



y2consultants.com  
307 733 2999

# CONSULTANTS

ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

August 10, 2019

Gary Armstrong, Planning Administrator  
Joshua Chase, Senior Planner  
Teton County Planning & Zoning Department  
150 Courthouse Drive  
Driggs ID, 83422

**RE: Request to Postpone P&Z Commission Review  
Moose Creek Ranch - Conditional Use Permit Application**

Dear Planning Staff,

The Applicant for Conditional Use Permits to expand the existing Dude Ranch, Campground/ RV Park/ Travel Trailer Camp, and Retreat Center uses at the Moose Creek Ranch has determined to formally request a postponement of the Planning & Zoning Commission's consideration of the CUP Application filed 2019-06-20 and amended 2019-08-06 for cause.

Staff met with the Applicant's consultants on 2019-07-29 to discuss on-site wastewater and other concerns (density; traffic; nuisance noise; light; and dust) and to suggest additional review standards under Title 9 that may be brought into play due to the proposed density. The Amendment to Conditional Use Permit Application addressed many, though not all, of Staff's concerns. The Applicant has voluntarily undertaken to pursue the studies.

Planning's 2019-08-07 "Staff Report", while recommending Approval, reiterates concerns related to enumerating and mitigating possible environmental impacts of the proposed Use. Comments submitted by community members request that density and potential environmental impacts be studied prior to Commissioners' review. The Applicant wishes to address these issues and answer questions raised by Staff, the Commissioners, and the public.

Therefore, the Applicant respectfully requests to postpone the P&Z Commission's review of the CUP Application in order to allow the Applicant time to complete the following steps and provide assurances to Staff, Commissioners and the public:

**1. Neighborhood Meeting.** The Applicant acknowledges the community's concerns about the proposed development and intends to follow through on its previously stated desire to be a good neighbor in Teton County Idaho. The Applicant therefore intends to invite interested community members to one-on-one conversations about the future of Moose Creek Ranch, as well as host an informational gathering of neighbors,

community members and elected officials for the purpose of sharing the Applicant's vision, addressing potential concerns, and openly discussing future development of the Moose Creek Ranch.

**2. Wetlands Delineation update.** Y2 Consultants LLC's wetlands scientists have been contracted by the Applicant to update the wetlands assessment. The results of the assessment will assist the Applicant in planning for and permitting any potential work in the vicinity of Moose Creek.

**3. Waste Water Management Study.** The Applicant shares Staff's concerns as to safety and functionality of the existing wastewater systems under the proposed uses. Therefore, the Applicant has voluntarily solicited proposals to conduct a waste water management study to determine potential impacts to ground and surface waters on and near the site in advance of proposing any additional load on the existing system. The results of the study will either provide assurance or enable the Applicant to address any potential problems sooner rather than later.

**4. Natural Resource Analysis.** The Application has already requested proposals from qualified consultants to prepare a Natural Resource Analysis in accordance with the requirements of Teton County, Idaho. The study will identify potential impacts to indicator species and propose mitigation opportunities. The wildlife impact mitigation and revegetation specifications are anticipated to be referenced during final planning of site and landscape improvements, as well.

**5. Traffic Study.** The Applicant is currently reviewing proposals from qualified engineers to perform a Traffic Study of the access points to the Moose Creek Ranch. impacts of proposed improvements on the property will be modeled if so requested by the County Engineer.

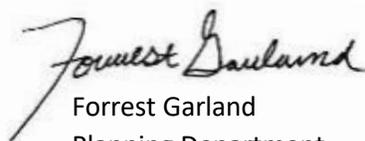
**6. Phased Development Schedule.** Pending the results from the listed studies, the applicant will provide a proposal for a phased development schedule with a limited initial request for additional capacity and expansion. This proposal will serve as a trial for potential future additions. Any added capacity thereafter would be pursuant to future approvals and conditions set by county planning and BOCC. The goal is to represent a limited amount of added capacity, receive community feedback over a trial period, and perhaps request additional density in the future should the community reasonably agree with applicant's requests.

As soon as the fact-based reports and neighborhood meeting notes are compiled, the Applicant will supplement its CUP Application with the additional information and submit it in advance of a re-scheduled Planning & Zoning Commission review.

Thank you in advance for your consideration,

A handwritten signature in black ink that reads 'Patricia Ehrman'.

Patricia Ehrman, PLA  
Landscape Architecture Studio Lead  
[Pat@y2consultants.com](mailto:Pat@y2consultants.com)

A handwritten signature in black ink that reads 'Forrest Garland'.

Forrest Garland  
Planning Department  
[Forrest@y2consultants.com](mailto:Forrest@y2consultants.com)