



AGENDA ACTION ITEM

DATE: October 10, 2023

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **6:50 - PM PUBLIC HEARING: Special Use Permit – Wendorff Hearing:** The Wendorffs have applied for a Special Use Permit on 13.53 acres located at 9885 Pine Ridge Rd, Victor, to utilize an existing 1700 sq. ft. barn to host events and retreats. This barn is located within lot 4 of Pine Ridge Ranch Subdivision. Lots 1 and 3 are also owned by the Wendorffs totaling 13.53 acres for this proposal. This parcel is completely within Big Game Migration Corridors and Hillside Overlay after the January 2023 Natural Resource Overlay update. The application was initially scheduled for August 9 PZC but was incorrectly noticed (the buffer was only around the developed parcel for the 300'). Therefore it was entirely renoticed for the September hearing.

Legal Description: RP000600000010; LOT 1 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E, RP000600000030; LOT 3 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E and RP000600000040; LOT 4 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E

SUGGESTED MOTION:

RECOMMEND APPROVAL:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to RECOMMEND APPROVAL to the Teton County Board of County Commissioners, having found that the application meets the criteria found Teton County Land Development Code Section 4-8 and Section 3-2 with the recommended conditions (as well as the following conditions...)

CONTINUE:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to continue the public hearing to a **specific future date and time** to consider additional information or studies requested from the applicant or agencies.

***TABLE:**

Having reviewed the application materials Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to table the public hearing to receive additional information or studies requested from the applicant or agencies.

RECOMMEND DENIAL:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional

material provided by staff and other agencies; I hereby move to RECOMMEND DENIAL to the Teton County Board of County Commissioners, having found that the application does not meet the criteria found in Teton County Land Development Code Section 4-8 and Section 3-2. The following steps might be taken to obtain a future approval...

ATTACHMENT(S):

[Wendorff SUP Events and Retreats Staff Report 10.10.pdf](#)

[A\) Application.pdf](#)

[B\) Narrative.pdf](#)

[C\) Site Plan.pdf](#)

[D\) EIPH Approval.pdf](#)

[E\) Public Works Comments.pdf](#)

[F\) Photos.pdf](#)

[G\) Fire Marshal Review.pdf](#)

[H\) Forest Service Letter.pdf](#)

[I\) Public Comments.pdf](#)



A REQUEST FOR A SPECIAL USE PERMIT
FOR: Wendorff Events/Retreat
WHERE: 9885 Pine Ridge Ranch Rd, Victor
 Prepared for the Planning and Zoning Commission
 Public Hearing of October 10, 2023

LANDOWNER/APPLICANT: David and Kristen Wendorff

REQUEST: The Wendorffs have applied for a Special Use Permit on 13.53 acres located at 9885 Pine Ridge Rd, Victor, to utilize an existing 1700 sq. ft. barn to host events and retreats. This barn is located within lot 4 of Pine Ridge Ranch Subdivision. Lots 1 and 3 are also owned by the Wendorffs totaling 13.53 acres for this proposal. This parcel is completely within Big Game Migration Corridors and Hillside Overlay after the January 2023 Natural Resource Overlay update. The application was initially scheduled for August 9 PZC but was incorrectly noticed (the buffer was only around the developed parcel for the 300'). Therefore it was entirely renoticed for the September hearing. The hearing in September was then postponed due to a medical emergency and rescheduled for October 10, 2023.

APPLICABLE COUNTY CODE: Teton County Land Development Code Section 4-8 and Section 3-2; Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

LEGAL DESCRIPTION: RP000600000040; RP000600000010; RP000600000030 – all development on Lot 4 Pine Ridge Ranch Addendum PLAT SEC 17 T3N R45E

LOCATION: 9885 Pine Ridge Ranch Rd, Victor

ZONING DISTRICT: RA-35 Rural Agriculture

PROPERTY SIZE: 13.53 acres

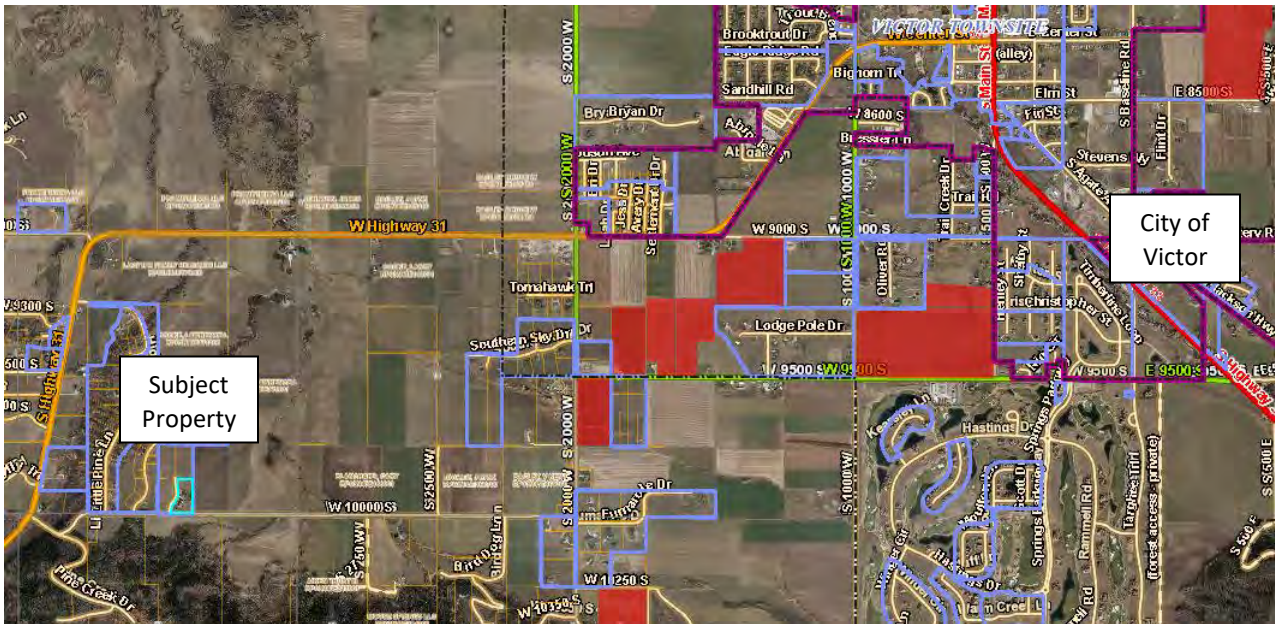


Figure 1. Vicinity Map



Figure 2. Aerial Image

PROJECT DESCRIPTION AND BACKGROUND:

The applicant submitted an application for the proposed SUP on June 8, 2023. A pre-application conference was held in March of 2023. Pine Ridge Ranch subdivision is located east of the city of Victor, accessed by W 10000 S. The application is requesting approval of the SUP in order to host events in the existing barn. The property has an existing and permitted 1700 sq ft barn as well as a single-family dwelling with detached garage.

Approval of a Special Use Permit will allow the applicant to have events of 50 people or less without additional permitting. Any events of 100 attendees or more (to the capped number) will require a Temporary Use Permit (TUP). This is an administrative process and an application for Major Temporary Use permit will require noticing of neighbors within 300 ft of the property. Currently the LDC does not have a limit to TUP applications per year.

