer hookups and 50-amp electric hook ups.
- "Travel Trailer" space is available immediately adjacent to the "RV Site" area and used for staff and outside guests as needed. Hookups are not provided. Up to four trailers may be accommodated.

EXISTING LODGING

Existing lodging is apportioned to various uses of Moose Creek Ranch; for example, up to ten (10) guests may lodge at the facilities under the auspices of the **Dude Ranch** use (refer to TABLE 8-6-2.B Permitted with Conditions – Restrictions, Dude Ranch). Other lodgers may be participating in events associated with the **Retreat Center** (including weddings, meetings, reunions, classes), or may be associated with other guests participating in the Glamping Cabins or RVing. The following is a list of existing structures (cabins, lodge rooms) that serve for as accommodations under the allowed uses:

- "Twin Cabins" (Sage Meadow 1 and 2, Pine 1 and 2, Willow 1 and 2, Aspen 1 and 2), each of which includes full kitchen and bath, and sleeps up to four people.
- "Rendezvous Cabins" (Cabin #1, Cabin #2), each of which sleeps up to two people.
- "Moose Creek Ranch House", a two-story structure for a large group, includes a full kitchen, three full baths, and sleeps up to twelve (12) people.
- "Lodge Rooms" (2 guest rooms within the Lodge), generally reserved for bridal party preparations but can be used as a guest room. Each includes a full bath and sleeper sofa.

EXISTING RETREAT CENTER

The current Ranch operator advertises the availability of appropriate facilities for weddings, meetings, corporate retreats and family reunions: "... Our newly renovated Lodge includes two large meeting rooms, a modern caterer's kitchen, bride and groom dressing rooms and a recreation room, and our large banquet hall can comfortably accommodate 100-150 guests..."⁽¹⁾

A timber-frame Barn is also available for large events: "This Historic Log Barn provides ample open space for a wedding reception or large group gathering. The barn is equipped with a rustic wood stove and dance floor and is perfect for gatherings in summer or winter."⁽¹⁾

Outdoor Areas are designed to accommodate large events: "We have two outdoor charcoal grills large enough to grill burgers or steaks for your entire party, as well as picnic tables, a horseshoe pit, spacious grassy lawn, and volleyball. The pond area, just behind the lodge, is perfect for an outside wedding or reception."⁽¹⁾ A full catering kitchen currently exists on-site and most programmed summer events utilize outdoor space for dining.

⁽¹⁾ www.MooseCreekRanch.com

EXISTING DUDE RANCH.

The current Ranch owner/operator advertises the availability of "sure-footed, mountain-bred horses" to carry visitors into the Tetons via the adjacent Bridger-Teton National Forest.

The Dude Ranch operations are supported by a tack shed, hay shed, corrals, and a large paddock. Horses are wintered off-site; while on-site, during the summer season, they are fed with supplemental hay and allowed free range of the paddock.

The trail rides are permitted via Special Use Permit # TEB415104 (Exhibit M), issued to Love Family Ventures, d.b.a. Moose Creek Ranch, owner, issued by the Teton Basin Ranger District, Caribou-Targhee National Forest. The Loves hire outfitters Debbie and Kevin Little as employees to oversee the trail rides. It is the Applicant's intention to maintain the working relationship with the Permittee and continue to offer the popular trail rides.

Up to ten (10) guests (or "dudes") with accommodations for Dude Ranch activities may be lodged at the Ranch overnight. The previously identified cabins, lodges, glamping tents, RV sites and Travel Trailer spaces are among their choice of options for lodging and food/beverage options are available in the Ranch Dining Room. The Applicant intends to continue offering these services and accommodations to Dude Ranch guests.

POTENTIAL OPPORTUNITY FOR EXPANSION

Given the growing popularity of adventure travel, and the increasingly wide acknowledgment of the abundant beauty the Teton Valley boasts, the Applicant is assured that a quality destination vacation 'resort' will be successful at Moose Creek Ranch.

The Applicant wishes to maintain the existing Moose Creek Ranch operations to the greatest extent possible and to expand on the existing operations by offering additional and upgraded lodging opportunities and on-site amenities. These opportunities and amenities include additional platform tents, replica conestoga wagons, Ski Cabins - including repurposing and/or upgrading existing cabins and lodge rooms - a new and improved dining facility and F&B operation, and other amenities such as an activities field and accessible natural areas.

CONDITIONAL USES REQUESTED, APPLICABILITY

The existing uses associated with the Moose Creek Ranch include: Lodging and associated support services, Guided horseback trail rides, Facilities for events (such as weddings, retreats, large meetings and reunions.) All proposed uses are anticipated to be expansions of the existing uses. Teton County Idaho Planning Staff recommended the following uses (refer to Summary Notes, Pre-Application conference, Exhibit G) as appropriate (conditionally or permitted with conditions) in zone A-2.5:

- Campground, RV Park or Travel Trailer Camp (Conditional Use)
- Retreat Center (Conditional Use)
- Dude Ranch (Permitted with Conditions)

Although implementation of these uses and potential expansions is intended as a coordinated melding of related uses and inter-supported functions, each use will be addressed individually in the following sections. The use, its definition, and the manner in which the Applicant intends to comply with Use Definitions (as defined in Title 8 Zoning Regulations) are listed below.

PROPOSED CAMPGROUND, RV PARK, TRAVEL TRAILER CAMP – CONDITIONAL USE

The use falls under Retail/Services/Office, which is allowed in the A-2.5 zone as a Conditional Use (Title 8, Section 8.4.1, Table 1 Land Use Metrix).

Per Title 8, Chapter 4, Section 8-4-2 Land Use Schedule Definitions, CAMPGROUND, RV PARK OR TRAVEL TRAILER CAMP is defined as “A parcel of land under single, unified ownership or control, within which spaces are rented or used by the ownership for occupancy by two (2) or more recreational vehicles and may include tent sites, cabin sites, or travel trailer sites for nightly or short-term rental.”

The Applicant intends to expand the existing Campground, RV Park, Travel Trailer Camp use by maintaining the existing facilities (21 units) while also installing up to eighty-three (83) additional well-built lodging units. The additional units may include platform Tents, Conestoga Wagons, year-round winterized “Ski Cabins”, and premium RV Sites. These proposed additions will be designed with the visitor experience in mind and constructed with high-quality materials and workmanship.

The existing use, and the Applicant’s proposed expansion of the use, meet each element of the Land Use:

A parcel of land under sign, unified ownership or control...

The four parcels of land which make up the existing Moose Creek Ranch are currently owned by the Love Family Ventures, LLC, and are under contract to be sold together. As buyer, the Applicant intends to purchase, maintain and operate all of the parcels together under single ownership.

Recreation vehicles, travel trailer sites...

The Ranch currently maintains three (3) RV sites that are gravel-paved with full-service “hookup” infrastructure. The Applicant intends to maintain these three (3) parking accommodations/hookups and to provide additional parking spaces for a total of up to 20 additional RVs and/or oversized vehicles.

Tent sites, Cabin sites...

Glamping tent sites.

There are five (5) existing platform tents available, each of which sleeps up to two people. The Applicant intends to upgrade these to insure quality construction. In addition, the Applicant intends to expand the lodging type to include additional sites. The new platform tents will be of two styles:

Grand Tent style sites - Grand Tent facilities will consist of on-ground and/or elevated platforms with timber framed “American Safari” styled wall tents. This style sleeps up to 6 guests and includes full *en-suite* bathrooms, electricity, wood burning stoves and outdoor living areas. Grand tents shall be between 150 and 300 square feet each.

Traditional Tent style sites – Traditional Tent facilities will consist of on-ground and/or elevated platforms with one piece “Bell Tents” sleeping up to 4 guests and including electricity and outdoor living areas, but without en-suite bathrooms. Lodgers enjoying the Traditional Tents will utilize nearby shared Bath House(s). Traditional Tents are between 125 and 175 square feet each.

Where appropriate, the Tents will be constructed upon elevated platforms. The elevated platforms will allow sunlight to penetrate to native plants growing beneath the platform, and allow for permeability of plant communities, runoff, and wildlife through the site. In addition, the elevated platforms will provide safety and peace of mind for guests in bear country.

The glamping tent sites shall be nestled in appropriately sited clusters for the most efficient use of the site. Spacing between individual tents within each cluster shall follow the directives outlined in the “Garfield County Glamping Ordinance”, Exhibit L. 3. The platforms are proposed to be separated appropriately 50 feet of between each tent for privacy and lodgers’ quality of experience.

Conestoga Family Wagons

In addition to the platform tent options, the Applicant intends to offer a family-focused pioneer wagon experience. The custom-made Conestoga Family Wagons will sleep between 2 and 6 guests. Up to 30 wagons are proposed to be implemented on-site. The wagons are fully mobile and may be moved to offer a customized private and group experience in multiple locations. Guests lodging in the wagon facilities will have access to shared Bath House(s).

Existing Ski Cabins

Existing cabins are currently available for lodging guests on-site. The Applicant intends to maintain, upgrade, and/or repurpose the existing lodging cabins, for paying customers and/or for on-site employees. Existing Cabins upgrades may include new windows, patio or deck extensions, new and/or renovated interiors, and winterization as appropriate for use as Ski Cabins.

New Ski Cabins

In addition to currently existing cabins, applicant intends to add up to twenty (20) additional Ski Cabins for year-round use. Cabins to be one- and two-bedroom units with *en-suite* bathrooms. The new cabins will be designed and constructed per the standards and quality of the recently added Love-Schack Architecture “green” cabins. Cabins will meet minimum requirements for ADA Standards for Accessible Design, including quantity of accessible units provided.

RETREAT CENTER – CONDITIONAL USE

The use falls under Public Quasi-Public, which is allowed in the A-2.5 zone as a Conditional Use (Title 8, Section 8.4.1, Table 1 Land Use Metrix).

Per Title 8, Chapter 4, Section 8-4-2 Land Use Schedule Definitions, RETREAT CENTER is defined as “A facility used by small groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meal or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings.”

The existing uses, and the Applicant’s proposed uses, meet this definition:

A facility used by small groups of people to congregate temporarily... education, meetings, conferences...

The current operator advertises the availability of appropriate facilities for meetings, corporate retreats and family reunions: “Our newly renovated Lodge includes two large meeting rooms, a modern caterer’s kitchen, bride and groom dressing rooms and a recreation room, and our large banquet hall can comfortably accommodate 100-150 guests.” A timber-frame Barn and Outdoor gathering areas are also available for large events.

Housing for participants may be in lodges, dormitories, sleeping cabins...

Attendees at such retreats or conferences may be housed in any of the on-site facilities, including the cabins, tents and lodges.

...and which may provide meals, housing, and recreation for participants.

The Applicant proposes to maintain the existing Retreat structures (Lodge, Barn, & Outdoor gathering areas) for large meetings, conferences and gatherings.

... kitchen and dining facilities shall be located in a single centrally located building or buildings.

Maintaining the existing use, the Applicant intends to make adjustments as necessary to update kitchen facilities, improve the ambiance of the Lodge, add a Dining Room, Bar/Lounge area. Notably, the Applicant intends to winterize the Barn facility.

DUDE RANCH – PERMITTED WITH CONDITIONS

Per Title 8, Chapter 4, Section 8-4-2 Land Use Schedule Definitions, DUDE RANCH is defined as "A ranch that provides multi-night accommodations for guests, provides a recreational activity or immediate access to recreational activities, has dining facilities on-site, barns, associated buildings, corrals, pastures, and livestock related to a working ranch and/or the recreational activity available to guests. The guest/dude ranch does not include a commercial restaurant, café or bar that caters to the general public, nor does it actively solicit nightly accommodations."

The existing uses, and the Applicant's proposed uses, meet this definition.

The use falls under Agriculture, which is allowed in the A-2.5 zone as a use Permitted with Conditions (PC) (Title 8, Section 8.4.1, Table 1 Land Use Metrix).

Provides multi-night accommodations for guests...

The Applicant intends to maintain, upgrade, and/or repurpose the existing lodging cabins. Refer to Table 1a.

Provides a recreational activity or immediate access to recreational activities... barns, associated buildings, corrals, pastures, and livestock related to a working ranch and/or the recreational activity available to guests...

The existing Ranch maintains saddle horses on-site during the summer and offers guided horseback rides through the Caribou-Targhee National Forest to lodging guests and day-visitors. One-, two-, and three-hour rides, as well as full day rides, are offered: "Onsite horseback riding and easy access to other activities such as fly fishing, hiking and biking will add excitement to your retreat or conference."

The Applicant intends to maintain the existing trail ride operation, including the required existing Tack shed, Hay shed, corrals, pastures and fences to ensure the operation.

Has dining facilities on site...

The Applicant intends to maintain the existing operational necessities appurtenant to the Dude Ranch operation – including the kitchen and dining hall. While maintaining their existing use, the Applicant intends to make adjustments as necessary to update the kitchen, improve the ambiance of the Lodge dining room, upgrade the game room, and reinvigorate the Bar and lounge area.

The guest/dude ranch does not include a commercial restaurant, café or bar that caters to the general public, nor does it actively solicit nightly accommodations...

The Applicant intends to abide by this stricture.

CONDITIONAL USE PERMIT APPLICATION – REQUIRED ITEMS

CONDITIONAL USE APPLICATION FORM

Attached hereto as Exhibit “A”

LATEST RECORDED DEED TO THE PROPERTY

Attached hereto as Exhibit “B”

AFFIDAVIT OF LEGAL INTEREST

Attached hereto as Exhibit “C”

APPLICATION FEE PAID IN FULL

Attached hereto as Exhibit “D”

INFORMATION AND DATA

Application in Full, see Table of Contents

SITE PLAN

Attached hereto as Exhibit “E”, Existing Conditions Site Plan. See also Exhibit “E”, Proposed Site Concept.

NARRATIVE OF COMPLIANCE

THE LOCATION (PROPOSED USE) IS COMPATIBLE TO OTHER USES IN THE GENERAL NEIGHBORHOOD.

The proposed project is an expansion of the existing uses, which have been successfully operating without undue burden on the neighborhood since the 1950s.

Existing guest services provided by the current operators include the named Conditional Uses and uses permitted with conditions outlined in this proposal for ongoing and/or expanded uses by the Applicant. Existing physical and programmatic elements, which support the conditional and permitted with conditions uses, are intended to remain and are only to be upgraded, expanded or repurposed. These upgrades, expansions and repurposings include: lodging facilities, dining facilities, organized recreation programs, and group event programming (such as weddings, corporate retreats and family reunions.)

Existing uses – and presumably expansion of those uses - successfully operating without undue burden on the neighborhood, are:

CAMPGROUND, RV PARK, TRAVEL TRAILER CAMP

The existing Moose Creek Ranch offers lodging opportunities ranging from a large ranch house, to cabins, to platform tents, to RV camping sites:

Currently, up to 68 overnight lodgers may be accommodated on-site.

The Applicant intends to maintain and/or relocate, rehabilitate and/or reuse, and potentially expand the existing cabins, platform tents, and RV site offerings. The Applicant also intends to expand this use, by carefully siting additional clusters of platform tents, and introducing moveable clusters of conestoga wagons.

This use is compatible with the general neighborhood as it is a rustic, traditional use in this rural setting. The existing and proposed “dude ranch” ambiance is fitting within the Moose Creek canyon drainage.

RETREAT CENTER.

