

Provided below is the feedback that we collected and consolidated for you to consider.

Density:

- Disclaimer: Have you considered backing into your ranch and housing density numbers by way of community engagement via a charrette? With a project of this size, a charrette could be invaluable here. We'd suggest using the Geotourism center space, and our organization is willing to help you promote attendance. We can also help brainstorm how to structure the charrette to gain the most useful feedback as possible.
- Best practice would be to meet current average-density based zoning which includes 1:10 in the foothills and 1:35 on the flats.
- Clustered development. Large open spaces that are meaningful. Looking at the revised plan, it looks like you're well on your way there.

Dude Ranch:

- There's been feedback regarding the need to reduce the number of Dude Ranch cabin units down from 58 to a lesser number. Even if each cabin were to sleep 2-4 people, this is significantly more "bedspace" than what is currently available at other local dude ranches. Given the remoteness of this location, I heard concerns from fellow NGOs that it's simply too much.
- What kind of cabins are we talking about here? Will they be similar to the tiny kit cabins at Teton Valley Resort, or more like the palatial "cabins" at Teton Springs?
- Can you provide more information about the footprint, square footage, height, and sleeping capacity of these cabins?
- Will each cabin have running water?
- Will any cabins have their own bathrooms and showers?
- As you mentioned at our meeting, best practice would be to house all employees onsite, with their housing to be built at the outset of the dude ranch.

Other Land Uses:

- What concessions will you make to encourage accessory housing for workers/long term tenants instead of short term vacation rentals?
 - Encourage in-law apartments for long-term renters?
 - Prohibition on short term rentals (rentals of less than 30 days) within the estate home area?
 - I think totally separated ADUs will probably not be encouraged by Teton County in the PUD given the associated densities.

Recreation:

- As you progress through the entitlement process, there will be great focus and concern regarding recreation plans for the wooded hilly areas of the property. The more detail you can provide, the better.
- Provide detailed year-round recreation plan with details regarding:
 - All anticipated and potential uses?
 - The scope and intensity of each use?
 - What additional infrastructure is needed to support each use? If there is a plan to build any trail, I'd recommend using as much detail as possible.
 - What uses will be available to the public v private?
 - What is the access policy regarding dogs, horses, and other stock animals?

Water:

- Details are needed re: plans to acquire a community system water right. This has the potential to stall the entire project if not resolved.
- No alteration of Dude Creek or any elements of the Dude Creek water surface water rights.
- Pressured fire system - and adequate water source???

Sewer:

- Composting toilets?
- Hybrid system - part community system?

Electricity:

- What are your plans for wind or solar?
- Visible lights at night will be a significant public concern here since the Ranch site is elevated. The more detail you can provide regarding an unobtrusive, discrete, and dark-skies compliant lighting plan, the better.
- I think lighting concerns will be a huge topic of discussion during the public hearing process.

Roads:

- Winter plowing and maintenance of the access road between Bates and 7500W.
- Roads do not breach the 3-acre footprint of the dude ranch.
- Minimum of two access points.
- It's best to be very transparent about all anticipated road cuts that will be needed onsite.

Open Space Management Plan:

- Agricultural deed restriction with enforcement granted to Teton County, TRLT, and any abutting agricultural operations?
- Configuration of estate lots down on the flats to support agricultural activity.
- Provide a detailed plan for any potential fencing that is needed onsite. Not only fencing within the Ranch, but also how fencing will be addressed in the estate lots.
- While we're talking fencing, what will the policy be for estate lot owners to keep their own stock animals?
- Provide a detailed plan for any anticipated clearing of native vegetation. Any clearing that is needed for the Ranch is an obvious concern, but I'm also curious to know what will need to be cleared in order to build the roads and trails. This brings to mind a road that was recently relocated and rebuilt north of your property along the Packsaddle bench. The road cuts and clearings were significant and raised a great deal of public outcry and concern.
- What will the dog policy be for the Ranch?

Communication and flexibility with other agencies and NGOs is critical here. What dialogue and feedback/suggestions have been received from (letters from these agencies would be preferred).

- USFS
- Friends of the Teton River
- Idaho Fish & Game
- Teton Regional Land Trust
- Idaho Department of Environmental Quality
- Idaho Department of Water Resources
- District 7 Health
- Mountain Bike the Tetons
- Teton Valley Trails and Pathways