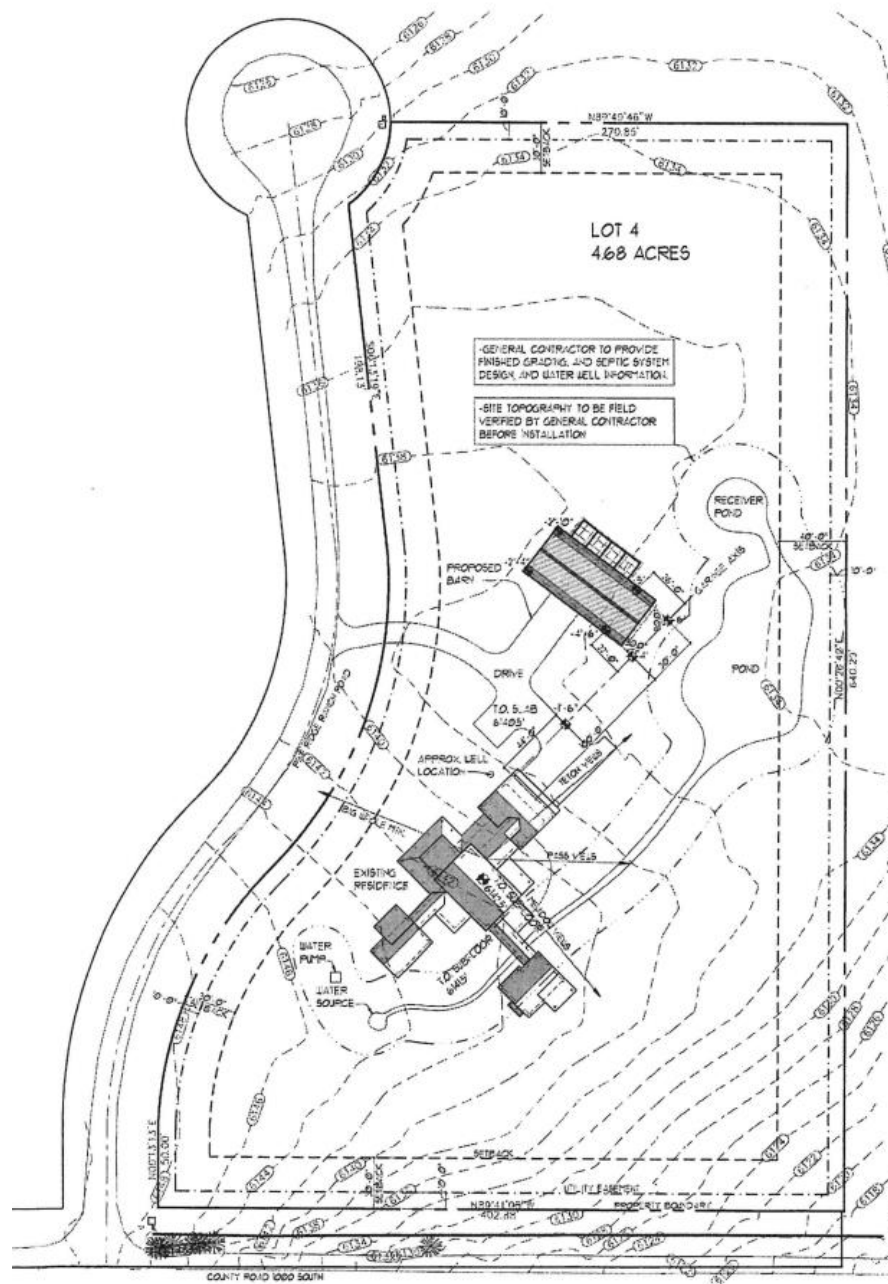




Figure 4. Photo of Property

INTER-AGENCY AND DEPARTMENT REVIEW:

Eastern Idaho Public Health: EIPH has approved the existing septic system which was approved in June of 2021. The kitchen does not meet commercial food establishment requirements. Food should be catered by licensed individuals or private entities.

Teton County Fire Marshal: Approved. A fire department site inspection shall be conducted on the barn building before any events are scheduled. Maximum occupancy of the class A building shall not exceed 150 capacity without further review of fire suppression needs.

Teton County Public Works Director: No concerns on application. Asked that they organize parking so that emergency access and turnaround is available.

Forest Service: Concern was noted regarding proximity to the National Forest boundary and ensuring a higher level of fire wise construction and layout due to the potential for wildfire influence from the National Forest. The Forest will rely on the Fire District to help the developer and county with this need/requirement. *Staff comment: This barn is already constructed and vegetation management was encouraged.*

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE: Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Code. The public hearing for the Planning & Zoning Commission was duly noticed in the Teton Valley News on September 20, 2023 and September 27, 2023. A notification was sent via mail to surrounding property owners within a 300-foot buffer area on September 6, 2023. A notice was also posted on the property providing information about the public hearing on September 25, 2023.

PUBLIC COMMENT:

Staff has received many public comments. Comments address concerns regarding traffic, time of application, lighting, road maintenance, plowing, code compliance, zoning/use, meeting minimum lot size, solid waste management, wastewater, noise, parking, crowds, car congestion, general impacts, access, impacts on infrastructure, and migration corridor. There was one comment received in favor of the application.

SECTION 4-8-E REVIEW CRITERIA FOR SPECIAL USE PERMITS

The following findings of fact shall be made if the Conditional Use is approved. If the application is being recommended for denial, the PZC should likewise specify the reasons for recommended denial based on the items listed below.

1. The requirements of this Chapter and other provisions of the LDC, including Chapter 5, General Development Standards

Applicant Comment:

No comment.

Staff Comment:

Application is in compliance with Chapter 5 of the LDC.

2. Meets special use standards set forth by category of use in Chapter 3

Applicant Comment:

No comment.

Staff Comment:

All requirements of 3-6-13 have been met, listed below.

Special Use Standards for Special Event Facility 3-6-13

1. Minimum lot size for special event facilities shall be five (5) acres. *Staff comment: Applicant owns total of 13.53 acres. If the applicant ever owned less than 5 acres, the SUP would become void.*
2. All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F). *Staff comment: parcels will accommodate parking. Parking must be arranged so that the turnaround and emergency access is always accessible.*
3. All surface parking areas must be landscaped in accordance with Chapter 5, Section 6, Driveways, Parking, and Access. *Staff comment: photos of existing landscaping shows compliance.*

4. Hours of operation shall be limited to the hours of 8:00 am to 10:00 pm daily *Staff comment: complies in narrative and will be included as a condition of approval.*
5. All lighting and illumination of outdoor facilities shall be turned off no later than 10:00 pm. *Staff comment: could comply and listed in conditions of approval.*
6. The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews. *Staff comment: applicant has received approval from EIPH.*
7. A Type A Buffer per Chapter 5, Section 7 must be established along all lot lines abutting a ground floor residential use. *Staff comment: photos of existing landscaping shows compliance.*
8. Approval for food service must be reviewed and approved by the Teton County Fire Marshal. *Staff comment: applicant has submitted approval letter. Capacity is set at 150 as a maximum number of attendees/guests including staffing and owners.*
9. The applicant will need provide verification of a food license or a proved exemption from EIPH. Chapter 3 – Use Provisions 3-36 *Staff comment: applicant does not have commercial kitchen. All food will be catered.*
10. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation. *Staff comment: complies.*
11. The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business. *Staff comment: Complies.*
12. A permanent structure on a foundation shall be required for all special event Facilities to house restrooms, food preparation, and sanitation facilities at a minimum. *Staff comment: The existing barn is a permitted, existing building.*
13. A commercial kitchen facility requires additional review and approval from EIPH. Applicant is responsible for any fees associated with reviews. *Staff comment: complies.*
14. There shall be no overnight lodging at any special event Facility. *Staff comment: complies.*
15. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit. *Staff comment: complies.*

3. If the application relates to a public-school facility, the subject property is appropriate for development allowed in the proposed Zoning District, including the impacts authorized for review under Idaho Code section 67-6519(3).

Applicant Comment:

Application states that they are attentive to their neighbors and residents of Hidden Waters Subdivision. Applicant is willing to notify neighbors of events and make efforts to direct traffic efficiently.

Staff Comment:

Surrounding area is mostly zoned RA Rural Agriculture 35-acre average density, including Hidden Waters PUD to the west and north. Driving directions requesting accessing from W 10000 S is a condition of approval.

4. The County and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

Applicant Comment:

No comment.

Staff Comment:

Staff does not believe there will be any undue burden on existing public services/facilities.

5. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics

Applicant Comment:

No comment.

Staff Comment:

Application complies with use proposed and staff believes proposal is compatible in this area with conditions.

6. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

Applicant Comment:

No comment.

Staff Comment:

Staff does not believe there will be any undue burden on affected area. The barn is existing, and the owners of this lot own the surrounding parcels. Conditions to mitigate potential impacts have been suggested below.

STAFF RECOMMENDATION:

Planning Staff recommends approving the SUP for the Wendorff Special Event Facility with the listed conditions of approval.

- The PZC should consider an appropriate number of events per calendar year for the event center to host as well as a number of TUPs allowed per calendar year (events that are 100 people to 150 people).

CONDITIONS OF APPROVAL

1. Maximum capacity of all events hosted shall be 50. Any event larger than 50 people will require a Temporary Use Permit in addition to this Special Use Permit.
2. Lighting: Outdoor lighting, current and future, shall comply with the Outdoor Lighting provisions of the LDC, Section 4-8. Teton County Dark Sky Ordinance should also be enforced.
3. Onsite Inspection: The planning administrator may determine that there is a need for an inspection at any time. *All standards of Section 4-8 (Special Use Permits) and Section 3-16-3 (Special Event Facility) must be in compliance at all times to maintain the SUP.*
4. The Planning Administrator may revoke a SUP if conditions of approval are not met in future inspections. Owner may appeal a revocation to the BoCC.
5. Event signage should be used to direct guests to the event using County Roads. All event invitations should include standard driving and parking directions (to be accessed from W 10000 S).