The current Ranch operator advertises the availability of appropriate facilities for meetings, corporate retreats and family reunions: “Moose Creek Ranch has recently renovated and remodeled its Lodge, which now includes two large meeting rooms, a caterer’s kitchen and a recreation room perfect for hosting large events.”⁽¹⁾

“Our newly renovated **Lodge** includes two large meeting rooms, a modern caterer’s kitchen, bride and groom dressing rooms and a recreation room, and our large banquet hall can comfortably accommodate 100-150 guests. While at Moose Creek Ranch, your group can relax and enjoy the recreation area which contains a large flat screen TV, fireplace, pool table, and free Wi-Fi.”⁽¹⁾

A timber-frame **Barn** is also available for large events: “This Historic Log Barn provides ample open space for a wedding reception or large group gathering. The barn is equipped with a rustic wood stove and dance floor and is perfect for gatherings in summer or winter.”⁽¹⁾

Outdoor areas are designed to accommodate large events: “We have two outdoor charcoal grills large enough to grill burgers or steaks for your entire party, as well as picnic tables, a horseshoe pit, spacious grassy lawn, and volleyball. The pond area, just behind the lodge, is perfect for an outside wedding or reception. Full catering kitchen on site. Most summer events dine outside under our light.”⁽¹⁾

The Catering **Kitchen** is dedicated to on-site guests: “The catering kitchen at Moose Creek Ranch is available for our weddings, family reunions, corporate events and of course for our Glamping Cabin clients. It is located in the main Lodge . Turn to the right out of the kitchen, and exit to the area we use for outside dining and a short walk from our outdoor fire pit and large charcoal BBQ. Turn left and you are in the Moose Creek Ranch main hall dining room. We have tables and chair for 125 people available for use on site. When booking your event, a quote for the small fee for using the kitchen will be included.”⁽¹⁾

The Applicant intends to maintain and/or relocate, rehabilitate and/or reuse the existing group meeting facilities.

This use is compatible with the general neighborhood as the lodge, barn, and cabins appear as rustic, traditional uses in this rural setting. The existing and proposed “Retreat” ambiance is fitting within the Moose Creek canyon drainage.

DUDE RANCH.

The existing ranch offers guided horseback rides through the Caribou-Targhee National Forest. One-, two-, and three-hour rides, as well as full day rides, are offered. “Onsite horseback riding and easy access to other activities such as fly fishing, hiking and biking will add excitement to your retreat or conference.”⁽¹⁾

Horseback rides are offered to lodging guests and day-visitors. The Applicant intends to maintain the lodgings appurtenant to a Dude Ranch operation, and to maintain the horseback trail ride offerings.

This use is compatible with the general neighborhood as the barn, tack shed, hay barn, corrals and paddock appear as rustic, traditional uses in this rural setting. The existing and proposed “Dude Ranch” ambiance is fitting within the Moose Creek canyon drainage.

⁽¹⁾ www.MooseCreekRanch.com

THE USE WILL NOT PLACE UNDUE BURDEN ON EXISTING PUBLIC SERVICES AND FACILITIES IN THE VICINITY.

EXISTING AND PROPOSED LODGER AND EMPLOYEE CAPACITY

The existing Moose Creek Ranch offers lodging, group events, and recreation opportunities on the combined Moose Creek parcels. Based on full occupancy of the named and described lodging options, the maximum number of guests which can currently be accommodated at any time is approximately 73 (*TABLE 1A*). The maximum number of employees which currently work full-time – but do not reside on site - is approximately (quantity) in summer, and (quantity) in winter. **The existing utilities are adequate to the existing demand, see below.**

It is anticipated that future permitted expansion of the existing uses may result in additional Lodging capacity of up to 300 additional lodgers, including up to sixteen full-time employees living in units provided on-site. Therefore, future capacity of the property may bear as much as 373 (*TABLE 1B*). **The anticipated future demand may be met by expanding the existing systems.**

SEWER: THE RANCH UTILIZES ON-SITE SEPTIC TANKS AND LEACH FIELDS.

According to permits and plans currently available for review (Sewer System Report dated 4/7/10 and Sand Mound Sewer System sewer plans dated 12/10, both by AW Engineering), the maximum number of guests which may be accommodated at any time is approximately 100. **The existing sewer is adequate to the existing demand plus an additional 32 people.**

Additional sewer capacity necessary to accommodate upward of 100 people will be determined, planned, designed and submitted for review prior to constructing lodgings for such additional guests/employees. The County will become aware of additional demand during review of Building Permit application(s).

WATER: THE RANCH UTILIZES ON-SITE WELLS.

The Applicant intends to test all well productivity, pump capacity, and water quality prior to installing additional guest capacity. **Existing domestic wells appear to be adequate to the existing demand.**

FIRE SUPPRESSION: THE RANCH UTILIZES ON-SITE FIRE POND.

According to permits and plans currently available for review, the Ranch has been conscientious about maintaining its fire control system. Fire Pond Certificates dated 2016 and 2018 for Moose Creek Ranch Pond, prepared by AW Engineering, indicate that the pond, dry hydrant, water source, and pump rate were deemed adequate. **The existing fire pond appears to be adequate to the existing demand.**

The Applicant intends to update the Fire Pond Certificate prior to constructing additional guest capacity.

THE PROPERTY IS ACCESSED FROM E 10800 S COUNTY ROAD.

The gravel road accessing the property is E 10800 S, a "Local Road" per Figure 2 "Existing Functional Classifications" of Teton County Idaho's "Highways and Street Guidelines for Design and Construction" (as amended April 11, 2013).

According to the Guidelines, the standard Average Daily Traffic (ADT) on a local road is <150. We determine that the existing total guest vehicles + ride-sharing commuter employees may be as many as 25 (73 individuals at 1 vehicle/3 guests). Should guests wish to leave the Ranch for such as daily river trips, site seeing, Music on Main, etc., up to two times per day, ADT would be $25 \times 4 = 100$. **The existing road is adequate to the existing demand.**

The Applicant intends to verify available conditions related to anticipated ADT prior to installing additional guest capacity.

TABLE 1A – EXISTING DEVELOPMENT

EXISTING - GUEST LODGING UNIT	UNITS	CAPACITY	KITCHEN	BATHS	LAUNDRY
Aspen 1 (2br) *	1	4	1	1	
Aspen 2 (2 br)*	1	4	1		
Pine 1 (2 br)	1	4	1	1	
Pine 2 (2 br)	1	4	1		
Willow 1 (2 br)	1	4	1	1	
Willow 2 (2 br)	1	4	1		
Sage Meadow 1 (2 br)	1	4	1	1	
Sage Meadow 2 (2 br)	1	4	1	1	
Rendezvous Ski Cabin 1 (1 br)	1	2	0	1	
Rendezvous Ski Cabin 2 (1 br)	1	2	0	1	
Moose Creek Ranch House (3br)	1	12	1	3	
Glamping Cabin (1 br)	5	10	0	0	
Lodge Room 1 (1 br)	1	2	0	1	
Lodge Room 2 (1 br)	1	2	0	1	
RV Site 1	1	3.5		(hookup)	
RV Site 2	1	3.5		(hookup)	
RV Site 3	1	3.5		(hookup)	
LODGE					
Restroom (sink + toilet)			0	2	
Caterer's kitchen			1	0	
BATH HOUSE & LAUNDRY					
Women's Bath (sink + toilet + shower)			0	2	
Men's Bath (sink + toilet + shower)			0	2	
Laundry (4 coin-op washing machines)					4
TOTAL	21	73	10	18 +	4

* Aspen Cabins may be converted to Employee housing in future if necessary, and/or may be relocated.

TABLE 1B – PROPOSED FUTURE IMPROVEMENTS

PROPOSED ADDITIONAL - GUEST LOGGING UNIT*	UNITS	CAPACITY	KITCHEN	BATHS	LAUNDRY
Ski Cabins:					
Rendezvous Ski Cabin (1-bedroom)	8	16	0	1	
Rendezvous Ski Cabin (2-bedroom)	8	32	0	1	
Glamping:					
Traditional Tent (4-person)	15	60	0	0	
Grand Tent (2-person)	5	10	0	0	
Grand Tent (6-person)	10	60	0	0	
Conestoga Wagon (2-person)	10	20	0	0	
Conestoga Wagon (4-person)	10	40	0	0	
Conestoga Wagon (6-person)	10	60	0	0	
RV Sites: (3.5 person average)	7	24.5			
Bath House:					
Bath House 1			0	8	
Bath House 2			0	8	
Bath House 3			0	8	
REPURPOSED EXISTING = EMPLOYEE LODGING UNITS					
Bunk House 1		8	1	2	1
TOTAL ADD'L FUTURE NEED	83	300	1	27	1

*NOTE: the figures above are projected units, assumed to be preferred by lodgers. Should market influences determine that different type of unit will better meet the needs of lodgers, different combinations of offered units will be proposed to the County for review under building permit review.

SITE IS LARGE ENOUGH TO ACCOMMODATE THE PROPOSED USE AND OTHER FEATURES OF THIS ORDINANCE.

The only scale- or density-based consideration within the Zoning Ordinance is the standard for Dude Ranches where 0.5 dudes are allowed per acre; Dude Ranch uses shall be clustered to not exceed 2% of the total site area; and uses shall not be closer than 200' to any property boundary or county road (see Table 8-6-2.B, below).

The applicant's consultant was unable to locate any Zoning Ordinance code, Comprehensive Plan guideline, or other regulatory standards which specifically limit or otherwise define the optimal or maximum capacity of the remaining uses. Regulatory restrictions or limits to future expansion will include limitations of the existing carrying capacity of county road E. 10800 S., and limitations imposed by site setbacks.

Environmental restrictions or limits may include potential finite productivity of the domestic well(s); and the possible limitations of the site to accommodate future expansion of the septic systems. Refer to the discussion about EXISTING PUBLIC SERVICES, above. Natural resource considerations will limit future development in accordance with the WW standards, to 15' outside of any Ditch bank; consideration will be given to the fact that 300' on either side of the Moose Creek is within the strictures of the WW; and development setbacks from Moose Creek are 50' (8-5-2-D-8.F).

Any future expansion will be reviewed by the County under Building Permit application.

PROPOSED USE IS IN COMPLIANCE WITH AND SUPPORTS THE GOALS, POLICIES, AND OBJECTIVES OF THE COMPREHENSIVE PLAN.

This narrative articulates the proposed program's compliance with the goals, policies and objectives of the county's Comprehensive Plan. The review of the relevant codes and guidelines is presented numerically by chapter for convenience in cross-referencing sources. The following pages discuss Codes in the following order:

TITLE 8, CHAPTER 4 – BASE ZONING REGULATIONS

Section 8-4-1: Zoning Restrictions and Land Use Table

Section 8-4-4: Height, Setback and Lot Size

Section 8-4-6: Outdoor Lighting

TITLE 8, CHAPTER 5 – OVERLAY AREAS

Section 8-5-1: Overlay Area Descriptions, F. (WW) Wetlands and Waterways Overlay Regulations

TITLE 8, CHAPTER 6 – LAND USE PERMITS

Section 8-6-1: Conditional Use Permit Procedures

Section 8-6-2: Uses Permitted With Conditions Procedures

TITLE 8, CHAPTER 9 – SIGNS

TITLE 8, CHAPTER 4 – BASIC ZONING REGULATIONS.

SECTION 8-4-1: ZONING RESTRICTIONS AND LAND USE TABLE.

Permitted land uses are outlined in the Land Use Matrix (Table 1), pgs 4-1 through 4-5. The subject existing and proposed uses are reproduced below. Refer to the complete table for additional information.

Zoning classification:

- P = Permitted by right
- C = Conditional Use (may be allowed)
- PC=Permitted with Conditions

Land Use Zone	<u>A-2.5</u>
<u>Agriculture</u>	
Dude Ranch	PC
<u>Retail/ Services/ Office</u>	
Campground, RV Park, Travel Trailer Camp	CU
<u>Public, Quasi-Public</u>	
Retreat Center	CU

The existing and proposed uses, and permit review process, conform to the standards set forth in this section.

SECTION 8-4-4: HEIGHT, SETBACK AND LOT SIZE.

Physical development limitations are outlined in Table 2, Height, Setback and Lot Size Schedule, pg 4-21. The subject existing and proposed uses are reproduced below. Refer to the complete table for additional information.

Description	<u>A/RR A-2.5</u>
Maximum Height	30' (60' max for silos, barns, granaries)
Min Front Yard Setback	30' (for detached accessory structure 200 sq.ft. or less, min 12' setback)
Min Rear Yard Setback	40' (" " " " " " " " " ")
Min Side Yard Setback	30' (" " " " " " " " " ")
Min Teton River Setback	100' (measured from side of channel or high water mark, whichever is greater)
Min Stream, Creek Setback	50' (" " " " " " " " " ")
Min Irrigation Ditch Setback	15' (" " " " " " " " " ")
Min Lot Width	n/a
Min Lot Size	2.5 acres

The existing uses conform to the standards set forth in this section. Further, future expansion of uses such as new Glamping facilities will adhere to the requirements and restrictions of Title 8, Chapter 4. The County will have an opportunity to verify such compliance under Building Permit review processes.

SECTION 8-4-6: OUTDOOR LIGHTING.

Physical development limitations are outlined in general in this section. However, for the OUTDOOR LIGHTING standards applied to the existing and proposed uses in this project, please refer to the discussion surrounding Section 8-6-2.A, CRITERIA FOR APPROVAL/ STANDARD PC CONDITIONS – DUDE RANCH, below.

TITLE 8, CHAPTER 5 – OVERLAY AREAS

A portion of the subject Properties lies within the WETLANDS AND WATERWAYS OVERLAY, as defined in Chapter 2, Section 8-2-1-A:

“OVERLAY AREAS: F. (WW) Wetlands and Waterways Overlay: Includes all lands defined and regulated as wetlands through the federal clean water act as administered by the U.S. Army Corps of Engineers and the streams listed below. Because the existing WW Overlay as mapped does not accurately identify all such areas, the WW will be applied to: (1) all wetland areas identified on the U.S. Fish and National Wetland Inventory Maps, unless a jurisdictional determination is secured from the U.S. Army Corps of Engineers (USACE) indicating the area as uplands; (2) all areas delineated as wetlands and verified as such by the USACE; and (3) those areas lying within 300 feet of the high water mark of the following waterways:
::: Moose Creek...”

The Moose Creek Ranch property has been mapped for wetlands. Attached hereto as Exhibit I is a map entitled ‘WETLANDS DELINEATION EXHIBIT FOR DAVID BELL’, conducted by Jorgensen Associates and dated September 21, 2007. The map indicates certain areas of wetlands along the south and west property lines of the largest parcel (#RP03N46E206200).

SECTION 8-5-1: OVERLAY AREA DESCRIPTIONS.

“An “overlay area” is defined either by 1) an adopted overlay map (adopted and incorporated herein by reference) or, 2) the delineations included in the overlay’s definition or, 3) both a map and the delineations. An “overlay area” overlays one or more zoning districts and requires special regulations and restrictions because of topography and geographical location, natural resource characteristics, health, safety, and general welfare issues. Overlay areas are not zoning districts. The purpose for each of the overlay areas is described below...”

“...F. (WW) WETLANDS AND WATERWAYS OVERLAY: The purpose of this overlay area is to ensure that any development that takes place in the wetland areas of Teton County occurs in low-density patterns. It is the intent of this overlay area to make maximum use of cluster designs in residential developments in order to leave critical open space areas intact and protect the important wetland environment. It is also the purpose of this overlay area to ensure that critical waterway frontages and corridors in Teton County are sufficiently protected from encroachment of land uses that would degrade the viability of the waterway.”

The Applicant intends to adhere to the County’s regulations regarding clustered, low-density development of the areas surrounding Moose Creek

SECTION 8-5-3: OVERLAY REGULATIONS.

A portion of the subject Properties lies within the WETLANDS AND WATERWAYS OVERLAY, as defined above. The following regulations apply to such designated wetlands of the property:

“F. (WW) WETLANDS AND WATERWAYS OVERLAY REGULATIONS: The WW Wetlands and Waterways Overlay shall apply to those lands within the boundaries of the WW Wetlands and Waterways Overlay area (as defined in Chapter 2).

1. Wetland Map Information: The County zoning maps do not indicate the designated wetland areas in detail and included in the designated wetland areas are some designated upland areas. An applicant may contact the U.S. Army Corps of Engineers (USACE) to obtain detailed mapping information about wetlands on or near the proposed and included in a development application. If the Corps of Engineers provides written site-specific information regarding the location or extent of wetlands on an applicant’s property, the County will use that information in its review of the application (in lieu of the more general definition in Chapter 2).

a. Development Criteria:

i. All building envelopes shall be located at least 100 feet from the high water mark of the Teton River and at least 50 feet from the high water mark of any waterway listed in the definition of the WW area in Chapter 2.