PLANNING & ZONING COMMISSION ACTION:

- A. Recommend approval of the SUP, with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Recommend approval of the SUP with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
- C. Recommend denial of the SUP application request and provide the reasons and justifications for the denial.
- D. Continue to a future PZC Public Hearing with reasons given as to the continuation or need for additional information.
- E. Table for a future PZC meeting with reasons given to the continuation or need for additional information from the applicant or agency.

The following motions could be given:

RECOMMEND APPROVAL:

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CONTINUE:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to continue the public hearing to a **specific future specific date and time** to consider additional information or studies requested from the applicant or agencies.

***TABLE:**

Having reviewed the application materials Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to table the public hearing to receive additional information or studies requested from the applicant or agencies.

RECOMMEND DENIAL:

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Jade Krueger, Planning Administrator

Prepared by Claire Lazes, Assistant Planner

Attachments:

- | | |
|------------------------------------|-------------------------------------|
| A) Application (6 pages) | F) Photos (4 pages) |
| B) Applicant's narrative (2 pages) | G) Fire Marshal Review (1 page) |
| C) Site Plan (2 pages) | H) Forest Service Comment (2 pages) |
| D) EIPH Letter (2 pages) | I) Public Comments (62 pages) |
| E) Public Works Comment (1 page) | |

End of Staff Report

March 9th 2008 meeting

Land Use Application Planning & Zoning Department



Special Use Permit

Special uses are allowed for identified land uses that may cause incompatible off-site impacts depending on the location, design, and operation of the use. Special use review includes standards and additional review to ensure the effects of the proposed special uses are appropriately managed and mitigated. Special Use permits require a pre-application conference with Planning Staff before an application may be submitted. The Planning and Zoning Commission will offer a recommendation to the Board of County Commissioners, and subsequently the BoCC will make a final decision of the special use. Chapter 4-8 outlines the process for Special Use Permits.

For Office Use Only

Fees Paid

☐ Check # _____ ☐ Credit Card ☐ Cash _____

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. *Incomplete applications will not be put on hold.* Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: David & Kristen Wendorff

Address: 9885 Pine Ridge Ranch Rd Zip code: 83455
9864 & 9890

Project Location

Name of Applicant (if different than owner): _____ Phone: (310) 701-5552

Project Address (if different than owner address): _____ Zip code: _____

Email: dwendorff@mac.com Zoning District: _____

Primary Contact (if not applicant): _____

Email: _____ Phone: () _____

Designated Primary Contact

☐ Owner ☐ Agent/Representative

Project Info

Total Acreage: 15

Proposed Use: events / retreats

RP#: RP000600000040



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 and Zoning Commission public hearing and subsequently a Board of County Commissioners public hearing.

Applicant Signature: _____ Date: _____

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Owner Signature: _____ Date: _____

Application Checklist

All items need digital copies as well as paper copies.

- ☐ Latest recorded deed
- ☐ Application fee paid
- ☐ Affidavit of Legal Interest OR if applicant is corporate or part owner, proof they can sign on behalf of the corporation
- ☐ Pre-app complete (Date: _____)
- ☐ Narrative
- ☐ Site Plan
- ☐ Vicinity map

SECTION II: CONSIDERATION FOR APPROVAL & REVIEW CRITERIA

Please submit narrative referencing the following:

- ☐ Compliance with the LDC Chapter 4 and Chapter 5 General Development Standards.
- ☐ Compliance with Special Use Standards set forth by the category of use in Chapter 3 of the LDC.
- ☐ If the application relates to a public-school facility, the subject property is appropriate for development allowed in the proposed zoning district, including the impacts authorized for review under Idaho Code section 67-519(3).
- ☐ The County and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and storm water facilities, police, fire and emergency medical services, while maintaining sufficient levels of services to existing development.
- ☐ The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
- ☐ Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.



SECTION III: CHECKLIST OF SITE PLAN REQUIREMENTS

1. Number of site plans:

- ☐ Two (2) Plans (one 11" X 17" or 18" X 24") and one digital copy prepared by a professional land Surveyor/Engineer.

2. Items on Site Plan:

- ☐ Property lines ✓
- ☐ Lot Area; ✓
- ☐ Lot Coverage; ✓
- ☐ Location of existing and proposed structures, including distances from other structures and property lines;
- ☐ Location, size, height and gross floor area of existing and proposed structures;
- update* → ☐ Existing and proposed natural and manmade features, such as wetlands, creeks, canals, rivers and riparian areas;
- ☒ Setbacks required by the LDC or a state or federal authority, or plat;
- ☒ Existing and proposed easements;
- ☐ Drive approach and access point(s) with dimensions and radii. *add driveway*
- ☐ Delineation and width of internal circulation roadways;
- ☐ Existing and proposed vegetation and landscape materials and buffers;
- ☐ Location and type of existing and proposed exterior lighting;
- ☐ Distances between driveways and adjacent roads;
- ☐ Location of existing and proposed below-and above ground utilities.
- ☐ Location and size of well and septic equipment and lines;
- ☐ Parking and loading areas, including dimensions and a summary of parking and loading spaces require by the LDC
- ☐ Existing and proposed fences and walls;
- ☐ Adjacent roads, alleys, or other access abutting property with road names identified;
- ☐ Snow storage areas;
- ☐ Distances from property lines, proposed structures and land uses of rivers, creeks, streams, ditches and surface water present on the lot;
- ☐ Identification of sites and structures listed on State and National Registers of Historic Places or on the Idaho Historic Sites Inventory.

Section V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on the ____ day of ____ 20 ____.

Application is deemed complete on the ____ day of ____ 20 ____.



3-6-13 Special Event Facility

A. Defined

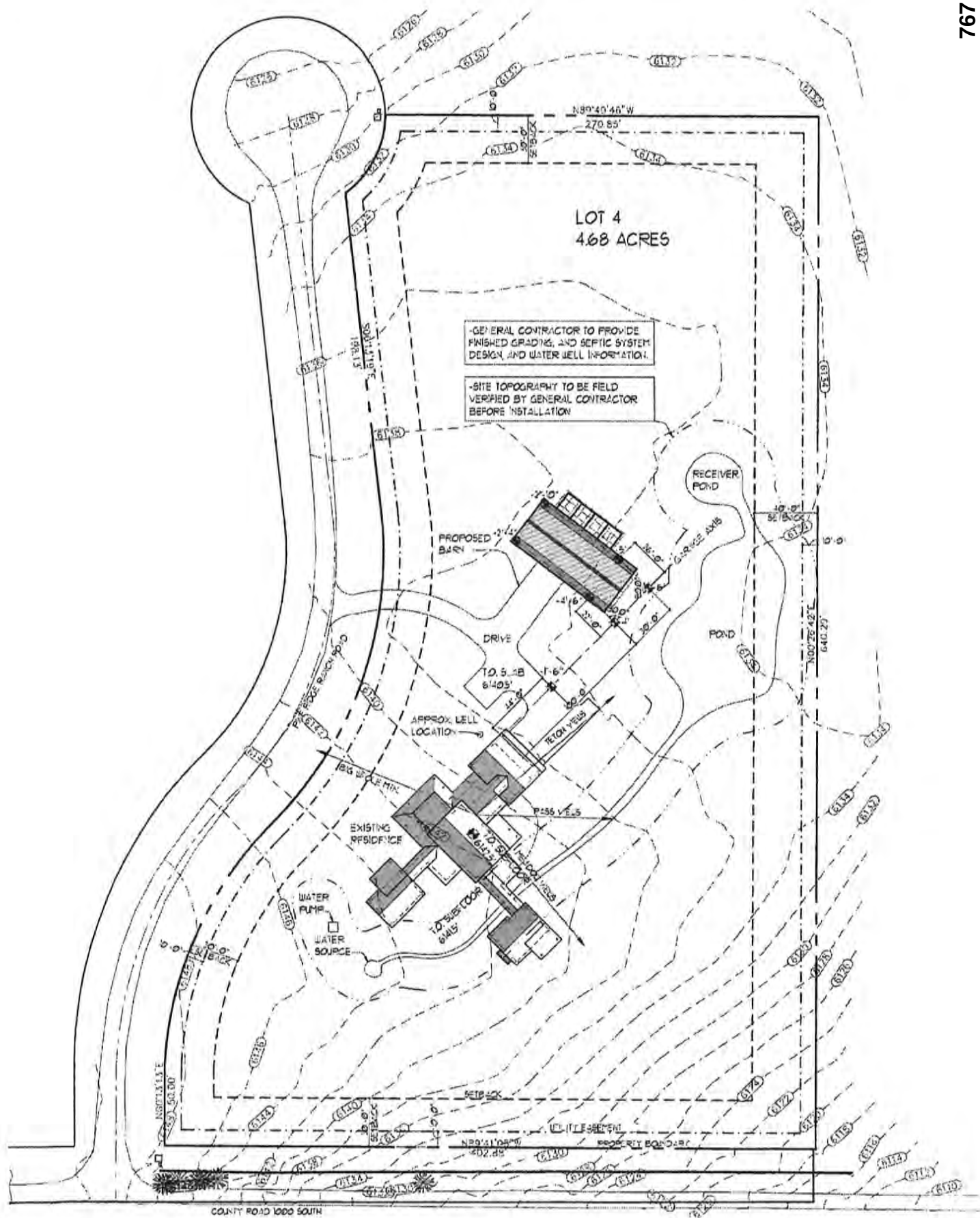
A facility used by groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, social gatherings, seminars, or weddings and which may provide meals, services, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations.