- ii. When an application contains “upland” areas, building envelopes may be located in upland areas with the approval of, and subject to any conditions imposed or recommendations made by, the Corps of Engineers. Preservation of open space between upland areas and wetland areas may be required to protect wetland functioning, and to protect fish and wildlife indicator species or habitat identified through the wildlife habitat assessment.
- iii. All building envelopes shall comply with lot frontage, lot size, building setbacks, well, septic, sewer, and health requirements, as determined by Teton County, U.S. Army Corps of Engineers, and Eastern Idaho Public Health Department officials as applicable. Building setbacks in Section 8-4-4 shall also apply.

Because the U.S. Army Corps of Engineers considers any wetlands delineation to be out of date and unusable after five (5) years, the Applicant has, in accordance with Section 8-5-3.F above, contracted with Y2 Consultants to map and otherwise document an updated Wetlands Delineation map and report, and submit the results to the USACE for verification and permitting. The work is anticipated to be completed on or before the end of August 2019 and will be submitted to the Teton County Idaho Planning Office as an Addendum to this CUP Application as soon as possible thereafter.

Meanwhile, the Wetlands Delineations (Exhibit I) memorializes the 2007 delineation as a place-holder for reference purposes only, pending acceptance of the updated ‘Y2 Wetlands Delineation August 2019’, at which time any Exhibit site maps still pending County review will be updated to reflect the newest delineation. Any findings as a result of this exercise requiring permitting by any local, state or federal agency will be fulfilled by the Applicant as appropriate.

Further, future expansion of uses such as new Glamping facilities will adhere to the requirements and restrictions of Title 8, Chapter 5. The county will have an opportunity to verify such compliance under the Building Permit review processes.

TITLE 8, CHAPTER 6 - LAND USE PERMITS.

SECTION 8-6-1: CONDITIONAL USE PERMIT PROCEDURES.

Title 8, Chapter 6 LAND USE PERMITS, Section 1 CONDITIONAL USE PROCEDURES describes the process for apply for a Conditional Use Permit. This standard applies to the proposed CAMPGROUND, RV PARK OR TRAVEL TRAILER CAMP and RETREAT CENTER.

Paragraph B PROCEDURE, required submittals:

1. Application Form (Exhibit A)
2. Filing Fee (Exhibit D)
3. List of Property Owners within 300' of property boundary (Exhibit H)

SECTION 8-6-2: USES PERMITTED WITH CONDITIONS PROCEDURES.

Title 8, Chapter 6 LAND USE PERMITS, Section 2 USES PERMITTED WITH CONDITIONS PROCEDURES describes the process for apply for the Use Permitted with Conditions. This standard applies to the proposed DUDE RANCH.

8-6-2-A. Per Paragraph A PROCEDURE, required submittals are attached:

1. Pre-Application Conference (meeting held May 21, 2019, see Summary Notes, Exhibit G)
2. Application Form (Exhibit A)
3. Filing Fee (Exhibit D)
4. Criteria for Approval (see TABLE 8-6-2.a below)

TABLE 8-6-2.A CRITERIA FOR APPROVAL/ STANDARD PC CONDITIONS – DUDE RANCH (A-20, A-2.5)

Condition/Restriction	Existing Status / Proposed Implementation	Compliance
c. Lighting: outdoor lighting... shall comply with Title 8, Section 8-4-6.	Fully shielded fixtures; 3000K or less; Prevent light trespass; no flashing, blinking, searchlights, floodlights...	Per code 8-4-6 I: Existing Lighting shall be brought into conformance within 30 days from issuance of a land use application.
d. Parking: the requirements of Title 8 Table 3 shall be met and ADA spaces provided	The Applicant assumes that the existing parking configuration meets the requirements of this section.	Any expansion of uses requiring additional parking will adhere to this standard.
e. Hours of operation shall be from 6:00 a.m. to 10:00 p.m. Monday through Saturday, unless otherwise specified in Title 8 or in the PC Permit.	The DUDE RANCH use will include overnight lodging guests enjoying dinner and campfires. Therefore Applicant requests a waiver to the hourly and daily operating restrictions.	Requests waiver to accommodate overnight lodgers.
g. Outside storage, where permitted, shall be located in the rear yard, behind sight-proof fence or natural screening 1' higher than stored material.		The Applicant intends to comply.

In addition to the customary Criteria For Approval for a Use permitted with conditions, Title 8, Chapter 6, Section B PERMITTED WITH CONDITIONS-RESTRICTIONS describes the qualifying characteristics for a Dude Ranch #16:

TABLE 8-6-2.B PERMITTED WITH CONDITIONS – RESTRICTIONS, 16. DUDE RANCH (A-20, A-2.5)

Condition/Restriction	Existing Status / Proposed Implementation	Compliance
a. A dude ranch shall be located on a parcel of at least 20 acres	Parcel # RP03N46E206200 = 13.75 acres Parcel # RP03N46E208001 = 1.25 acres Parcel # RP03N46E206300 = 1.0 acres Parcel # RP03N46E293000 = <u>4.44 acres</u> TOTAL = 20.44 acres	Complies

b. The maximum number of guests shall be limited to 0.5 guests per acre	20.44 acres x 0.5 = 10.22 Dudes	Applicant shall implement best practices to limit the # of "dudes" as dictated at any given time.
c. Where activities require the use of public lands, the dude ranch shall abut these lands...	Moose Creek Ranch has direct access to USFS property (parcel # RP03N46E20USFS) which it abuts to the south.	Complies
... or by a recorded access agreement or easement across intervening lands or by public road	Moose Creek Ranch has direct access between its own property and USFS property to the north (parcel # RP03N46E20USFS) along county road E. 10800 S.	Complies
d. Use of public lands for the activities provided... shall have permission from the appropriate agency.	Trail rides are permitted by Moose Creek Ranch, which hires outfitters Debbie and Kevin Little as employees to oversee the trail rides. The Special Use Permit # TEB415104 is issued to Love Family Ventures, d.b.a. Moose Creek Ranch, owner, by the Teton Basin Ranger District, Caribou-Targhee National Forest. See Exhibit M.	Complies
e. Central dining facilities shall be provided for guests.	Moose Creek Ranch currently has, and the Applicant will continue to operate, the on-site Kitchen and Dining Room for the benefit of its paying Dude Ranch guests	Complies
f. Guest units shall not have cooking or eating facilities.	The Applicant proposes that the existing cabins which DO have kitchens (refer to Table 1A) will be converted to employee housing or, as in the case of the Moose Creek Ranch House, will be restricted to use of lodgers under the RETREAT CENTER use.	Complies
g. Up to six (6) one day events may be held per year for guests who want to visit but not stay overnight.	Applicant to provide detail on events...	Applicant shall implement best practices to limit the # of "dudes" events as dictated per year.
h. Intense recreational facilities such as a golf course or campground shall not be provided.	No golf course shall be provided. The category CAMPGROUND, RV PARK, TRAVEL TRAILER CAMP – is proposed under this application as a Conditional Use on the same property. It is possible that some guests of the CAMPGROUND use may opt to partake of DUDE RANCH activities (trail rides) – see response to question (d) above.	Complies, with conditions
i. The sale of meals to persons who are not overnight guests of the dude ranch shall be prohibited, except for special events.	The on-site Kitchen and Dining Room will be available to lodgers of the CAMPGROUND and DUDE RANCH uses only	Complies
j. Guest units shall not be rented or sold for a dwelling unit.	All cabins, platform tents and RV sites designated for lodging of paying guests shall not be rented or sold as dwelling units.	Complies
k. A site plan shall be submitted that addresses the use of motorized vehicles to, from and within the site, including description of the types of vehicles and road and trail locations.	See the discussion under The use will not place undue burden on existing public services and facilities in the vicinity , above. Note that all vehicles accessing the property for the named uses shall be private vehicles. See Concept Site Plan, Exhibit F, for road, trail, and parking locations.	Complies
l. Employee and guest parking shall be located entirely on-site.	See attached Concept Site Plan, Exhibit F,	Complies
m. The site plan shall also show that a minimum of 60% of the property remains as open areas	See attached Concept Site Plan, Exhibit F	Complies
n. All dude ranch facilities shall be clustered to not exceed two percent (2%) of the total site area and shall not be closer than 200 feet to any property boundary or county road.	See attached Concept Site Plan, Exhibit F	Complies

TITLE 8, CHAPTER 9 – SIGNS.

SECTION 8-9-4: SIGNS.

Title 8, Chapter 9 SIGNS, Section 4 DESIGN AND CONSTRUCTION STANDARDS offers guidelines in interpreting standards and making sign permit applications.

Paragraph G PERMITTED SIGNS includes:

5. Agricultural Businesses: Agricultural businesses are allowed one on-premises sign not larger than 32 square feet.
6. Entry Gate: Entry gate sign shall be permitted for ranch and subdivision identification.

Note that the DUDE RANCH use is a qualified Agriculture use, under Title 8, Chapter 4 BASIC ZONING REGULATIONS, Land Use Table. Therefore, the existing Entry Gate's overhead sign meets the standards of this section. See gate photo, Exhibit J.

SUMMARY.

The foregoing satisfies the stated requirements for review of compliance under the requirements of the Conditional Use Permit application. The Applicant is obliged to cooperate with County authorities to assist in the review of this application. Please feel free to contact the Applicant or the Consultant with any questions, requests for clarification, or requests for additional documentation. Further information about the Applicant's expertise and experience may be found in the discussion "Glamping – It's a Thing," Exhibit L.



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.

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: Love Family Ventures, LLC

Applicant: Conestoga Ranch - Grand Tetons, LLC E-mail: Tom@bhhsjacksonhole.com

Phone: (307) 690-2495 Mailing Address: P.O Box 11803

City: Jackson State: Wy Zip Code: 83002

Engineering Firm: Y2 Consultants Contact Person: Patricia Ehrman Phone: (307) 733-2999

Address: P.O Box 2870 E-mail: Pat@y2consultants.com

Location and Zoning District: RP03N46E206200
RP03N46E208001
RP03N46E206300
RP03N46E293000

Address: 2733 E 10800 S, Victor ID, 83455 Parcel Number: _____

Section: 20 & 29 Township: 03 North Range: 46 East Total Acreage: 20.44 Acres

Zoning District: A/R 2.5 Requested Land Use: Campground, Dude Ranch, Retreat Center.

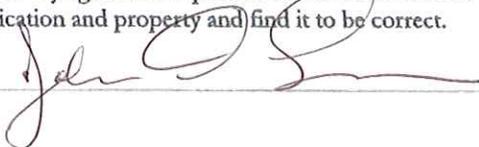
I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning & Zoning Commission public hearing.

• Applicant Signature: _____ Date: 6-18-19

Fees are non-refundable.

Y2 Consulting
LLC

I, the undersigned, am the owner of the referenced property and do hereby give my permission to ~~John Hedges~~ 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:  Date: 6/18/19

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. One (1) copy of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. One (1) copy of a site plan drawn to scale.
6. Narrative explaining the following:
 - Location is compatible to other uses in the general neighborhood.
 - Use will not place undue burden on existing public services and facilities in the vicinity.
 - Site is large enough to accommodate that proposed use and other features of this ordinance.
 - 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:
 - Minimizing adverse impact on other development;
 - Controlling the sequence and timing of development;
 - Controlling the duration of development;
 - Assuring that development is maintained properly;
 - Designating the exact location and nature of development;
 - Requiring the provision for on-site or off-site public facilities or services;
 - Requiring more restrictive standards than those generally required in this Title;
 - Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
 - 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:
 - A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
 - A professionally prepared landscaping plan;
 - Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
 - 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

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

208649 DEC 15 '09 PM 2:43

Instrument # 208649
TETON COUNTY, IDAHO
12-15-2009 02:43:00 No. of Pages: 3
Recorded for : FIRST AMERICAN TITLE
MARY LOU HANSEN Fee: 9.00
Ex-Officio Recorder Deputy
Index to: DEED WARRANTY

Borne

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 296871-T (tm)

Date: May 15, 2009

For Value Received, **Kelly W. Van Orden and Kami Van Orden, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Love Family Ventures, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantee, whose current address is **PO Box 4994, Jackson, WY 83001**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Tract 1:

A parcel of land know as **Kelly Van Orden House tract** lying mostly in the **SW1/4 SW1/4 of Section 20, TWN 3N, RNG. 46 E., B.M., Teton County, Idaho**, the metes and bounds being described as follows:

From the **Southwest corner of said Section 20**, and running **N 89°59'46" E., (East), 1321.28 feet** along the **South line of said Section 20**, to the **Point of Beginning**;
Thence **South 33.22 feet** to a point;
Thence **S 81°01'24" W., 187.29 feet** to a point;
Thence **N 21°03'43" W., 208.13 feet** to a point;
Thence **East, 259.78 feet** to a point;
Thence **S 00°00'14" E., 165.00 feet** to the **Point of Beginning**.

TRACT 2: (EASEMENT ESTATE)

Together with: an **access easement 20 feet in width and being 10 feet on each side of the following described centerline**: From the **Southwest Corner of said Section 20 North 4849' East, 872.74 feet**;
Thence **West 10.0 feet** to the **POINT OF BEGINNING** on the centerline;
Thence **South 218.16 feet**;
Thence **East 330.32 feet**;
Thence **South 165.0 feet**;
Thence **East 75.0 feet more or less** to the above described property.

Tract 3:

A parcel of land lying mostly in the **SW1/4 SW1/4 of Section 20, TWN 3N, RNG. 46 E., B.M., Teton County, Idaho**, the metes and bounds being described as follows:
Beginning at the **Southwest corner of said Section 20**, and running **North, 660.79 feet** along the **west line of said Section 20**, to a point;
Thence **S 79°29'16" E., along the property line, 671.88 feet** to a point;
Thence **S 74°34'18" E., along the property line, 104.00 feet** to a point;
Thence **S 51°53'25" E., along the property line, 292.42 feet** to a point;
Thence **N 89°59'46" E., along the property line, 330.32 feet** to a point;

Moose Creek CUP Exhibit B.1

**Thence S 00°00'14" E., along the property line, 330.00 feet to a point;
Thence S 00°00'14" E., along the property line, 33.21 feet to a point;
Thence N 88°45'55" W., along the property line, 185.04 feet to a point;
Thence S 55°47'26" W., along the property line, 195.07 feet to a point;
Thence N 42°00'38" W., along the property line, 236.25 feet to a point;
Thence S 76°47'57" W., along the property line, 160.46 feet to a point;
Thence S 89°59'45" W., along the property line 660.64 feet to the point of Beginning.**

LESS AND EXCEPTING THEREFROM the following described land know as Kelly Van Orden House tract in the SW1/4 SW1/4 of Section 20, TWN. 3N, RNG. 46 E., B. M., Teton County, Idaho, being described as follows:

**From the Southwest corner of said Section 20, and running N 89°59'46" E., (East), 1321.28 feet along the South line of said Section 20, to the Point of Beginning;
Thence South 33.22 feet to a point.
Thence S 81°01'24" W., 187.29 feet to a point;
Thence N 21°03'43" W., 208.13 feet to a point;
Thence East, 259.78 feet to a point;
Thence S 00°00'14" E., 165.00 feet to the Point of Beginning.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

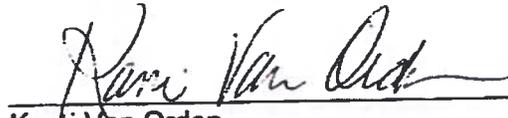
Date: 05/15/2009

Warranty Deed
- continued

File No.: 296871-T (tm)



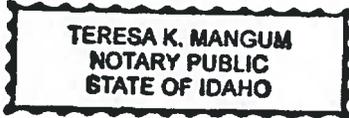
Kelly W. Van Orden

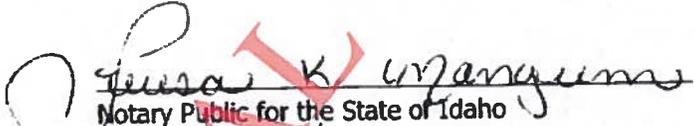


Kami Van Orden

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **Fifteenth day of May, 2009**, before me, a Notary Public in and for said State, personally appeared **Kelly W. Van Orden and Kami Van Orden**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.





Notary Public for the State of Idaho
Residing at: Driggs
My Commission Expires: 07-24-09

NOT A LEGAL COPY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 238117
TETON COUNTY, IDAHO
09-18-2016 09:00:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$13.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **562755-T (tm)**

Date: **September 15, 2015**

For Value Received, **Lynn Walker, Trustee formerly known as Lynn Moiser, under the Lynn Walker Living Trust dated April 22, 2002**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Love Family Ventures, LLC, a Wyoming limited liability company**, hereinafter called the Grantee, whose current address is **1845 W. 90 S., St. George, UT 84770**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Beginning at a point 660.0 feet East of the Southwest Section corner of said Section 20, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho and running thence South 330.0 feet; thence East 660.0 feet; thence North 296.79 feet; thence along the South Bank of Moose Creek North 88°45'41" West, 185.04 feet; thence along said creek bank South 55°47'40" West, 195.07 feet; thence along said creek bank North 42°00'24" West 236.25 feet; thence along said creek bank South 76°44'11" West 159.84 feet to the point of beginning.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current year's taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 09/15/2015

Warranty Deed
- continued

File No.: 562755-T (tm)

Lynn Walker, Trustee formerly known as
Lynn Moiser, under the Lynn Walker Living
Trust dated April 22, 2002

Lynn Walker, Trustee

Lynn Walker, Trustee

STATE OF Michigan)
) SS.
COUNTY OF Oakland)

On this 16th day of **September, 2015**, before me, a Notary Public in and for said State, personally appeared **Lynn Walker**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **The Lynn Walker Living Trust dated April 22, 2002** Trust, and acknowledged to me that she executed the same as such Trustee.

Brandon Baumgras

**BRANDON BAUMGRAS
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES 10/16/2021
ACTING IN OAKLAND COUNTY**

Notary Public of Huntington
Residing at: 3030 Union Lake rd. Commerce Twp. MI
Commission Expires: 10/16/2021 **48387**



NOT A LEGAL COPY



PLANNING AND BUILDING DEPARTMENT
AFFADAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

Conestoga Ranch - Grand Tetons, LLC, "Owner" whose address is P.O Box 11803

City Jackson State WY Zip 83002

As owner of property more specifically described as: SW1/4SW1/4, Sec. 20, T3 North R46 East

HEREBY AUTHORIZES Y2 Consultants, LLC as Agent to represent and act

for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

X [Signature]
(Signature of Owner)

Tom Hedges Title Owner
(Print Name)

X _____
(Signature of Co-Owner)

(Print Name) Title _____

X _____
(Secretary or Corporate Owner)

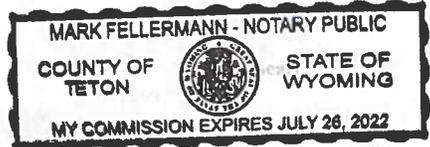
(Print Name)

NOTARY: STATE OF: Wyoming SS. _____

COUNTY OF: Teton Zip 83001

Subscribed and sworn to before me by Tom Hedges
this 14th day of June, 2019.

WITNESS my hand and official seal.
X [Signature]
Notary Public



Expiration Date 7/26/22



PLANNING AND BUILDING DEPARTMENT
AFFADAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

Love Family Ventures, LLC, "Owner" whose address is 1845 W 90 S
City St. George State UT Zip 84770

As owner of property more specifically described as: SW1/4SW1/4, Sec. 20, T3 North R46 East

HEREBY AUTHORIZES Y2 Consultants, LLC as Agent to represent and act
for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County
Commissioners, Teton County Planning and Zoning, Building, and other County Departments relating to the modification, development,
planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any
Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or
modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of
issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted
or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the
appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising
out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership,
limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if
required.

OWNER:

X [Signature]
(Signature of Owner)

John Love Title owner/manager
(Print Name) Partner

X
(Signature of Co-Owner)

(Print Name) Title

X
(Secretary or Corporate Owner)

(Print Name)

NOTARY: Idaho STATE OF: [Signature] SS.

COUNTY OF: Teton Zip

Subscribed and sworn to before me by John Love
this 18 day of June, 2019.

CARI GOLDEN
Notary Public - State of Idaho
Commission Number 39860
My Commission Expires 04-10-2021

WITNESS my hand and official seal.

X [Signature]
Notary Public

4-10-21
Expiration Date

Teton County, Idaho
Planning and Building Department
150 Courthouse Drive Suite 107 Driggs, ID 83422
208-354-2593

Moose Creek CUP Exhibit C.2

BANK OF JACKSON HOLE
990 WEST BROADWAY
JACKSON, WY 83002

5593

99-409/1023

CHECK ARMOR
TRADE PROTECTION

6/19/2019

Y2 CONSULTANTS, LLC

PH. 307-733-2999

PO BOX 2870

JACKSON, WY 83001

PAY TO THE ORDER OF Teton County

\$ **1,260.00

One Thousand Two Hundred Sixty and 00/100*****

DOLLARS

Teton County

MEMO

19101 - MooseCreek client billed - Conditional Use P



Brown JFH
AUTHORIZED SIGNATURE



⑈005593⑈ ⑆102304099⑆ 034⑈740⑈1⑈

Y2 CONSULTANTS, LLC

5593

Teton County

Date	Type	Reference	Original Amt.	Balance Due	6/19/2019 Discount	Payment
6/19/2019	Bill	MooseCreek	1,260.00	1,260.00		1,260.00
					Check Amount	1,260.00

BOJH Checking 19101 - MooseCreek client billed - Conditional U 1,260.00

Y2 CONSULTANTS, LLC

5593

Teton County

Date	Type	Reference	Original Amt.	Balance Due	6/19/2019 Discount	Payment
6/19/2019	Bill	MooseCreek	1,260.00	1,260.00		1,260.00
					Check Amount	1,260.00

BOJH Checking 19101 - MooseCreek client billed - Conditional U 1,260.00

Moose Creek CUP Exhibit D



104371

10437 (4/18) J214327

U.S. FOREST SERVICE
GOVERNMENT LAND

TRAIL

MOOSE CREEK ROAD

HORSE CORRAL

DANCE
BARN
3500 sqft

RENDEZVOUS
CABINS
480 sqft ea

TACK
SHED
560 sqft

TRASH &
RECYCLING
SHOWERS &
LAUNDRY
3090 sqft

OVERFLOW RV
PARKING

U.S. FOREST SERVICE
GOVERNMENT LAND

PARKING

FIREPIT
/BBQ

MECH
330 sqft

1 2

SAGE
CABINS
1040 sqft

3 RV PADS
(15'x50')ea.

VOLLEY
BALL

EVENT/
CONFERENCE
3995 sqft

RANCH
HOUSE
2340 sqft

2 1
ASPEN
CABINS
1130 sqft

2 1
WILLOW
CABINS
1130 sqft

2 1
PINE
CABINS
1130 sqft

POND

PERSONAL
TENT SITE

GLAMPING
TENTS

U.S. FOREST SERVICE
GOVERNMENT LAND

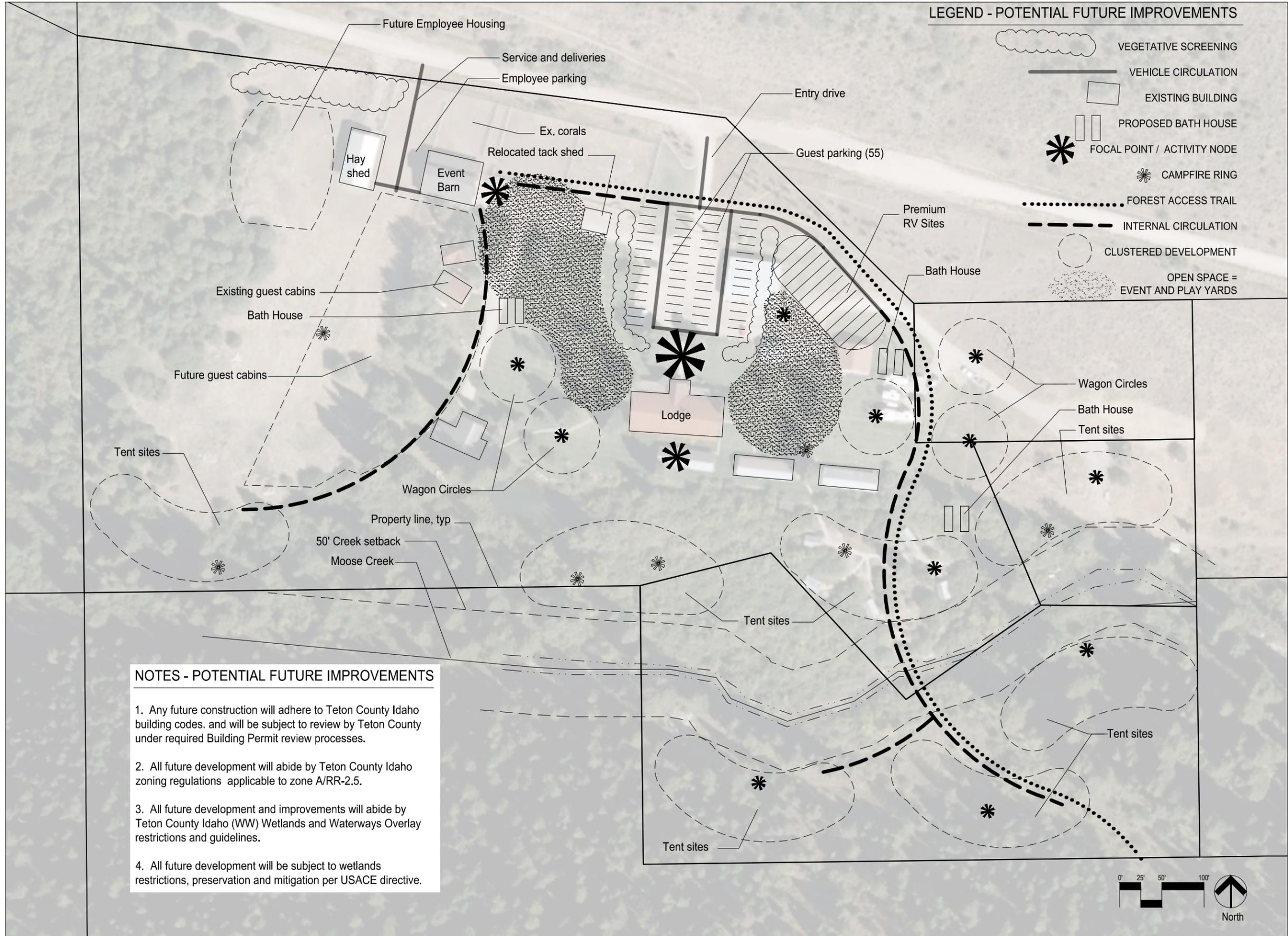
U.S. FOREST SERVICE
GOVERNMENT LAND

LYNN WALKER
LIVING TRUST

MOOSE CREEK

Moose Creek CUP Exhibit E

LAST SAVED: 6/19/2019 10:02 AM BY: PATE PLOT BY: PAT EHRMAN
 F:\2019\19101.D MooseCreek\Planning\Exhibits\19101_PlatePlan.dwg

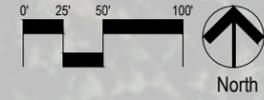


LEGEND - POTENTIAL FUTURE IMPROVEMENTS

- VEGETATIVE SCREENING
- VEHICLE CIRCULATION
- EXISTING BUILDING
- PROPOSED BATH HOUSE
- FOCAL POINT / ACTIVITY NODE
- CAMPFIRE RING
- FOREST ACCESS TRAIL
- INTERNAL CIRCULATION
- CLUSTERED DEVELOPMENT
- OPEN SPACE = EVENT AND PLAY YARDS

NOTES - POTENTIAL FUTURE IMPROVEMENTS

1. Any future construction will adhere to Teton County Idaho building codes, and will be subject to review by Teton County under required Building Permit review processes.
2. All future development will abide by Teton County Idaho zoning regulations applicable to zone A/RR-2.5.
3. All future development and improvements will abide by Teton County Idaho (WW) Wetlands and Waterways Overlay restrictions and guidelines.
4. All future development will be subject to wetlands restrictions, preservation and mitigation per USACE directive.



Y2 CONSULTANTS
 ENGINEERING, ARCHITECTURE & PLANNING
 LANDSCAPE ARCHITECTURE, US
 NATURAL RESOURCE SERVICES
 Y2consultants.com
 307.732.2888

DRAWN BY: PE
 REVIEWED BY: RI

MOOSE CREEK RANCH
CONDITIONAL USE PERMIT
 Moose Creek Road, East 10800 South
 Teton County, Idaho

JOB NO:	19101.ID
SET TITLE:	CONDITIONAL USE PERMIT APPLICATION
PLOT DATE:	19-06-20
TITLE	DATE

CONCEPT SITE PLAN
 SHEET:
Ex.F

05/21/19

tom, zach, Gary, Patrick

MOOSE CREEK

19101 : 19102 Mt6

VPS
pected
5 year
asis.
pt until
moved
of enforcement
vacation
1
-3 over end
1

- 1.) 4 parcels, 20.44 acres fall of moose creek
- 2.) CUP for campground, dude ranch - for restaurant (only for guests)
 - a.) MULTIPLE uses on one CUP
 - b.) Campground, dude ranch, Retreat center
- 3.) Closing dependant on CUP approval
- 4.) dude Ranch w/ conditions approved by Right
- 5.) "political" expectation of Ranch etc. helpful
- 6.) Use history from other Resorts as President
 - Garfield county Utah study indicating Tom's projects as the "standard"
 - use specifics as conditions (self imposed) in CUP application
- 7.) Be highly detailed w/ specifics of units etc.
- 8.) 72 Engine/ septic ; Deliver to Eastern Idaho Public
- 9.) talk about Cross Country trail
- 10.) Restaurant w/ liquor license moves a bit too close to Commercial - it is residential
- 11.) Building dept will decide their requirements @ time of
- 12.) CUP should include hours of operation restrictions
- 13.) Address traffic impact (maint, dust,)
- 14.) darksky lighting
- 15.) Flood paperwork (agencies)

20 day notice
1
August 15th PNZ
1
30 days
1
Sept. 3.

end of June

health

19101.ID MCR

5/20/19

CUP →

GRANTIES

CUP = Agreement
(5 years temporary)

Low CUP??

Count against = Dade Ranch

from HENRICH??

= Grand future use

= Ranch

= Consists w/ grandchild warranty / self imposed

= maximum units??