B. Special use standards

1. Minimum lot size for special event facilities shall be five (5) acres
2. All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F).
3. All surface parking areas must be landscaped in accordance with Chapter 5, Section 6, Driveways, Parking, and Access.
4. Hours of operation shall be limited to the hours of 8:00 am to 10:00 pm daily
5. All lighting and illumination of outdoor facilities shall be turned off no later than 10:00 pm.
6. The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews.
7. A Type A Buffer per Chapter 5, Section 7 must be established along all lot lines abutting a ground floor residential use.
8. Approval for food service must be reviewed and approved by the Teton County Fire Marshal.
9. The applicant will need provide verification of a food license or a proved exemption from EIPH.

10' Buffer
with 4 trees + 10
large shrubs/100

10. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation.
11. The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business.
12. A permanent structure on a foundation shall be required for all special event Facilities to house restrooms, food preparation, and sanitation facilities at a minimum.
13. A commercial kitchen facility requires additional review and approval from EIPH. Applicant is responsible for any fees associated with reviews.
14. There shall be no overnight lodging at any special event Facility.
15. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit.



CRUISE



VICINITY MAP



DAVID AND KRISTEN WENDORFF
PROPOSED VENUE
9885 PINE RIDGE RANCH ROAD, VICTOR



Visualize with us a space where the beauty and open space of Teton Valley is the backdrop for celebration, restoration, connection to others, to nature, to spirit. This is our hope as we look toward inviting others into the land we have been given stewardship of. In the 15 years we have rested on this beautiful spot in the valley, we have seen time and time again the power of location impact our family and friends. They leave restored, changed, better.

With our newly constructed 1700 square foot barn, it is our hope to provide a curated experience for corporate meetings, creative retreats, spiritual retreats and other events. Our kick-off, a personal birthday party proved this is a property which easily accommodates a large group. The existing roads in the subdivision easily accommodated parking for our 130-150 guests with room to spare.



The barn itself includes 1500sf of open space featuring a two-sided fireplace and wide view overlooking the valley, Palisades and Teton Pass. Flanking 20-foot-wide barn doors can be opened during fair weather. In addition, there is a two-stall bathroom with spacious hand washing area for guest use. In our service area, we have provided a well-appointed commercial bar, including ice storage, dump sink, separate hand washing sink, a commercial ice maker, a full-sized refrigerator and a beverage refrigerator. This area is designed to accommodate food staging and/or drink service. Food preparation will be handled by an independent catering service as we do not have a catering kitchen. Per the instruction of the county, all doors are swing-out. Outside of the structure, a pergola frames an 800 square foot area for outdoor dining and grass area overlooks a pond.

We are attentive to our neighbors and are aware that Hidden Waters subdivision has concerns regarding any non-residents using their road. We are willing to require event holders to direct guest traffic via county roads by including specific directions on their invitation. Should adjacent neighbors wish to be contacted prior to an event, we are most willing to do so via email and we can install directional signage prior to events to direct guests via preferred routes. In addition, we have

contacted Google Maps to designate Hidden Waters as a private road in hopes that a GPS will direct people via an alternate route.

It is our deepest desire to be a benefit to this extraordinary valley. As we request this special use permit, we do so with respect and with a heart and desire to cherish the peace, openness and beauty of this wild mountain home.

Thank you for considering our application.

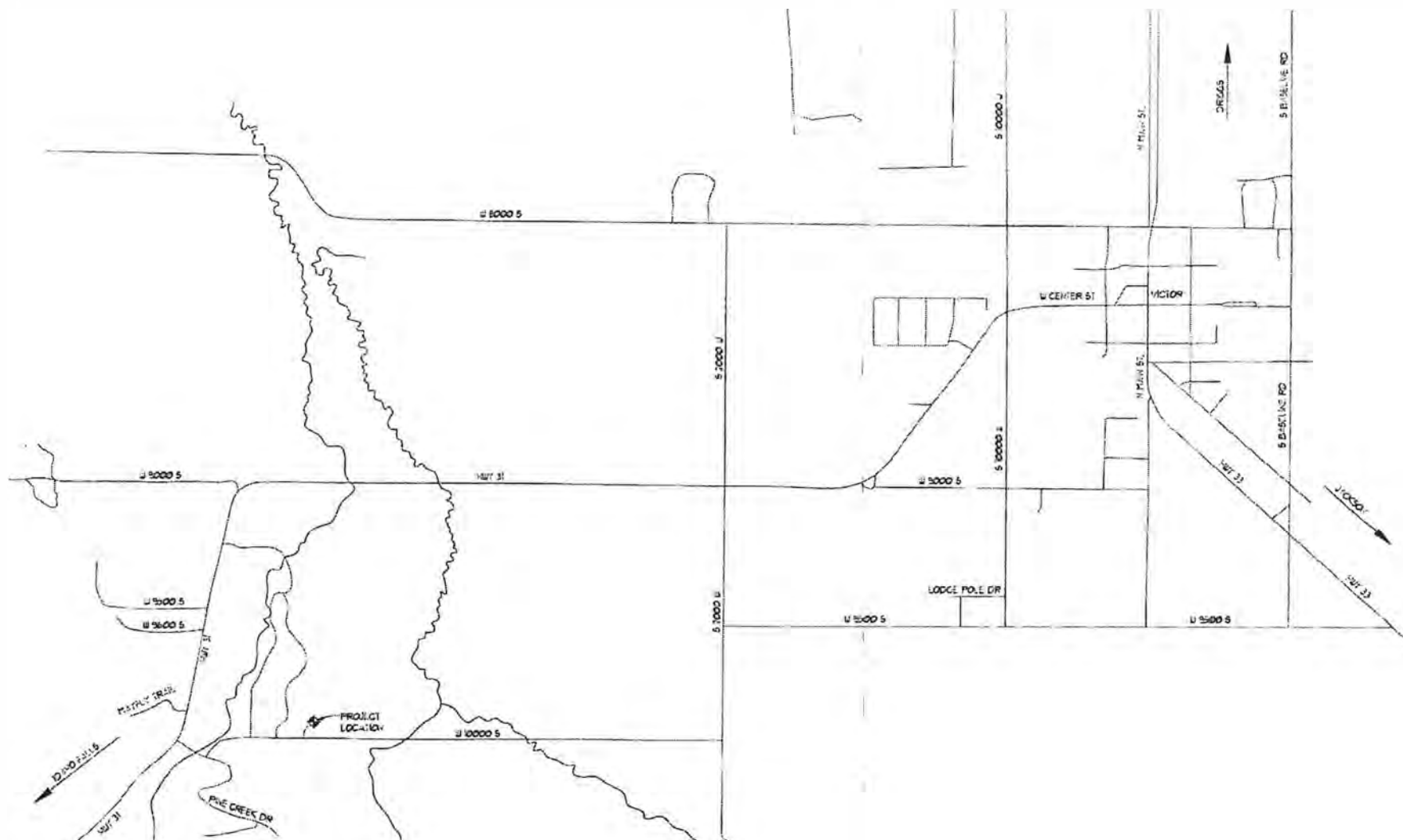
Sincerely,

David and Kristen Wendorff

TRUISE

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VICINITY MAP



05/15/2023

David Wendorff
P.O. Box 31
Victor, Idaho 83455

RE: Special Event Space


Eastern Idaho Public Health has received a request to give a statement concerning capacity of the septic system located on RP00060000040A 9885 Pine Ridge Rd, Victor, Idaho. The information provided by the owner of this property is that less than ten (10) weddings will be held/ year with up to 150 attendees. Weddings would be approximately four (4) hours duration. They also propose to have corporate/spiritual/creative retreats. The retreats would have less than 50 attendees with no overnight stays. Should attendance be greater, owners have stated they will use portable toilet facilities to accommodate the greater wastewater that may be produced.