= NORTH CENTER

→ Light brown?? Restaurant / 200 ft²

→

~~Site Plan~~ { ~~Limitations~~ }

~~Site Study 0703~~

Uses - Dade Ranch (Records)
- Restaurant

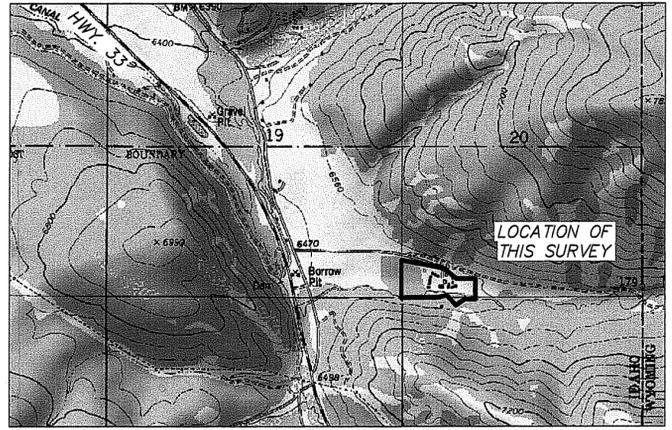
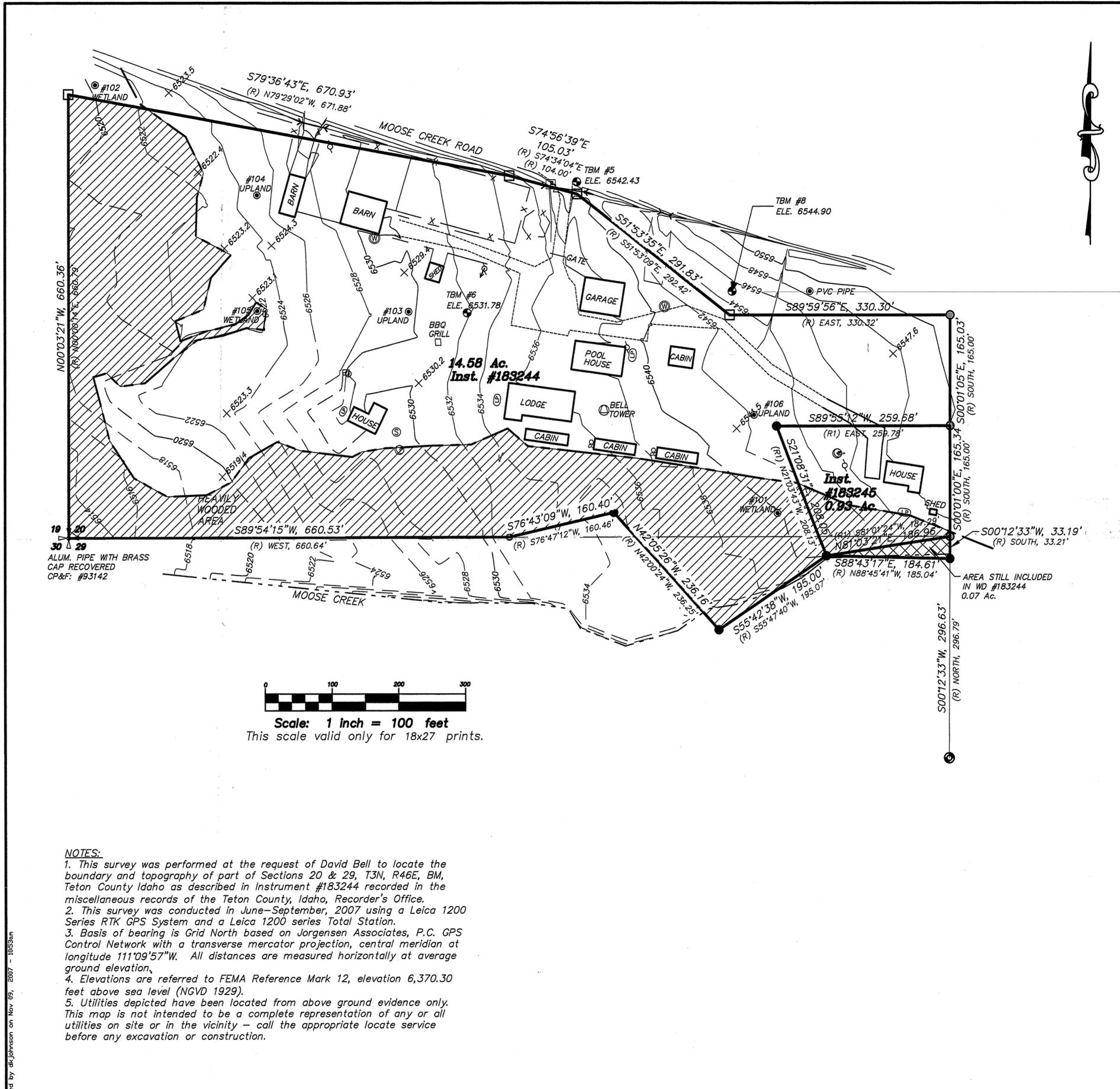
- High school campus

- Retirement Center

- El Niño study??

Moose Creek Ranch: Neighbors Within 300'

Parcel ID	Owner	Mailing Address	City	State	Zip	Legal Description
RP03N46E197250	HARE, MERLIN	PO BOX 420	MORAN	WY	83013	SEC 19 T3N R46E
RP03N46E199000	WYMAN, DENNIS & JANE REV TRUST	PO BOX 3902	SALT LAKE CITY	UT	84110	SEC 19 T3N R46E
RP03N46E20USFS	UNITED STATES FOREST SERVICE	PO BOX 777	DRIGGS	ID	83422	SEC 20 T3N R46E
RP03N46E20USFS	UNITED STATES FOREST SERVICE	PO BOX 777	DRIGGS	ID	83422	SEC 20 T3N R46E
RP03N46E208002	SIDDOWAY SHEEP CO	1764 E 1200 N	TERRETON	ID	83450	SEC 20 T3N R46E
RP03N46E292600	SIDDOWAY SHEEP CO	1764 E 1200 N	TERRETON	ID	83450	SEC 29 T3N R46E
RP03N46E30USFS	UNITED STATES FOREST SERVICE	PO BOX 777	DRIGGS	ID	83422	SEC 30 T3N R46E



- LEGEND**
- SPIKE SET, TEMPORARY BENCH MARK
 - ⚡ POWER POLE
 - ⊠ ELECTRIC JUNCTION BOX
 - ⊙ ELECTRIC METER
 - ⊙ BORE HOLE
 - ⊙ WELL
 - ⊕ PROPANE TANK
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ ALUM PIPE W/AL CAP RECOVERED
 - ⊙ REBAR W/AL CAP PLS 2860 RECOVERED
 - ⊙ REBAR W/PLASTIC CAP PLS 2860 RECOVERED
 - ⊙ REBAR W/NO CAP RECOVERED
 - REBAR W/AL CAP #10897 SET
 - × GROUND ELEVATION
 - ⚓ DOWN GUY ANCHOR
 - ⌒ CULVERT
 - ⊙ SEPTIC TANK
 - ⊙ SEPTIC CLEANOUT
 - ⋯ TREE LINE/BRUSH LINE
 - EDGE OF GRAVEL DRIVEWAY
 - ▭ BUILDING FOOTPRINT
 - x — FENCE LINE
 - BOUNDARY LINE
 - WETLAND DELINEATION
 - 655 CONTOUR LINES
 - 655--- APPROXIMATED CONTOUR LINES IN WILLOW BRUSH AREA
 - (R) S00°00'00"W, 000.00' RECORDED BEARINGS AND DISTANCE PER R.O.S. INST. #109181
 - (R1) S00°00'00"W, 000.00' RECORDED BEARINGS AND DISTANCE PER W.D. INST. #183245
 - 19 20 SECTION CORNER
 - 30 29

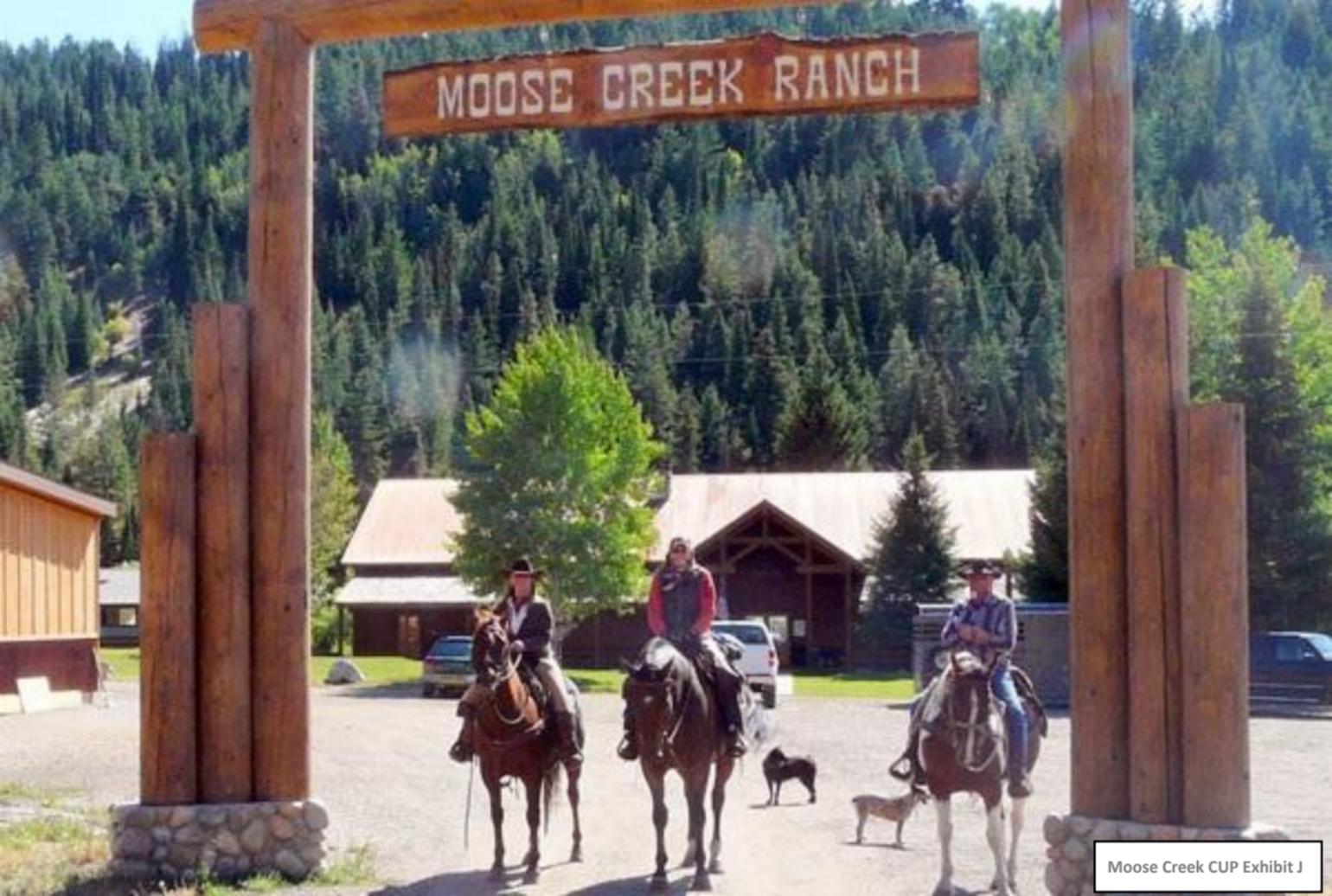
Scale: 1 inch = 100 feet
 This scale valid only for 18x27 prints.

NOTES:

1. This survey was performed at the request of David Bell to locate the boundary and topography of part of Sections 20 & 29, T3N, R46E, BM, Teton County Idaho as described in Instrument #183244 recorded in the miscellaneous records of the Teton County, Idaho, Recorder's Office.
2. This survey was conducted in June-September, 2007 using a Leica 1200 Series RTK GPS System and a Leica 1200 series Total Station.
3. Basis of bearing is Grid North based on Jorgensen Associates, P.C. GPS Control Network with a transverse mercator projection, central meridian at longitude 111°09'57"W. All distances are measured horizontally at average ground elevation.
4. Elevations are referred to FEMA Reference Mark 12, elevation 6,370.30 feet above sea level (NGVD 1929).
5. Utilities depicted have been located from above ground evidence only. This map is not intended to be a complete representation of any or all utilities on site or in the vicinity - call the appropriate locate service before any excavation or construction.

**WETLANDS DELINEATION EXHIBIT
 FOR DAVID BELL
 PART OF SECTIONS 20 & 29
 T3N, R46E, B.M.
 TETON COUNTY, IDAHO**

MOOSE CREEK RANCH



Moose Creek



Task	2019				2020				2021				2022				2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
CUP Process				CUP Process																
Permits for Relocation and Refurbishing of Existing Structures.				Permits for Relocation and Refurbishing of Existing Structures.																
Construction for Relocated Structures								Construction for Relocated Structures												
Permit for Glamping Structures									Permit for Glamping Structures											
Construct Glamping Structures.												Construct Glamping Structures.								



GLAMPING - IT'S A THING

INFORMATIONAL PACKET AND ILLUSTRATIONS TO ACCOMPANY MOOSE CREEK RANCH CONDITIONAL USE PERMIT APPLICATION

Applicant:

Conestoga Ranch – Grand Teton, LLC
Attn: Tom Hedges
PO Box 11803
Jackson, WY 83002

Prepared by:

Y2 Consultants, LLC
Robert Infanger, PLA
PO Box 2870
Jackson, WY 83001

June 20th, 2019

PERMANENT TENTED CAMPS, GLAMPING AND SIMILAR USES

The definitive report "Permanent Tented Camps, Glamping and Similar Uses" (Exhibit L.1) defines glamping as "a shorthand term for Glamorous Camping":

"In general, glamping is used to described tents or structures located in commercial campgrounds that offer outdoor camping experiences with amenities such as beds, electricity, heat and indoor plumbing usually not used when camping. In comparison to caravan camps or KOA-type facilities, glamping accommodations are primarily permanent facilities, and usually include common facilities for cooking, dining, and similar uses..."

- *Permanent Tented Camps, Glamping and Similar Uses, Preliminary Report – Best Practices, Codes and Regulations, Practical Application, dated Rev. September 11, 2018 (Exhibit L.1)*



Picture Baroness Karen von Blixen (aka author Isak Dennison) on safari.

At Moose Creek Ranch, the Applicant intends to expand the existing 'Campground, RV Park, Travel Trailer Camp' use by upgrading the existing Glamping Cabins, and also installing additional high-end and well-built glamping facilities in keeping with the successful visitor experience offered at the Conestoga Ranch, and in line with customer demand:

"Toilets and bathrooms are provided both en-suite or as common ablutions, depending on the type of facility. Typical camps buildings include soft-side and/or framed canvas or similar material tents, as well as hard-sided cabins, trailers and similar structures... Many glamping camps offer a range of accommodations under both categories."

- *Permanent Tented Camps, Glamping and Similar Uses, Preliminary Report (Exhibit O-1)*

THE APPLICANT'S VISION AND REPUTATION FOR EXCELLENCE

Glamping is a relatively new concept. Its popularity has soared as Americans recognize the importance of a connection with the outdoors for child growth and development. At the same time, many folks wish to share the experience without investing a fortune in camping gear, and without sacrificing comfort and convenience.

The State of Utah's "Trust Lands Administration" (trustlands.utah.gov/) commissioned a report entitled "**Permanent Tented Camps. Glamping and Similar Uses – Best Practices, Codes and Regulations, Practical Application**" (Exhibit L.1). Conestoga Ranch's Garden City (Bear Lake), Utah, project is featured as an example of "Best Practice".

In addition, the Applicant's work in Utah inspired Utah's Garfield County officials to implement their own "**Glamping Ordinance**", to guide future glamping operations in line with the high standards set by Conestoga Ranch operations. The Ordinance (Exhibit L.3) is directly modeled on Conestoga Ranch's Garden City project.

Finally, Garfield County's Planner/Economic Director has proffered a letter of recommendation to the Teton County Idaho Board of County Commissioners, sharing their positive experience working with Conestoga Ranch, the outcome, and Garfield County's Ordinance as an example. Please refer to Exhibit L.2, the open **letter to the Teton County BCC**.

The Applicant intends to maintain, improve, expand and/or repurpose the existing uses by bringing a beautiful property with a wonderful lodging and special event operation to its full potential, while maintaining the integrity of the land, the place, and the surroundings.

In conformance with appropriate review and permitting processes of Teton County ID, proposed improvements may include...

- ✓ All older cabins to be freshened up with minor upgrades and renovations.
- ✓ Bathhouses, laundry facility, RV parking areas, etc. all to be refreshed with upgrades and renovations to achieve a new standard of quality.
- ✓ One or more of the older cabins near the main Lodge to be relocated on-site and repurposed as employee housing.
- ✓ Adding one or more activities field for lawn games, frisbee, soccer, team building, snowball fights...
- ✓ Adding high-quality platform tents on elevated platforms. The elevated platforms will provide safety and peace of mind for guests, minimize grading during construction, and maintain the underlying ground growing green and as close to its natural existence as possible.
- ✓ The addition of family-friendly, high-quality, custom built replica Conestoga wagons. The Wagons will be fully mobile and may be utilized for individual guests or for "circling the wagons" for private groups such as family reunions and wedding parties.
- ✓ The addition of new "green" cabins similar in style and quality to the two (2) new cabins designed and built by Love-Schack Architecture.
- ✓ Full renovation of the main Lodge to include a reception area/lobby, substantially improved dining facility/kitchen, and bar/game room. Breakfast, lunch and dinner shall be served daily to on-site guests. Kitchen to be sizeable enough to host a catering operation for any special event catering needs.
- ✓ General landscaping and circulation improvements including areas for private self-reflection and relaxation and better access to Moose Creek.
- ✓ Improved and organized parking area.
- ✓ The addition of a foot bridge across Moose Creek to the southern portion of the property.

Tom Hedges

Conestoga Ranch – Grand Teton, LLC

GLAMPING OPTIONS AT MOOSE CREEK RANCH – EXISTING AND PROPOSED

Existing Moose Creek Ranch Glamping Cabin

The Applicant intends to maintain and renovate (and possibly relocate) the five (5) existing “Glamping Cabins” (photo, right) currently available to overnight lodgers at the Moose Creek Ranch. The existing platform tents are currently located privately within sound of Moose Creek.

Each is constructed upon a 12x14 platform and accommodates up to two people.



In future, as now, the Glamping Cabins will be clustered – near together to ensure that access to a shared Bath House is convenient – while enjoying separation to ensure privacy.

Traditional Tent

At a cozy 175 sq.ft., this teepee-style option (photo right) has proven successful at the Applicant’s Bear Lake destination. The lodgings are relatively affordable, without sacrificing comfort or convenience.

Each “Traditional” style tent accommodates up to four (4) occupants, convenient for a family or a group of friends traveling together.

This style of lodging is anticipated to be clustered in groups of up to 6 units. Guests will access facilities at a shared Bath House.



Grand Couple Tent.

Ideal for romantic getaways, at 150 sq.ft.-300 sq.ft. the plush Grand Couple Tents feature a king size bed, *en-suite* bathroom, hot water, electricity, heat, minisafe for valuables, mini refrigerator, access to a campfire patio, dining table and other hand-selected furnishings. Rustic elegance at its best (photo right).

The *en-suite* bathroom is tucked behind the rustic headboard – privacy with convenience.

These units shall be located in a semi-secluded setting, in keeping with their exclusive features.



En-suite bathrooms.

Separated from the main sleeping chamber by the rustic headboard, the bathrooms offer privacy with convenience. Toilet, wash basin, shower – a relaxing way to wind down after a long trail ride, float or hike.

A room with a view.

In the manner of historic fire lookouts through our National Forests (photo right), in some cases the glamping tents may be built on platforms, 8'-10' above grade. The elevated platforms will provide a prospect over the willows to Moose Creek and assure safety, privacy and peace of mind for guests. In addition, platforms atop stilts will require minimal site grading and allow the Applicant to utilize the steeper portions of the site south of Moose Creek.

Most importantly, the stilt footers will impose a minimal footprint on the land and allow permeable movement through the site for vegetation and small animals. Undisturbed or reclaimed ground will keep the environment as close to its natural state as possible.



Grand Family Tent.

The largest platform tent option sleeps up to six (6) occupants (photo right and below).

Each family tent includes an en-suite bathroom with tub (see previous page).

These units are intended to be located in a private setting, where families can visit quietly around the campfire in the evening, enjoying the stillness of the setting and each other's company.





Conestoga Family Wagons. In addition to the platform tent options, the Applicant intends to offer a family-focused pioneer wagon experience. The custom-made Conestoga Family Wagons will sleep up to 2 persons in the smallest “couples” wagon, and up to 4 to 6 persons in a family wagon (photo below). The average wagon footprint is less than 200 sq.ft.

The wagons are fully mobile and may be moved to offer a customized group experience. Guests will share a central fire pit and access facilities at a shared, centrally located Bath House.



SITE PLANNING AND AMENITIES

It is critical to get the Site Planning right the first time. Although the tent platforms are technically portable, the Applicant intends to place considerable thought into their clustering and placement.



Bath House. The Existing Glamping Cabins, the Traditional Tents, and the Conestoga Wagons will feature access to a shared Bath House.

Rather than providing a single enormous building, the Applicant intends to locate smaller facilities near or within clusters of tents/wagons. This will increase convenience, and also to reduce the size of the building's footprint. Each such bath house may include up to six (6) sets of sink/ toilet/ and tub or shower. ADA facilities will be available, including accessible toilets, shower stalls/tubs and sinks.

Campfire Ring. To reduce the number of open fires, the Applicant intends to provide a single shared fire pit among clusters of tents/ wagons. The community fires may be provided in the form of hanging kettles (photo right) which – in addition to being portable - are excellent for warming toes, roasting marshmallows, and reducing risk of wildfire.

Lodgers will receive the attentions of a Campfire Butler. In addition to starting fires, serving s'mores and sharing the occasional tall tale, the Butler will make sure all fires are Dead Out by Lights Out!



Bears. According to the Wyoming Game and Fish, the west slope of the Tetons is prime black bear habitat. This fact will severely limit Lodgers' options for storing food in soft-sided tents.

The Applicant intends to take measures to minimize bear-human conflicts, such as:

- Providing bear-proof trash/recycling receptacles;
- Entirely eliminating individual cooking facilities, instead serving meals only in designated areas within the grounds or the Dining Room inside the Lodge;
- Installing glamping tents on elevated platforms with safety railing all around and a gate at the top of the steps – see "A room with a view", above.

This packet, including **Exhibits L, L.1, L.2 and L.3**, is provided for informational purposes, and as a starting point for discussion. The Applicant looks forward to reviewing this Conditional Use Application with the County, and providing any additional information requested. Thank you for your time and attention.

~~August 29, 2018~~
Revised September 11, 2018

Alexa Wilson
School and Institutional Trust Lands Administration
675 East 500 South Suite 500
Salt Lake City, Utah 84102
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Salt Lake City, Utah 84101
801.474.3300
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Permanent Tented Camps, Glamping and Similar Uses
Preliminary Report – Best Practices, Codes and Regulations, Practical Application

Dear Alexa,

Attached are the is the revised report, incorporating the comments provided earlier today.
Please review and let me know if any additional changes are required.

I look forward to hearing back from you soon with comments and changes.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Mark Vlasic". The signature is fluid and cursive, with a prominent initial "M".

Mark Vlasic
Landmark Design
markv@ldi-ut.com

Permanent Tented Camps, Glamping and Similar Uses

Preliminary Report –

Best Practices, Codes and Regulations, Practical Application

INTRODUCTION

This report is intended to serve as a compendium of research, best practices and practical application of standards and health/safety guidelines for the design, development and operation of permanent tented camps, “glamping “ and similar projects. It is intended to serve as a clearinghouse of information, illustrating precedents and options for the design, development and operation of private and public facilities of this nature.

The report represents a compilation of sources, including existing codes and standards, articles and commentary, primarily from on-line sources. Best practice data was focused on existing facilities located in Utah and the mountain west, in addition to similar standards used at permanent and transient campgrounds operated by the National Park Service.

WHAT IS GLAMPING?

Glamping is a shorthand term for *Glamorous Camping*. In general, glamping is used to describe tents or structures located in commercial campgrounds that offer outdoor camping experiences with amenities such as beds, electricity, heat and indoor plumbing usually not used when camping. In comparison to caravan camps or KOA-type facilities, glamping accommodations are primarily permanent facilities, and usually include common facilities for cooking, dining and similar uses. Toilets and bathrooms are provided both en-suite or as common ablutions, depending on the type of facility. Typical camps buildings include soft-side and/or framed canvas or similar material tents, as well as hard-sided cabins, trailers and similar structures. For the purpose of this report, glamping focuses on tents, yurts, covered wagon and similar structures, although both categories are covered more generally. Many glamping camps offer a range of accommodations under both categories.

GLAMPING - BEST PRACTICE IN UTAH AND BEYOND

Internet research indicates point to six permanent tent/glamping facilities that set the standard in Utah. These include:

- 1. Conestoga Ranch, Garden City**
- 2. Capitol Reef Resort, Torrey**
- 3. Zion Crest Campground, Orderville**
- 4. Zion Backcountry Camping, Orderville**
- 5. Under Canvas, Virgin**
- 6. Under Canvas, Grand County**

Regional and national precedents were also investigated, focusing on facilities and communities in the Rocky Mountain, California and the Pacific Northwest regions. These were not

investigated as deeply as the Utah examples, due in large part to the availability of more detailed information and more consistent information for the Utah examples.

The following is a brief description of each Utah facility, which is followed by generalized information in other locations.

1. Conestoga Ranch, 427 North Paradise Parkway, Garden City, UT 84028
conestogaranch.com



This glamping resort is located on the periphery of Garden City, Utah near the shores of Bear Lake, Utah. The setting is in the foothills of a mountainous lake valley, which is distinctly different than the other six Utah examples, which are all situated in red rock desert country in southern Utah.

The campground includes two main accommodation options: soft-sided canvas safari tents and covered wagons. Other amenities include traditional hotel-style rooms in permanent lodge facilities, a bathhouse, on-property restaurant, a general store, BBQ Tents that provide open-air cover for preparing meals and similar activities, and a playground. Tents have either en-suite or

communal ablutions, depending on the specific unit rented, while the wagons are limited to shared facilities.

Local Control and Regulations

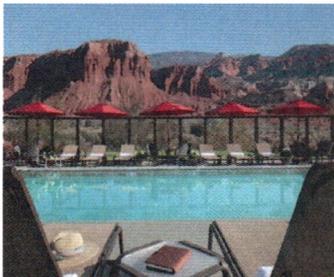
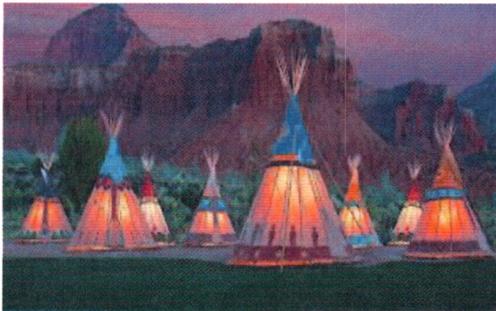
Glamping is a designated use in the Garden City Code. It is a conditional Use under the Motel/Hotel (H/M) Zone classification, and must meet the minimum requirements for consideration of approval:

- One acre minimum lot size, 50' front and rear setbacks, 25' side setbacks
- For projects over 5 acres in extent, setback requirements are doubled.

In addition to meeting these minimum zoning requirements, facilities must demonstrate compliance with local, county and state health/safety requirements as part of the building permitting process.

2. Capitol Reef Resort, 24 East Highway 24, Torrey, UT 89775

glamping.com capitolreefresort.com



This glamping resort is located in unincorporated Wayne County a few miles east of the Torrey Town limits and a short distance west of the Capitol Reef National Park boundary. The red rock setting is typical of the surroundings, dominated by stark sandstone rock formations, little vegetation and spectacular views.

The campground includes four main accommodation options: soft-sided canvas teepees, covered wagons and cabins, all of which are approximately 400 square-feet in area. The resort also includes a traditional 100-room hotel. Major facilities a swimming pool and hot tub, breakfast restaurant and common ablution facilities for all teepees and wagons. Cabin restroom restroom facilities are en-suite.

Local Control and Regulations

The teepees, covered wagons and cabins located in Wayne County are considered hotel facilities, which is defined as follows:

A building or group of buildings, other than a motel, boarding house or lodging house, containing individual guest rooms and which furnishes services customarily provided by hotels which may include a restaurant, recreational facilities, reception area(s) and convention facilities.

Hotel uses are permitted in Resort & Recreation (RR) zones and permitted as a conditional use in Business-Commercial (BC) zones. The applicable zone for this development is undetermined.

In addition to meting these minimum zoning requirements, the teepees, covered wagons and cabins must meet other local planning requirements (setbacks, parking, etc.), in addition to county and state health/safety requirements, which are covered as part of the building permitting process.

3. Zion Crest Campground, Twin Knolls Road, Orderville UT 84758
glamping.com capitolreefresort.com





This campground is located in unincorporated Kane County a few outside of Orderville in the vicinity of Zion National Park. The setting is red rock and pinion/juniper forest, which provides a sense of protection and enclosure compared to more open desert locations. This is exclusively a tenting facility, consisting of BYO tenting sites and permanent tents. Distinctly less “glamorous” than other glamping facilities, the permanent tents are a mix of relatively simple soft-sided canvas and vinyl stand-up and backpacking tents, many of which are “Springbar” design. Each tent covers an area of 200 square feet or less. Ablution facilities are provided in common structures located on the site, with a centrally-located shower house also available. The resort includes a swimming pool and hot tub, coin-op laundry and picnic tables/grills for each tent. A restaurant is also available.

Local Control and Regulations

The facility is covered under Title 10, Chapter 18 RECREATIONAL PARKS of the Kane County Code as described below:

1. A recreational vehicle park, campground, and glamp-ground may not be constructed unless first approved by the Land Use Authority, after review of plans, for said park, campground, and glamp-ground, which satisfy the Land Use Authority the proposed development will:
 - A. Be in keeping with the general character of the zone where it is proposed to be located.
 - B. If attached to a mobile home park, the recreational vehicle, camping, and glamping area shall be at least one acre above the minimum area requirement for a mobile home park.
 - C. Meet all requirements of the State of Utah Code of camp, trailer court, hotel, motel and resort sanitation regulations which are intended to apply to trailer court and tent camps, including glamp-grounds as defined in such code.

Specific requirements for consideration of a project of this type include the following:

- A. An overall plan for development of a recreational vehicle park, campground, and glamp-ground shall be submitted to the Land Use Authority Administrator for review. The plan shall be drawn to a scale not smaller than one inch to fifty feet

(1" = 50'). At least eight (8) copies of the plan shall be submitted and shall show the following:

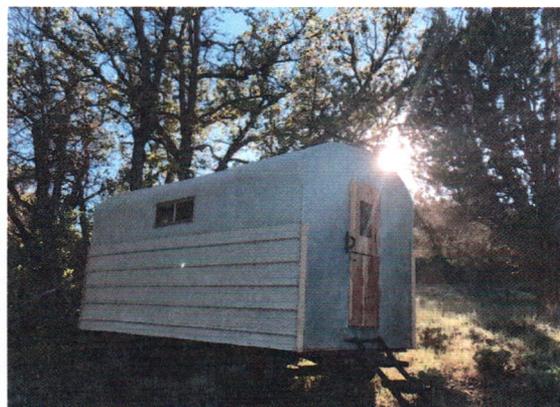
1. The topography of the site, when required by the Kane County Engineer, represented by contours shown at no greater than two foot (2') intervals;
2. A grading and drainage plan detailing geologic and flood hazards shall be submitted to the Land Use Authority Administrator with the application.;
3. The proposed street and trailer, vehicle, or site space pad layout;
4. Any proposed reservations for parks, sites, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, sites, playgrounds and open space, the number of trailer spaces or site locations and total area to be developed;
5. Any proposed location, number and design of parking spaces;
6. Detailed landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants.

B. Upon receipt of the conditional use permit application and all other required materials by the Land Use Authority Administrator and review by the County Engineer, the Land Use Authority Administrator will place the application on the Land Use Authority agenda for review and approval. Should approval be denied, the applicant has thirty (30) days to appeal, in writing, to the Kane County Commission.

1. Conditions and compliance requirements of any Conditional Use application/
2. Upon approval of conditional use permit application, applicant must contact the Land Use Administrator to schedule a mandatory development meeting. The Development Committee along with the Land Use Administrator will provide information pertaining to required inspections and enforcement of conditions and Code compliance.

4. Zion Backcountry Camping, 4605 South Yurt Road, Orderville UT 84758

<https://www.zionbackcountryglamping.com/>

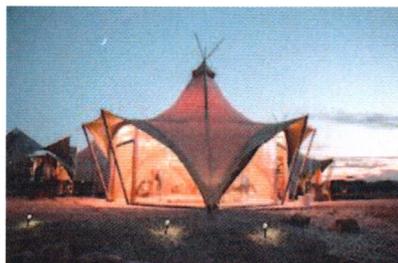


This campground is located in unincorporated Kane County a few east of the Zion National Park boundary in the vicinity of Table Bench/Zion Narrows Upper Trailhead. The remote facility is off the grid, located in a setting of red rock and pinion/juniper forests. Access is by a graded dirt road. The camp is composed of yurts and sheep trailers. Ablution facilities/showers are provided in a communal building. Meals are available at an on-site restaurant where solar power is available.