The IDAPA 58.01. Individual Subsurface Sewage Disposal Rules of Idaho do not directly address the wastewater flow for the above events. EIPH does not determine the wastewater capacity of a system for events such as described above. Teton County Idaho P&Z can determine a gallon per event per person flow rate should they wish to regulate a minimum septic system size for such events.

The existing septic system permitted and installed under Permit # 4120155 was approved by EIPH in June of 2021. The 1000-gallon tank volume and drainfield capacity are sized to accept wastewater flows from two separate bathroom units (toilet and sink only) and a small kitchen area. If the weddings and events are kept to the numbers proposed by the owners, the septic system is large enough to accept the expected normal wastewater flows per person for the limited (time & persons) use stated previously.

The kitchen does not meet commercial food establishment requirements. Foods should be catered by licensed individuals or private entities. No foods should be prepared onsite. Temporary food licensing may be required for Food Establishments that wish to prepare and serve foods at events held onsite.

Thank you,



Kathleen Price
REHS/MSG
Eastern Idaho Public Health
208-354-2220 ext 1 (office)
208-541-4886 (cell)
kprice@eiph.idaho.gov



Eastern Idaho Public Health

Prevent. Promote. Protect.

ENVIRONMENTAL HEALTH

1250 Hollipark Drive

Idaho Falls, ID 83401

OFFICE (208) 523-5382

FAX (208) 528-0857

LETTER OF INTENDED USE

As described in the Technical Guidance Manual for Individual and Subsurface Sewage Disposal Systems (TGM) section 3.3.1, all nonresidential septic permit applications need to include a letter of intended use that provides information regarding the type of establishment served, nature and quantity of wastewater the system will receive, and documentation that substantiates that the proposed system will comply with IDAPA 58.01.03.

Applicant Name: David Wendorff

Type of Use/Business: Special Event Space (Possibly 10 weddings/year up to 150 people)

Will the structure be used for rental lodging? Y ☒ N + other events with < 50 people/year.

Description of all wastewater generation sources (water fixtures, equipment, appliances, etc.)

2 toilets and 2 sinks, 1 dishwasher

Will there be any floor drains in the structure? Y ☒ N

If yes, where are they located and what will these drains accept:

Will there be any employees? Y ☒ N If so, maximum number per day: _____

Maximum number of customers/clients/renters per day: 150

Public restrooms provided: ☒ Y N If so, approximate number served per day: 150

Signature: David Wendorff Date: 5-12-23

OFFICE USE ONLY

Projected Gallons of wastewater produced per day (Per IDAPA 58.01.03.007 or TGM 3.3.2)

Maximum would be projected @ 750 gallons/Day

Note: If the wastewater flows that are sent to the septic system drainfield are determined to not be domestic strength, a non-domestic wastewater checklist must be completed and submitted before the septic application can be processed. An engineer is usually needed to complete this checklist. Please discuss this with the Environmental Health Specialist that is processing your application.



Sharon Fox <sfox@co.teton.id.us>

Mackenzie Special Use Permit

1 message

Darryl Johnson <djohnson@co.teton.id.us>

Mon, Jul 24, 2023 at 5:45 PM

To: Sharon Fox <sfox@co.teton.id.us>, Jade Krueger <jkrueger@co.teton.id.us>

Sharon;

I don't have any concerns about this application. Very well done. I do ask that they organize parking so that emergency access and turnaround is available.

Darryl Johnson PE, PLS
Teton County Public Works Director
djohnson@co.teton.id.us
208-313-0245











TETON COUNTY FIRE PROTECTION DISTRICT
PO Box 474 • 911 North Hwy. 33
Driggs, Idaho 83422 • (208) 715-5201



August 8th P&Z Hearing.

Harlan Ranch 16 lot Subdivision Preliminary Plat, is approved for fire department apparatus access and the proposed fire pond location and size for fire suppression needs.

Boundless Sky 6 lot Subdivision Preliminary Plat, is approve fore fire department apparatus access and the proposed fire pond location and size for fire suppression needs.

Hidden Oaks 64 lot Subdivision Concept Hearing, will need additional reviews for fire department through wat access and additional fire suppression needs due to the size of the development. Not approved.

Stallion Springs 5 lot Subdivision Preliminary Plat Hearing, Fire Pond and access will need more details for review.

Wendorff SUP Review, is approved. A fire department site inspection shall be conducted on the barn building before any events are scheduled. Maximum occupancy of the class A building shall not exceed 150 without further review of fire suppression needs.

Thank you,

Earle Giles III
Fire Marshal

egiles@tetoncountyfire.com

(208) 715-5201



August 8, 2023, Teton County Planning & Zoning Hearing Agency Notifications

Pence, Jay - FS, ID <jay.pence@usda.gov>
To: Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>

Tue, Jul 25, 2023 at 12:39 PM

The only concerns the Forest Service has related to the recent P&Z agency Notifications are on the Stallion Springs/Evergreen Grove and Wendorff/Pine Ridge proposals. Both proposals are close to the National Forest boundary and should ensure a higher level of firewise construction and layout due to the potential for wildfire influence from the National Forest. The Forest will rely on the Fire District to help the developer and county with this need/requirement.

Specifically to Stallion Springs/Evergreen Grove, county road S200W provides access to the National Forest trailhead under the BPA powerline. The Forest calls this the Smith Canyon trailhead. It ties into forest ATV trail 031 under the powerline and Forest motorcycle trail 014 up Smith Canyon Blanchard Ridge. Our concern is that this road has been challenged as a public route in the past as there have been several attempts to close it by various private land owners. We believe it would be in the public's best interest to ensure that the road through this development ensure the access is secured (deeded?) for public use so it can't be blocked in the future. If the vehicle route needs to be relocated, we would be supportive as long as current public access levels are retained or improved.

Thank you.

From: Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>
Sent: Friday, July 21, 2023 1:40 PM
To: Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>
Subject: [External Email] August 8, 2023, Teton County Planning & Zoning Hearing Agency Notifications

[External Email]

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[Quoted text hidden]

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Memo

To: Teton County Planning and Zoning Commission
From: Thomas Clark, Ph.D.
Re: Special Use Permit—Wendorff Hearing

Date: July 27, 2023

I write in reference to the application for a Special Use Permit submitted by David and Kristen Wendorff, anticipating the hearing on their application set for August 8, 2023 (See Addendum, item 1) . I am unalterably opposed to any such facility being established adjoining the Hiddenwaters Subdivision on whose Board I sit as both Vice President and Treasurer. I am a full-time, year-round resident of this subdivision. The observations I provide here are my own as I have not yet officially polled our members numbering close to 40 lot owners. At the same time I write with experience that can only bolster the credibility of these observations as I served as Chairperson of the Department of Urban and Regional Planning at the University of Colorado Denver/Boulder for a period and now serve on the editorial board of the international journal called Sustainability. My career spans a half-century.

The submission submitted by the Wendorff's comes quite late in the development process. Why would anyone wait until after a facility has been constructed to seek official County permission to use it? Yet this is what the Wendorff's have done. They say they've lived here in the Valley for 15 years, about as long as I have, though in Hiddenwaters only for two years. One would suppose this would have been sufficient time to schedule essential approvals yet they did not. And now, presumptuously, they present us with a fait accompli and act as if we'd hardly notice their traffic rumbling down our roads, their needlessly illuminating the night sky for weeks on end when someone forgets to turn out the string of lights adorning their faux barn, or the noise from their parties.

They humbly assert they really care about our beautiful landscape in Hiddenwaters and on adjoining lands to the east and west (Addendum Items 2 and 3). And they will do everything to appease our concerns. But what they offer is just unattainable hence unacceptable. They say, for example, that they'll direct their visitors—perhaps 150 patrons at a time they say—away from our private roads in Hiddenwaters. But that party for Mr. Wendorff's birthday only demonstrated the hollowness of their offer. Mrs. Wendorf or someone hired by the family did indeed come by distributing a flyer indicating the party, a first, would be happening soon. Traffic would be diverted away from Hiddenwaters. Visitors and service vehicles would be told to use County Road 10,000. But most didn't get the message and all evening and the prior day our traffic counts mushroomed. We'll change Google Maps they say, but of course there are numerous GPS companies and to erase Hiddenwaters land from the maps of all would be almost impossible. And why, by the way should we wish our roads suddenly to disappear from the navigation screens of friends wishing to visit us.

Consider the essential aspects of the Special Use Permit the Wendorff's seek. Their property is zoned RA-35 "Rural". But of course it sits right next to and above the Hiddenwaters subdivision which was staked out long ago but has only recently begun to undergo rapid development. The "Event Facility"

the Wendorff's seek to operate is a business, despite all the verbiage in their narrative—a money-making venture that monetizes the beautiful surrounding landscapes that include the expansive grounds of Hiddenwaters. Nowhere is any such Special Events Facility to be located as a mere matter of right. If it were it'd be assigned a "P" for permission granted, in the County LDC. Such facilities, by the way, are expected to meet numerous criteria (Addendum Item 5). Read them below! I, however, will address just a few impacts on Hiddenwaters that the applicants never bother to address. Here goes! Yes, the Wendorff's have already achieved a spotty record in avoiding the use of our private roads. There was indeed that initiatory party. But there's been more. When they constructed the pond adjacent the "barn" trucks rumbled frequently down Hiddenwaters Lane. At the time there were few homes and few were inclined to resist. But we've just spent several thousand repairing our cracked roads. We can't attribute all the damage to those trucks, but they certainly didn't help. The Wendorff's moreover are apparently inclined both to keep their traffic off our roads, and to perhaps help us to maintain those roads. But that's not sufficient. Our roads are already burdened by necessary construction traffic. We intend to limit traffic otherwise as our entrance signs indicate.

But traffic isn't all that concerns us. Yes traffic means visual encroachment, noise, dust, danger for walkers and more. But there's more. Consider the water needs of this proposed Event Facility. Hiddenwater's own pump house and two community wells for 52 lots are located immediately below this so-called events facility. Their map shows well sites near the "barn", drawing from the same aquifer as our two wells. Why was this encroachment not noted in the application? In a similar vein there are other neglected impacts to be brought out into the open. Fire hazard, snow removal, violation of dark sky provisions, and disruption of the quiet all residents of Hiddenwaters seem to seek. There are no assurances that can be plausibly offered, that these 130-150 visitors won't on repeated occasions cause fires on dry landscapes, the result s of a tossed cigarette, the dragging of a truck chain on a gravel road, and more. And there's one more concern: septic. How can we possibly tolerate the placement of septic systems sufficient to accommodate the wastes of large crowds, immediately to the east of our two community wells? We absolutely cannot.

In sum, this proposal for a Special Use Permit (SUP) for a Special Event Facility adjoining Hiddenwaters is absolutely unacceptable. There is no negotiable accommodation that can alter this condition. This proposal must be rejected outright.

ADDENDUM

ITEM 1:

6:00 PM PUBLIC HEARING: Special Use Permit – Wendorff Hearing: David and Kristen Wendorff have applied for SUP for corporate meetings, creative retreats, spiritual retreats, and other events in their existing 1700 square foot barn for up to 150 guests. The property is 4.68 acres and is located at 9885 Pine Ridge Ranch Rd in Victor.

Legal Description: RP000600000040; LOT 4 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E

ITEM 2:

“With our newly constructed 1700 square foot barn, it is our hope to provide a curated experience for corporate meetings, creative retreats, spiritual retreats and other events. Our kick-off, a personal birthday party proved this is a property which easily accommodates a large group. The existing roads in the subdivision easily accommodated parking for our 130-150 guests with room to spare.”

ITEM 3:

“We are attentive to our neighbors and are aware that Hidden Waters subdivision has concerns regarding any non-residents using their road. We are willing to require event holders to direct guest traffic via county roads by including specific directions on their invitation. Should adjacent neighbors wish to be contacted prior to an event, we are most willing to do so via email and we can install directional signage prior to events to direct guests via preferred routes. In addition, we have contacted Google Maps to designate Hidden Waters as a private road in hopes that a GPS will direct people via an alternate route.

It is our deepest desire to be a benefit to this extraordinary valley. As we request this special use permit, we do so with respect and with a heart and desire to cherish the peace, openness and beauty of this wild mountain home.”

ITEM 4.

C. Special Use (S) Indicates a use that may be allowed in the respective district only after recommendation by the PZC and approval by the BoCC as set forth in Chapter 4. Special uses are subject to all other applicable requirements of the LDC, including any applicable use standards, except where the use standards are expressly modified as part of the approval process.

ITEM 5.COUNTY LAND USE CODE

3-6-13 Special Event Facility

A. Defined A facility used by groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, social gatherings, seminars, or weddings and which may provide meals, services, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Chapter 3 – Use Provisions 3-38 .

B. Special use standards

1. Minimum lot size for special event facilities shall be five (5) acres
2. All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F).
3. All surface parking areas must be landscaped in accordance with Chapter 5, Section 6, Driveways, Parking, and Access.
4. Hours of operation shall be limited to the hours of 8:00 am to 10:00 pm daily
5. All lighting and illumination of outdoor facilities shall be turned off no later than 10:00 pm.
6. The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews.
7. A Type A Buffer per Chapter 5, Section 7 must be established along all lot lines abutting a ground floor residential use.
8. Approval for food service must be reviewed and approved by the Teton County Fire Marshal.
9. The applicant will need provide verification of a food license or a proved exemption from EIPH.
10. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation.
11. The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business.
12. A permanent structure on a foundation shall be required for all special event Facilities to house restrooms, food preparation, and sanitation facilities at a minimum.
13. A commercial kitchen facility requires additional review and approval from EIPH. Applicant is responsible for any fees associated with reviews.
14. There shall be no overnight lodging at any special event Facility.
15. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit.



Sharon Fox <sfox@co.teton.id.us>

Special Use Permit - Wendorff Hearing on August 8

1 message

Tony Arneson <Tony.Arneson@mccclone.com>
 To: "pz@co.teton.id.us" <pz@co.teton.id.us>
 Cc: Sue Arneson <susankarneson@gmail.com>

Mon, Jul 31, 2023 at 12:59 PM

To Teton County P&Z Commission:

We are the owners of Lot 33 of the Hidden Waters Subdivision and are adamantly in opposition to the proposed special use permit being applied for by David and Kristen Wendorff. The Wendorff property sits high up on the hill just above our property to the south and west and is clearly visible from our parcel and that of about two dozen other property owners on Old Post Lane and Coneflower Circle. The Wendorff's barn looks directly down on our property and this section of Hidden Waters.

We purchased our lot in 2022 because of the beauty and tranquility of the valley that Victor calls home. We intend to build on our lot and to make Victor ID and Hidden Waters our home. The idea of having an active commercial event and party venue where up to 150 people would descend upon this peaceful place is absurd and extremely inappropriate. And since we are not aware whether the Wendorff's have offered any restrictions on what days of the week or what hours of the day they intend to operate this commercial enterprise, we must assume their events and parties will take place any time they choose and with little consideration of their neighbors. Since we will be retired and be at home a large portion of every day of the week, this commercial event and party venue will drastically change what is now a beautiful landscape.

The noise, the traffic, the parked cars on small one-lane roads, the heavy impact on the septic and water systems and our streets are just a few of the reasons this special use permit should be denied. Added to this, we see that the barn has 20-foot-wide barn doors that can be opened during good weather. This brings all the far-reaching event and party noises and sounds that are typical of such a venue up into the hills and down into the valley where wildlife and people are currently living in their mutually peaceful spaces.

We were in Victor over the Independence Day weekend, and it was incredible to be outside at night and have the dark sky and quiet surroundings. In fact, it was so quiet and peaceful that we could even hear howling off in the distance. This is the allure of the valley, and this planned residential area. We don't want to see it ruined by a noisy and disruptive commercial operation.

We would also point out that the Wendorff's property does not meet 3-6-13 Special Event Facility standards of the Teton County Land Development Code including 1) Minimum lot size for special event facilities shall be five (5) acres. The Wendorff's site plan indicates the property is 4.68 acres. 2) All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F). The Wendorff's site plan shows no proposed parking lot, and their narrative implies that they intend to have event guests park on "the existing roads in the subdivision." This is unacceptable.

If approved, this business venture will forever change the wildlife and living spaces surrounding the Wendorff's property including the Hidden Waters and Aspen Grove neighborhoods. As a new business venture that creates explosive traffic, road blockages and noise all day long and into the night, it will most certainly impact both short-term and long-term property values by discouraging current property owners from building on their lots, drive away future parcel purchasers and ultimately reduce the tax base.