Local Control and Regulations

The campground is covered under Title 10, Chapter 18 RECREATIONAL PARKS Kane County Code as described in the previous section

- 5. **Under Canvas Zion, 3955 Kolob Terrace Road, Virgin UT 84779 Virgin**
undercanvas.com

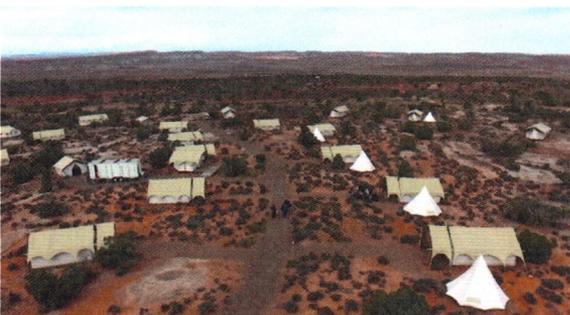
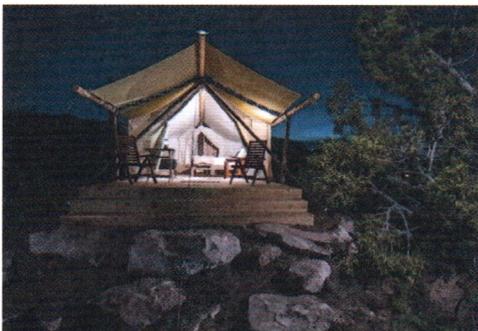
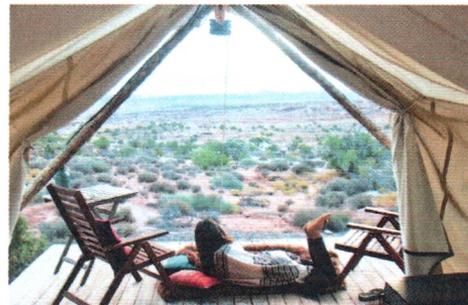
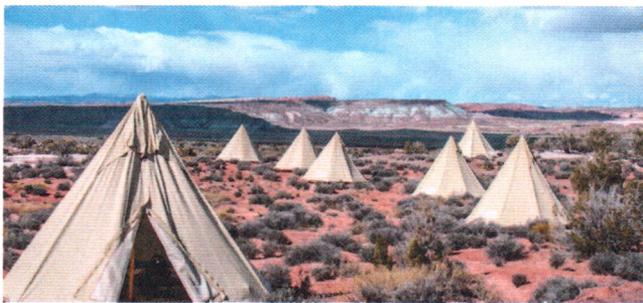


This campground is located in unincorporated Kane County a few miles west of Zion National Park and north of Virgin. The setting is dominated by a mix of red rock and pinion/juniper forests and is accessed by a graveled dirt road. Access is by a graded dirt road. The camp is composed of luxury canvas safari tents, all of which have en-suite ablution facilities. The size and complexity of tents vary, some including divided spaces/separate rooms and accessory teepees. Common ablutions are also available. Meals are available at an on-site restaurant, with self-catering options also provided.

Local Control and Regulations

The campground is covered under Title 10, Chapter 18 RECREATIONAL PARKS Kane County Code as described previously. It should be noted that detailed zoning codes have been developed by the nearby Town of Virgin and are provided in the appendix for reference of a more detailed control approach.

6. Under Canvas Moab 13784 US-191, Grand County, UT 84582 undercanvas.com



This campground is similar to the Under Canvas Zion facilities (Under Canvas is an umbrella organization that provides glamping facilities in the vicinity of seven national parks, including Zion, Arches/Canyonlands, Grand Canyon, Yellowstone, Glacier, Great Smoky Mountains, and Mount Rushmore). Located in unincorporated Grand County a few miles north of Arches National Park and Moab, the setting is open red rock. The site is adjacent to and visible from the adjacent highway. Access is by a graded private dirt road. The camp is composed of luxury canvas safari tents, all of which have en-suite ablution facilities. The size and complexity of tents vary, some including accessory teepees. Common ablutions are also available. Meals are available at an on-site restaurant, with self-catering options also provided.

Local Control and Regulations

The campground is covered under the Grand County zoning code. The site is classified as a Recreational Vehicle/Travel Trailer Park and is located in a Resort Special District (RS) Zone that permits a maximum density of camp spaces at 0.20 per acre (one unit per five-acres). Camps of this type are permitted as a conditional use in three zones - Resort Commercial (RC), Resort Special District (RS) and Highway Commercial (HC). The following standards apply:

1. Each space may be occupied only by persons using travel trailers, truck campers, small cabins (traditional KOA-style), and tents for overnight, short duration, or seasonal camping;
2. Each space RV/travel trailer space shall be at least 1200 square feet in area;
3. Each cabin or tent space shall be at least 800 square feet in area;
4. Each space shall be at least 30 feet in width;
5. Each park shall be served by public water and sewer facilities;
6. No space shall be located more than 200 feet from a water and sewage service building;
7. The County may require landscaping and screening, including one (1) tree of a species suitable for the area for each 2 spaces shall be located in close proximity to the various spaces (Existing trees on the site may be used to satisfy this requirement).

Best Practice - Summary/Analysis

The range of “glamping” and similar resorts and camps is wide. The examples investigated vary by the style of accommodations, camp layout, siting and the amenities offered, which tend to be a function of the specific site conditions, market concept and level of service provided.

Accommodations include a range of standard and custom tents, teepees and yurts, in addition to specialty accommodations such as covered wagons and cabins. Sheepherder cabins were also provided, which are an example of other mobile accommodations such as airstream trailers that can easily be transported to a site.

Camp layout and design varied significantly, in large part depending on the attributes and conditions of each specific location, the market concept and applicable zoning and control requirements.

The services offered were also varied, ranging from simple camps with group ablution facilities to large tents with en-suite bathrooms, toilets and heating/air-conditioning units. The majority

of camps include electricity, although one example was entirely off the grid. Water and sewer systems varied according to the setting, location and code requirements of applicable jurisdictions, with non-urban sites tending to apply rural standards (septic and well water) and urban/town locations hooking up to municipal water and sewer systems.

ZONING, CODE AND CONTROL OF GLAMPING AND SIMILAR USES

As indicated in the preceding Best Practice section, the level of control of glamping sites varies significantly by jurisdiction and location. As might be expected, the level of control was generally more onerous in municipal settings and in areas near towns (Virigin, Grand County, for example) and less so in rural, county and remote locations (Kane and Wayne County). However, it should be noted that the level of control in Garden City was relatively simple in comparison to other locations.

Zoning requirements address planning and site development considerations such as density, setbacks, buffers, landscaping, parking and roadway design, etc. However, it is equally important that projects of this nature meet health and safety requirements, which are often addressed in separate county and state regulations.

In addition to meeting these minimum zoning requirements, the teepees, covered wagons and cabins must meet other local planning requirements (setbacks, parking, etc.), in addition to county and state health/safety requirements, which are covered as part of the building licensing, permitting and occupancy process. For example, Rule R392-300 of the Utah Administrative Code establishes definitions and sets standards for health and welfare of individuals and for the prevention of the spread of disease in or from a recreational camp (see Appendix for a copy of the code). Key elements that are addressed include

- Water Supply
- Wastewater Disposal Requirements
- Required Plumbing - Modern Camps
- Required Plumbing - Semi-Developed Camps
- Required Plumbing - Day Use Areas
- Operation and Maintenance
- Food Service
- Solid Wastes
- Swimming Pools
- Inspections and Investigations
- Closing or Restricting of Camps or Sites

In an effort to ensure glamping and similar facilities meet planning, health and safety standards, the following sections should be considered when establishing control mechanisms.

Site Design

Recreational vehicles, travel trailers, camp grounds, and cabins parks shall be designed by a qualified architect, landscape architect, engineer, professional land use planner, or team which includes one or more of such professionals. As a minimum, the plans are to be 'stamped' with the seal of authority of the primary designer. Determination of qualifications of any such required professional individuals or firms, shall be made by the Garfield County Planning and Zoning Commission and/or County Commission.

Density

Glamping and similar campgrounds should maintain the natural qualities of the site they are located. Sites and units should be clustered together in a manner that forms a discernible place while maintaining a sense of openness and connection with the surrounding landscape and setting. Sites should also be aligned with health and safety standards when wells and septic systems are utilized.

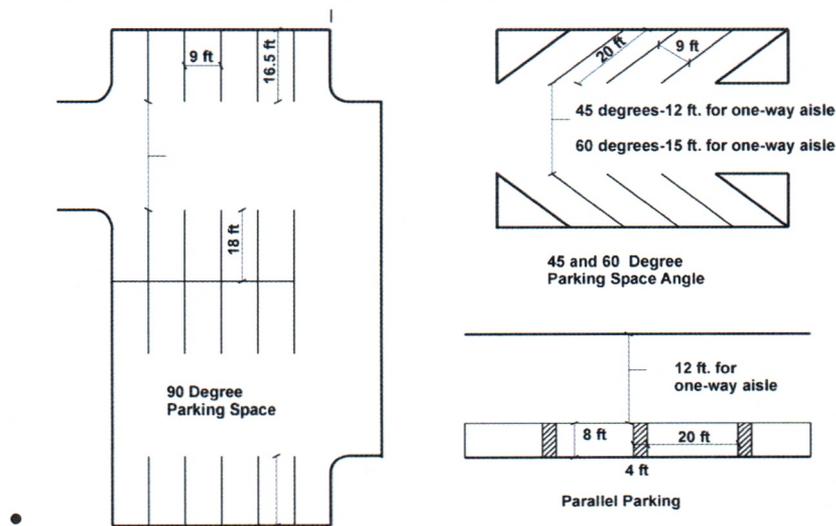
Since each development will impact local or county septic saturation rates, maximum densities should be established that match local condition and needs, and as detailed in local and county engineering/groundwater protection requirements. Typical rural residential density requirements should range from .20 to .50 units per acre.

Health, Safety, Sanitation and Other Considerations

- All glamping sites (developments) should meet the requirements of Utah Administrative Code R392-301, 'Recreational Vehicle Park Sanitation'. These should be coordinated with local, county and state health and engineering officials as required by each jurisdiction. Each development should provide adequate water supply hookup equipped with approved backflow prevention devices.
- Each development should provide for adequate waste disposal, including the provision of a sanitary dumping station for users of the park.
- Unless a public waste-water system is available and required, the Department of Water Quality (DEQ) and local/county health department shall determine the method of wastewater treatment.
- Each development accommodation unit shall be provided with an electrical service of appropriate voltage. Electrical service should meet commercial campground standards, installed underground to each site or pad in compliance with applicable codes, and designed and installed by licensed electrical engineers and electricians.
- Each development should provide a communal solid-waste receptacle area or areas. Containers should be fitted with tight fitting lids so as to prevent refuse from scattering and screened from public view through the use of fences or walls and a closable gate. Construction of the screen should be approved as part of the conditional use application.
- Separate ingress and egress shall meet the requirements of the International Fire Code,

Chapter 503 Sections 5.1.1 and the National Fire Protection Association 1194.

- A landscape plan should be submitted and approved in conjunction with issuance of a Conditional Use Permit or Building Permit. Since site conditions vary, the landscape design should ensure the site fits in with the setting. Water-wise landscape design concepts should be required.
- Since wildfire and fire suppression is to be facilitated in the landscape, all hardscape and materials and plant materials within 50 ' of a structure must be ascertained to meet fire suppression design standards.
- All exterior boundaries of the development site should be designed to ensure the site fits in with the surrounding. In general, setbacks ranging from 50 to 100 feet should be established to ensure this goal is met. As part of the Conditional Use Permit and Building Permit process, buffers, setbacks, fences and other exterior screens and treatments should be reviewed and approved.
- Each individual tent or accommodation site should have adequate space to accommodate the tent or structure and ensure fire and other requirements are met. In general, each site should have an area of not less than 2,000 square feet.
- Each individual tent or accommodation site should have adequate space to accommodate the desired structure or tent.
- Maintaining adequate distance between accommodation structures is essential for health, safety and aesthetic reasons. A minimum distance of 10' is required.
- Individual site walls or fences, if required, should generally not exceed three (3) feet in height.
- If vehicular access to individual tents and structures is anticipated, sufficient space should be provided to facilitate parking, loading, or maneuvering.
- Streets shall be at least twenty-four (24) feet wide to facilitate vehicular movements. As illustrated in the accompanying diagram, on-street and other parking should only be allowed in dedicated parking stalls, lanes and lots, which do not include the minimum street width be provided as indicated in the accompanying diagram:



- If tents and other facilities are located away from streets, trails at least 12' in width should be provided as part of a looped trail system whenever possible. If dead-end trails are unavoidable, hammerhead, cul-de-sac or "Y" turnarounds should be provided at the terminus to accommodate emergency vehicle access
- Streets should generally consist of packed earth or road base, depending on specific design requirements and site conditions. Paved roads should also be considered, depending on specific design requirements.
- A grading and drainage master plan should be prepared by a licensed engineer, architect or landscape architect.
- Lighting should be 'night sky' friendly and minimize impacts to neighbors and passersby. Low-level bollard and ground lighting, no higher than three feet that is generally less than 1,500 lumens and with full-cutoff shielding is recommended for site lighting purposes. Site lighting should be located in as few locations as possible to facilitate safe nighttime wayfinding.
- Office, restaurant, laundry, store and similar facilities: should generally be provided as required to meet the needs of the specific development. These facilities should be designed to match the look of the project.
- Restrooms, including toilet, showers, and lavatories should generally be provided to conveniently and adequately serve the needs of each development
- All utility distribution facilities, including electrical, gas, water, sewer and communication, should be placed underground.
- Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground and screened.
- There shall be no open storage of personal belongings within a travel trailer site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon individual sites within the development.
- Fuel tanks for the development should be located in a screened portion of the site at least 100-feet from the nearest tent or structure.
- CO/smoke detectors, fire extinguishers and similar safety equipment shall be provided in a manner similar to motels and hotels.
- Heating stoves and similar heating/cooling units should only be permitted if they meet local fire and Co2 emission standards.

Other Design and Development Considerations

Foundations - typical foundations include structural timber decks and concrete slab. All foundations should be designed and installed to provide positive drainage away from the structure as part of an integrated grading/storm water design for the site.

Tent Fabrics - vary according to the specific structure selected. Examples include cotton (canvas), vinyl and polyester blends. These are typically welded and sealed. Tent material selection should be meet anticipated use and lifespan requirements.

Fire Resistance

Structures should be certified to meet local flame resistance standards. Many states and the US Government have adopted the Industrial Fabric Association Tent Spec CPAI- 84 Federal Government as the fire rating standard.

National Fire Protection Association 1144 methodologies should apply for assessing wildland fire ignition hazards around existing structures and for requirements for new construction to reduce the potential of structure ignition from wildland fires.

Snow Loads - Structures should be engineered for a ground snow load calculation. In areas with snow where winter season use is not anticipated, structures should be dismantled and stored between activity occupancy.

Wind – Tent structures should be selected and designed to withstand anticipated winds. Typical standards are to withstand 95 m.p.h. and 105 m.p.h. wind resistance, which is based on an industry-standard 3-second gust test.

Falling Trees - Campgrounds located in treed areas should be sited in a manner to ensure that tents and buildings are not within fall-zones of surrounding trees. Solid-frame structures are superior for such situations. All units should be engineered to meet a minimum 2,000 bending test to withstand potential falling trees.

Weather - All exposed fabric and structural elements should be treated to be water repellant and mildew/mold/ultraviolet resistant. Properly ventilated and maintained yurts can reduce the likelihood that mold or mildew will occur.