We vehemently oppose the Wendorff's business plan and strongly encourage that the Commission deny the Wendorff's special use permit application.

Thank you,

Sue and Tony Arneson

[3273 Coneflower Circle, Victor ID 83455](#)



Sharon Fox <sfox@co.teton.id.us>

Request to deny special permit for Wendorff

Arcelia Hawks <achawks@gmail.com>

Sun, Jul 30, 2023 at 8:31 AM

To: pz@co.teton.id.us

Hello, As a neighbor on Little Pine Lane, I am asking for the denial of the special event permit requested by the Wendorffs. This area is not ideal and would be very disruptive to our quiet neighborhood. The impact of one large birthday party is proof enough that it was loud, lights were too bright, and the traffic going into HiddenWaters, which is a private road, we not acceptable for this small neighborhood. An occasional personal party is one thing but an event center that is asking to host 10 wedding a year with up to 150 people is not appropriate for the area. As you are aware 10,000 can be a tricky road to navigate as well and if this is the main travel path it will degrade as well. If the guests are not allowed to drive to through Hidden Waters, then our quiet street of Little Pine will become the defacto route. There are children, dogs, and neighbors enjoying a nice walk. The amount of traffic would be very impactful.

Thank you for your time and consideration.

Arcy Hawks
9691 Little Pine Lane
Victor ID 83455



Sharon Fox <sfox@co.teton.id.us>

Special Event Center Use Permit on 10000

1 message

Heather Bagley <heatherbag@gmail.com>
 To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Sun, Jul 30, 2023 at 7:36 PM

Teton **County** P&Z:

I am writing in response to the proposed special event center on 10000 South in Victor. It has come to my attention that David and Kristen Wendorff are seeking a special use permit for an event center. In an effort to appease their neighbors in the Hidden Waters subdivision and Aspen Grove they have suggested that traffic be diverted from those subdivisions and redirect their traffic via 10000 south.

To access 10000 South one would either have to get off Pine Creek Pass and go to the edges of Hidden Waters and Aspen Grove or come across 2000 West and then west on 10000 (which is what my understanding is what the Wendorffs are wanting to do). I suspect having an event center in a subdivision is primarily the concern of the subdivision residents which does not seem to go with the county vision for our valley.

My primary opposition to the proposed event center is the idea of diverting the event center traffic from the Hidden Waters subdivision and instead have that traffic go on 2000 W to access 10000 South. This would immensely impact my family and our neighborhood.

First of all, this proposal makes **NO** sense. The only reason I see for the Wendorffs wanting to divert traffic to 10000 is to avoid the problems related to the traffic and its ramifications for themselves and their neighbors in Hidden Waters and Aspen Grove. Really? The reason is to keep the peace with their personal neighbor while creating the problem for the residents to the east of them. They do not really care how it affects those residents, only the neighbors in their subdivision. Talk about haughty and presumptuous.

When a subdivision is proposed and accepted by the county the infrastructure must meet the demands of the impacts of that subdivision. So there is no reason why traffic should be diverted away from Hidden Waters subdivision. The most logical route for that traffic is through Hidden Waters. The proposed event center is located IN Hidden Waters. When Teton Springs, Moose Creek, The Tributary, etc. have an event they also have the traffic. That is part of owning the business. There should be absolutely no reason to divert it to 10000 South just so the problems and burdens of traffic become "someone else's problem". I can see why the residents of Hidden Waters would also not want this (I don't blame them), but don't allow the Wendorffs to just divert their traffic to residents to the east that they don't know or care about to appease the neighbors they do know.

Secondly, I don't see how traffic on 10000 South would work. It is a dirt road that essentially turns into a one lane road that is in poor shape on the best of days. It is rutted, often muddy, and the county does not plow it in the winter months. It is used for a farming road and should remain as such.

As a resident on 2000 West we have seen an immense increase in our traffic since we first built our home here 20 years ago and it's going to be even busier as homes are constantly being built (we have 2 new subdivisions in the works as I type this). To add to it traffic for an event center would be horrible and completely unnecessary. I would speak more to the event center itself, but I believe that's an issue amongst the residents of Hidden Waters and Aspen Grove subdivision. My intention is to strongly oppose the diversion of traffic to use 10000 South. Thank you for your time and consideration.

Heather Bagley

9790 S. 2000 w.

Victor, ID

heatherbag@gmail.com (208) 705-7514

--

Heather

C I S C O C O N S T R U C T I O N I N C.
3225 Old Post Lane Victor, Idaho 83455 307-413-4570 grcisco4570@gmail.com

July 31, 2023

To: Teton County Planning & Zoning Commission
Subject: Wendorff Special Use Permit application

I am writing to express my concerns about the proposed special events use of our neighbor's property at 9885 Pine Ridge Ranch Road. To be clear, I am completely opposed to what they are requesting to do. While I certainly support everyone's right to use their property as is legally allowed, I draw the line when their rights begin to encroach on mine. I will offer details on this later in my letter.

I am a retired general contractor who owned and operated a custom home building company in Jackson, Wyoming for many years. My wife and our young family moved there in 1980. This was back when Jackson was still a small town. Well, those days are gone forever! My wife and I moved to Victor in 2016 because it still had that small town, rural feel. Now that I am retired, I forward to enjoying the rest of my time in our beautiful valley. Specifically, we have recently completed our final home in Hiddenwaters Subdivision. Just this past week, in fact, we were able to sit on our newly completely back deck and have dinner while enjoying the views, serenity and peace and quiet. I serve as a member of both the Board of Directors and also the Design Review Committee for Hiddenwaters HOA in an effort to help ensure our quality way of life continues.

I watched with interest as the Wendorffs built their party barn, often wondering how they would use it. Now, we know. They plan to pursue (presumably) a for-profit operation. While their narrative talks about "cherishing the peace of this beautiful valley" and expressing their "deepest desire to be a benefit to this extraordinary valley", if approved, their operation will accomplish just the opposite. I suspect their underlying goal is to make money by renting their commercial venue out numerous times per year. I find it interesting they are now effectively asking for forgiveness rather than having gotten permission in the first place. If their intent all along was to have a commercial operation, why did they not secure County approval for that specific use before they built it?

My main objections include:

1. Noise pollution – the sound of the music when Mr. Wendorff had his birthday party echoed throughout Hiddenwaters. There was no escaping it. If their parties are allowed to go on until 10PM, that means our neighborhood will be disturbed. I often times go to bed well before that time. **This is unacceptable.**

(Continued)

2. Light pollution – While Teton County has a strict “dark sky” exterior lighting Policy, the lights from the birthday party last year were significant and visible from many parts of Hiddenwaters. Also, I understand they were left on overnight because someone failed to turn them off. Further, the headlights from guest cars, when leaving an evening/night function will likely shine directly into my home. **This is unacceptable.**
3. Traffic – the Wendorffs have historically used Hiddenwaters Lane (a private road) for their comings and goings without contributing to its maintenance costs. Even though they say in their narrative they will address this potential for trespass by their parties, the reality is they cannot do so effectively or make any assurances their functions will not have any impact on the roads of our subdivision – both from a maintenance and privacy/serenity perspective. If this is approved, Hiddenwaters may have to install electronic gates to prevent trespass. I never aspired to live in a gated community, but I don’t want to live near a busy commercial use road either. Our HOA should not have to take this step to prevent trespass and does not have the funds to pay for such gates. **This is unacceptable.**
4. Water quality – in spite of the EIHD letter of findings, It would appear a typical wedding of 150 guests, plus staff, could equate to 750 gallons or more per usage. The findings statement clearly states their septic permit was based on a 2 bath/limited kitchen residential use. A typical wedding party will introduce almost a septic take full of waste water into the ground every wedding. Had they been forthright in the beginning, a larger commercial drain field could have been designed and built. **This is unacceptable.**
5. Lot size – LDC 3-6-13 states the minimum lot size to enable a Special Use Permit is 5.0 acres. Their plat map shows 4.68 acres. Their application, however, claims a lot size of 15 acres. I suspect they have included the other two lots they own to achieve the minimum required lot size. However, these other two lots (9869 and 9890 Pine Ridge Lane) lots could be sold at some time in the future. If sold, their Special Use designation on the small single would be noncompliant. Their lot is almost 5.0 acres, but I use the same logic found in sports – it is either a foul ball or it’s not. Close only counts in horse shoes. This alone should be grounds for denying their request. **This is unacceptable.**

In their narrative, they state they are “attentive to our neighbors”. This statement was made to support their suggested and untested efforts to divert traffic. They make no mention of mitigating noise and light pollution. The application requires “adverse impacts will be effectively mitigated or offset”. I cannot foresee any way they can achieve this requirement with regard to lighting and noise.