Installation and Inspection - Industry-standards should be used for installing and dismantling structures. Building, licensing and occupancy permits should be secured prior to use. Only licensed and bonded contractors should be hired for site work, utilities and infrastructure, plumbing, heating and electrical installations. Structures should be inspected and maintained periodically to ensure foundation remains functional, that the structures are sound and heaters/coolers and similar equipment are fully-operational. Only high-quality, commercial-grade structures and related amenities should be utilized for structures intended for commercial rent and/or public use.



55 South Main • PO Box 77 • Panguitch, UT 84759

Phone: (435) 676-1157 • Email: kaden.figgins@garfield.utah.gov

June 6, 2019

Teton County, ID
150 Courthouse Drive
Driggs, ID 83422

RE: Conestoga Ranch Glamping/Garfield County Glamping Ordinance

Board of County Commissioners:

I am writing in support of an approval to the Conestoga Ranch Glamping development in your County. As you may know, Garfield County has experienced similar difficulties with developers taking advantage of the lack of regulations associated with the new glamping trend.

Due to the high demand in Garfield County for glamping developments, we adopted a Glamping Ordinance in March, 2019 to regulate glamping units and glampgrounds. You may use our Ordinance and Study provided by Mr. Tom Hedges to help adopt a similar Ordinance for Teton County if you please and I would be happy to answer any questions you might have.

In the Study, you will find Conestoga Ranch was one of the developments listed as a benchmark for new glamping developments. On behalf of Garfield County, I can say that we would invite developments like Conestoga Ranch to our County as they are higher-end glamping resorts and not the ones we were having issues with.

Garfield County had instances where individuals and developments were seeing glamping as a cheaper and faster development alternative (which they are) to transient rentals compared to a hotel/motel or vacation rental home. The developments were unsafe and not up to code by any means. That said, I believe our Ordinance has worked well thus far in solving the problem and I believe it would be advantageous for Teton County to consider a Glamping Ordinance as well.

I respectfully request that you consider an approval to the Conestoga Ranch Development and adoption in Teton County. If you have any questions, please contact me at (435) 676-1157. I thank you in advance for your consideration.

Sincerely,

Kaden Figgins
Garfield County Planner/Economic Development Director

County Commissioners
Leland F. Pollock
Jerry A. Taylor
David B. Tebbs

Camille A. Moore, Auditor Clerk
A. Les Barker, Recorder Surveyor
Joseph Thompson, Assessor
Gina Peterson, Treasurer

Gary D. Owens, Justice Court Judge
Barry L. Huntington, Attorney
James D. Perkins, Sheriff

Moose Creek CUP Exhibit L.2

APPENDIX C

GARFIELD COUNTY, UTAH
GLAMPING ORDINANCE
NO. 2019-2

ADOPTED MARCH 25, 2019

GARFIELD COUNTY GLAMPING ORDINANCE
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Chapter 2. ADOPTION 5

GARFIELD COUNTY, UTAH
GLAMPING ORDINANCE

NO. 2019-2

**AN ORDINANCE TO REGULATE THE LOCATION, INSTALLATION AND USE OF
GLAMPING UNITS AND GLAMPGROUNDS IN GARFIELD COUNTY, UTAH.**

WHEREAS, The Board of County Commissioners of Garfield County, Utah deem it necessary to enact certain standards, rules and regulations regarding glamping units and glampgrounds located or to be located in Garfield County, Utah in the interest of the health, safety and welfare of the citizens of Garfield County, Utah.

Be it ordained by the Board of Commissioners of Garfield County, Utah as follows:

Chapter 1. GENERAL PROVISIONS

1-1 Purpose.

1. To permit development of glamping units and glampgrounds in appropriate districts and to require that glamping accommodations will be of such character as to promote the objectives and purpose of this Ordinance;
2. To protect the integrity and character of the districts contiguous to or near glampgrounds; and
3. To protect other uses and values contiguous to or near glampgrounds.

1-2 Definitions.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in this ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by Garfield County.

1. **Glamping:** A shorthand term for glamorous camping. In general, glamping is used to describe canvas or similar-material structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat and indoor plumbing usually not used when camping traditionally.
2. **Glamping Lot:** A unit of land not less than two-thousand (2,000) square feet and consists of not more than one (1) glamping unit.
3. **Glamping Unit:** A canvas-like structure designed to be used or occupied for transient and recreational purposes. Canvas-like structures include, but are not limited to: tents, yurts, teepees, covered wagons, etc.
4. **Glampground:** An area consisting of more than one (1) glamping unit.
5. **Transient:** Occupancy of a dwelling unit or sleeping unit for not more than thirty (30) days.

1-3 Location and Use.

No glamping unit or glampground as herein defined shall be located, placed, used or occupied for residential purposes.

1. Permitted Use Zones
 - a. Commercial
 - b. Multiple Use
2. Conditional Use Zones
 - a. Forest/Recreation when bounded on two (2) or more sides by a campground, recreational vehicle park, or Multiple Use zone.
3. Glamping units and glampgrounds shall be generally located:
 - a. Adjacent to, or in close proximity to a maintained road or highway;
 - b. Near adequate recreation facilities;
 - c. In areas accessible by emergency services.

1-4 Area Regulations and Modifying Regulations.

In addition to the requirements in this ordinance, all glamping units and sanitary facilities must be compliant with County and State Health and Safety requirements, which are covered as part of the building permitting process. In addition, all glamping units and sanitary facilities shall meet the Garfield County Climatic and Geographic Design Criteria.

1. Glamping Units and Glampgrounds shall comply with the following requirements:
 - a. Access Road and Property Line Setbacks in Feet – Front: 25’, Side: 15’, Rear: 15’
 - b. Minimum Lot Size Per Glamping Unit – 2,000 sq. ft.
 - c. Maximum Glamping Unit Area/Lot Area Ratio – 1/2.
 - d. Glamping Unit Size Requirements
 - i. Minimum: 70 sq. ft. habitable space as per International Building Code (IBC)
 - ii. Maximum: 1,000 sq. ft. habitable space as per IBC
 - iii. Spacing of structures shall conform to the IBC spacing requirements, except that canvas wall structures shall be located not less than fifteen (15) feet to the individual glamping unit boundary.
 - e. Platforms shall be engineered and shall comply with local building codes.
 - f. Potable Water systems are required and shall comply with State and County requirements.
 - g. Waste Water/Human Waste systems shall comply with Garfield County, Southwest Health Department and Department of Environmental Quality (DEQ).
 - h. Glampgrounds shall have not less than one (1) eight (8) cubic yard covered dumpster for every twenty (20) glamping units or portion thereof. All solid waste will be disposed at an authorized disposal facility.

- i. Each glamping unit shall have not less than two (2) ten (10) feet by twenty (20) feet parking spaces. All parking shall be off-street. Glampgrounds with group sites shall have adequate overflow parking as deemed necessary by the Planning Commission.
- j. Glampgrounds shall have not less than one (1) glamping unit and sanitary facility readily accessible to and usable by individuals with disabilities, for every twenty-five (25) glamping units or portion thereof. The glamping units and sanitary facilities readily accessible to and usable by individuals with disabilities shall comply with the most recent version of the Americans with Disabilities Act (ADA) Standards for Accessible Design.

2. Sanitary Facilities

- a. Private Interior Access Road and Property Line Setbacks in Feet – Front: 10', Side: 15', Rear: 15'
- b. Public Access Road and Property Line Setbacks in Feet – Front: 25', Side: 15', Rear: 15'
- c. Shall be not more than two-hundred (200) feet from any one glamping unit.
- d. Shall have at least two (2) parking spaces per sanitary facility.
- e. Pit toilets are not permitted. All sanitary facilities will meet local Health Department requirements.

3. Emergency Services

- a. Interior access roads shall have a roadway of not less than twenty-four (24) feet and shall be looped or contain a turn-a-round of not less than fifty (50) foot radius. Surfacing shall be all-weather. Road design features shall comply with American Association of State Highway and Transportation Officials for Resource Roads.
- b. All glampgrounds shall be accessed by a State Highway, Public Road or a Class B or Class C local road.
- c. Water storage and fire hydrants shall comply with State and Local requirements.

4. Fire Protection

- a. Interior fire protection for glamping units shall comply with all applicable Building Codes.
- b. Carbon monoxide, smoke alarms, gas detectors, fire exits and other fire protection devices shall comply with applicable Building Codes.
- c. Each unit shall contain at least one (1) appropriate fire extinguisher.

1-5 Glamping Approval.

A glamping unit or glampground may not be constructed unless recommended by the Planning Commission and approved by the County Commission, after review of plans for said glampground. Plans shall satisfy the Commissions that the proposed development will:

1. Be compatible with the general character of the district where it is proposed to be located.
2. Have at least three (3) spaces completed and approved for occupancy before the first occupancy is permitted in phase development.

3. Meet all requirements of the State of Utah Code of Camp, Hotel, Motel and Resort Sanitation Regulations which are intended to apply to tent camps as defined in such Code. Glamping units and glampgrounds shall also comply with all State and Local building code requirements.
4. Contain no more than ten (10) units per acre and no more than one hundred (100) units total. The remaining land not contained in individual glamping units, roads or parking, shall be set aside for undeveloped open space, parks, playgrounds or service areas for the common use and enjoyment of occupants of the development.
5. Have adequate sewer and water service with hookups provided to each glampground.
6. Have adequate fire protection as approved by the County Building Official, Planning Commission and Garfield County Commission.

1-6 Glamping Application.

1. An overall plan for development of a glampground or glamping unit shall be submitted to the Garfield County Planning Department for review. The plan shall be drawn to a scale no smaller than one (1) inch to forty (40) feet. At least one (1) electronic copy or eight (8) hard copies of the plan shall be submitted. The Plan shall show:
 - a. The topography of the site when required, represented by contours shown at not greater than two (2) foot intervals.
 - b. The proposed street, sanitary facility and individual glamping unit layout.
 - c. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of glamping units, and total area to be developed.
 - d. Proposed location, number and design of parking spaces.
 - e. Detailed landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants if applicable.
 - f. Any other data the Planning Department may require.
2. Applications for approval shall be in writing, submitted to the Garfield County Planning Department at least thirty (30) days prior to hearing at a regularly scheduled Planning Commission Meeting. Upon approval by Planning Department Staff, applications will be heard by the Garfield County Planning Commission and approved, denied or returned to staff for modifications within forty-five (45) days of hearing. Approvals by the Planning Commission will be scheduled for Public Hearing with the Garfield County Commission after not less than fourteen (14) calendar days public notice. An application denied by the Planning Commission may be appealed to the County Commission which appeal must be in writing within thirty (30) days after denial is made by the Planning Commission. Garfield County Commission decisions will be final.

1-7 Fees

An application fee of \$100.00 is required with submittal to the Planning Department. No processing will be initiated until fees are paid.

Chapter 2. ADOPTION

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 25th day of March, 2019.

Signatures and Vote:

Yes

No



Garfield County Commission, Chair
Leland F. Pollock



Garfield County Commissioner
Jerry A. Taylor



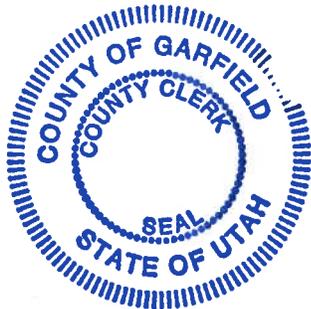
Garfield County Commissioner
David B. Tebbs

ATTEST:



Garfield County Auditor/Clerk
Camille A. Moore

County Seal:



Auth ID: TEB188
Contact ID: LOVE FAMILY VENTURE, LLC.
Use Code: 153

CUP
Dec 31
2013

FS-2700-23 (v. 10/09)
OMB No. 0596-0082

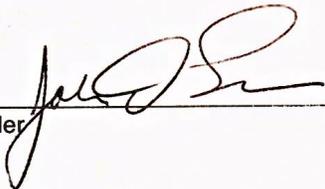
**U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
AMENDMENT
FOR
SPECIAL-USE AUTHORIZATION**

Amendment#: 1

This amendment is attached to and made a part of the Outfitting & Guiding special use authorization for day use and overnight horseback trail rides issued to Moose Creek on 05/20/2011 which is hereby amended as follows:

To amend the service days authorized on the Special Use Permit for day and overnight horseback trail rides issued on May 20, 2011. Service days are corrected from 750 Temporary Use days to 750 Priority Use days. Authorized areas and use remains the same as stated on the face of the Special Use Permit.

This Amendment is accepted subject to the conditions set forth herein, and to conditions N/A to N/A attached hereto and made a part of this Amendment.



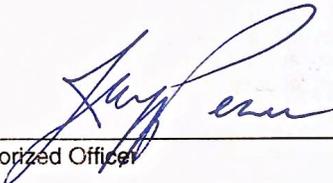
Holder

JOHN D. LOVE, Owner

Holder

4/18/12

Date



Authorized Officer

JAY PENCE, District Ranger

Title

4/19/2012

Date

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average one (1) hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

Auth ID: TEB188
Contact ID: LOVE FAMILY VENTURE,LLC.
Use Code: 153

FS-2700-23 (v. 10/09)
OMB No. 0596-0082

**U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
AMENDMENT
FOR
SPECIAL-USE AUTHORIZATION**

Amendment#: 2

This amendment is attached to and made a part of the Outfitting & Guiding special use authorization for day use and overnight horseback trail rides issued to Moose Creek on 05/20/2011 which is hereby amended as follows:

Extending the 2 year priority special use permit for 8 years, expiration date is now 12/31/2021. Use will continue as authorized on original permit: *Authorizing 750 priority use days from June 1 - October 31 as follows:*

Teton Basin Ranger District- to provide guided day and overnight horseback trips to Powerline Road, Mikesell Canyon, Burbank Creek. 1 assigned site - Burbank in Teton County, WY - SESE T41N, R118W, Sec. 17

Palisades Ranger District - no more than 100 days are authorized to provide day use horseback trips in the Smokey Hollow area.

No more than 15 horses are allowed per group.

This Amendment is accepted subject to the conditions set forth herein, and to conditions N/A to N/A attached hereto and made a part of this Amendment.

Holder

Authorized Officer

JOHN D. LOVE, Owner
Holder

JAY PENCE, District Ranger
Title

Date

Date

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average one (1) hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

RECEIVED
5/10/2011
KIK

**I. INTRODUCTION OPERATING PLAN FOR
COMMERCIAL RECREATION USE**

The Operating Plan is an integral part of the special use permit, as it explains the basis of commercial services provided and the information on the quality of the outfitter and guide services being provided. This Operating Plan describes conditions pertaining to the Use Permit and is a part of the terms of the permit.

Teton Basin Ranger District
Caribou-Targhee National Forest

MOOSE CREEK RANCH

Permit Holder

Love Family Ventures, dba
Moose Creek Ranch, owner
John D. Love, agent

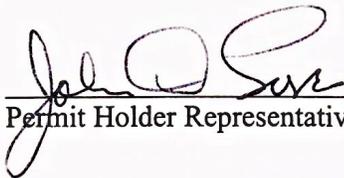
Address

2733 East 10800 South
Victor, ID 83455

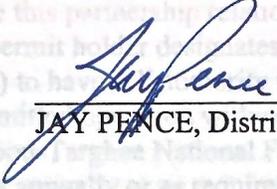
Phone Number

Ranch: 208-787-6078
Ranch cell: 208-881-3206
John Love: 435-632-0690

When signed by the Permit Holder, Permit Administrator and the District Ranger, this Operating Plan will become a part of the Special Use Permit number TEB415104, issued on 5/20/2011. This plan is the key basis upon which the outfitter's performance will be evaluated annually. Forest Service approval is required before changes may be made in the operations described herein. Changes may be required by the Forest Service when necessary for the Permittee to improve service to the public or for the Forest Service to meet resource management objectives. This plan will be reviewed annually and updated or revised, as needed.

Submitted by:  Date: 5/19/2011
Permit Holder Representative

Recommended by:  Date: 5/19/2011
USFS Permit Administrator

Approved by:  Date: 5/20/2011
JAY PENCE, District Ranger