(Continued)

In summary, I call on the Commission to consider the impacts of this proposed operation to the Hiddenwaters community and weigh the benefits to a single owner compared to the rights of the 40 some lot owners in Hiddenwaters. **Please deny their request.** All of the homes previously built in Hiddenwaters have abided by county rules and regulations. It seems only fair to apply the same level of standards to the Wendorffs. **I call on you to deny this request.** You are charged with helping shape the future of Teton Valley and enforcing all of the terms of the Land Development Code. **You must deny this request.**

Respectfully submitted.

Gregory and Moira Cisco
Lot 27 Hiddenwaters



Sharon Fox <sfox@co.teton.id.us>

ID 818 5476 8477 David and Kristen Wendorff

Chris Cole <Chris.Cole@encoreelectric.com>

Wed, Aug 30, 2023 at 10:51 AM

To: "pz@co.teton.id.us" <pz@co.teton.id.us>

I am completely against the SUP for the following reasons.

- The barn intended for use is on an elevated hill directly in front of my residential property at 9918 Hiddenwaters Ln. We will see and hear the vehicles and people associated with every event they hold.
- The associated coming and goings of vehicles will flow through the neighborhood.
- The road W1000 is currently gravel and not intended to handle the traffic.
- The road dust, considering prevailing winds will partially settle on our property.
- There will be obvious wildlife disturbance

Chris J Cole

VP Business Development



7125 W. Jefferson Ave., Suite 400 | [Lakewood, CO 80235](#)
303-934-1234 | direct 970-279-5709

Mobile 303-898-9156

www.EncoreElectric.com

To: Teton County Planning and Zoning Commission
From: Pam Coleman
Re: Special Use Permit—Wendorff Hearing

Jul 31, 2023

Dear Planning and Zoning Committee,

I am writing to express my opposition to the application for a Special Use Permit submitted by David and Kristen Wendorff on their 9885 Pine Ridge Ranch Road property. This property runs adjacent to the Hiddenswaters Subdivision and along side a sloped, single lane, dirt road section of 10000 S. The intent or purpose for their proposed SUP is to be able to operate corporate meetings, creative retreats, spiritual retreats and other special events such as weddings that would accommodate between 130 -150 guests at a time. This is particularly heavy use in this designated Hillside and Wildfire Hazard Overlay area of the valley.

It is my belief and experience that a special events facility such as the one being proposed would cause a rather significant disturbance and disruption to the surrounding residences, as well impacts to the surrounding infrastructure and general landscape. The potential disturbances for which I am most concerned include some the following:

- 1.) Heavy road traffic/use will be a disruption and hazard to the surrounding neighborhoods and homes. More specifically the road that provides public access to the property 10000 S. is rugged and minimally maintained in nature. Not only will such use impact the quality of the primary access road, It is safe to assume guest will use neighboring subdivision roads to enter and egress facility.
- 2.) Sounds from the events will carry omnidirectionally on the hillside and with events going until 10pm (not to mentioned end of event noise and commotion) that could go well later into the night.
- 3.) Light pollution from events will be a disturbance for surrounding neighbors and residences.
- 4.) Risks to surrounding wells via the shared aquifer and increased septic use.
- 5.) Lastly, increased fire risk, in an already designated Wildfire Hazard Overlay with increased people and event activities.

As a property owner in the Aspen Grove neighborhood, it is my hope that you will take my concerns into significant consideration. Again, my husband and I are strongly adverse to this request for a Special Use Permit for a special events facility in a rather quiet area of the valley with neighboring, single home residences.

Sincerely,

Pam and Worth Coleman
9840 Little Pine Lane
Victor, ID 83445

Memo

To: Teton County Planning and Zoning Commission

From: Brian & Melissa DelMonego

Re: Special Use Permit—Wendorff Hearing

We are providing comment to the application for a Special Use Permit submitted by David and Kristen Wendorff, anticipating the hearing on their application set for August 8, 2023. We are lot owners in the Hiddenwaters community due to begin construction in the coming year.

We completely concur with the comments our fellow Hiddenwaters neighbor, Thomas Clark provided, including his concerns regarding noise pollution, risk of fire, violation of dark sky provisions, and impact to our community well and aquifer both from a water usage perspective and a potential contamination perspective. We have the same concerns.

- We do not want to be listening to loud music and loud voices throughout the day and night. Sound carries and noise pollution is one of our main concerns. The sound from these events would travel directly to our backyard.
- We do not want 150 cars and industry vehicles (caterers, musicians, transportation, sanitation, etc.) traveling our roadways, roadways that we in the Hiddenwaters community are expected to maintain. We do not want the additional air pollution that spews from these vehicles either.
- We do not want our community well negatively impacted by the ongoing activity of hundreds of event participants.
- These events could conceivably take place every week/weekend. Think about that. The impact to the Hiddenwaters community and the wildlife that call this area home would be profound.

We do not believe the Wendorff's are acting in good faith "with respect and with a heart and desire to cherish the peace, openness and beauty of this wild mountain home." How can this possibly be a truthful statement when they are talking

about bringing in large groups of people for a variety of events and all that goes with that, which naturally will disturb the peacefulness of the area?

We do not believe the Wendorff's comment that they have the "deepest desire to be a benefit to this extraordinary valley" but rather to benefit from the extraordinary setting by creating a profitable business in the middle of a residential community. They are not thinking of the impact to their neighbors. That is obvious in the complete arrogance of building a structure in advance of getting approval and then assuming, after the fact, that the County will approve of the concept and the neighbors will just have to accept it just because they "successfully" held a private event for a very large group of people. It is also presumptuous and arrogant to contact Google Maps on behalf of the community without approval: "In addition, we have contacted Google Maps to designate Hidden Waters as a private road in hopes that a GPS will direct people via an alternate route." This is not the solution. The solution is to not conduct such a business in this location at all.

We are not clear on how a lot that is zoned "rural" would be approved to run a business to host events for 150+ people negatively impacting adjacent residential communities. In our view, this proposal for a Special Use Permit (SUP) for a Special Event Facility adjoining Hiddenwaters is completely unacceptable and should be rejected.



Sharon Fox <sfox@co.teton.id.us>

Objection to SUP Application for Wendorff

1 message

Gary Glenn <gary@garyglenn.net>
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Mon, Jul 31, 2023 at 3:55 PM

I am formally objecting to the approval of a SUP for Wendorff. One of the requirements is a parcel of 5 acres or larger, none of the parcels owned by Wendorff are over 5 acres all are 4 acres plus. The only way to meet the requirement would be to have a parcel changed by the county, a survey would be required and all owners in the subdivision would need to have been notified or for the county to consider the individual parcels in aggregate.

We live at 9851 S 2000 in Victor, the subject property is quite a distance from our home however we do see his lights, at night it looks like an airport, we also hear the music well after 10:00 pm. I do not believe based on Wendorff's actions that he is concerned with affecting his neighbors, his actions prove contrary to his statements. We have seen a huge increase in traffic, cars go past my home at speeds in excess of 50 miles an hour headed to Wendorffs property. We have children, horses, dogs and neighbors that bike and walk their children n strollers, an increase in traffic of 150 cars for an event would be devastating and possibly deadly. Our neighbor had his dog run over already, who is next?

I find it personally offensive that MR. Wendorff takes a position of ask for forgiveness rather than asking in advance for permission. Shockingly he has had the audacity to ask that the county divert traffic through 2000 vs Hidden Waters. We all know that the county will not divert the traffic but that Mr. Wendorff will send out directions that will route the traffic through 2000 S.

There is nothing in any way that is good for teh county or the citizens of Victor.

I ask the commissioners to consider the greater good of the county and deny the application.

Gary and Geri Glenn

[9851 S 2000 W](#)

[Victor, ID 83455](#)



Sharon Fox <sfox@co.teton.id.us>

Wendorff Special Use Permit comments - please confirm you received, thanks!

1 message

Kristina Goetz <1skunkiejunkie@gmail.com>

Tue, Aug 29, 2023 at 12:13 PM

To: Sharon Fox <sfox@co.teton.id.us>, pz@co.teton.id.us

Teton County Planning Department
Driggs, ID

I am sorry this wasn't submitted as part of the committee's packet for review, but I only heard about this proposal from a neighbor a few days after the comment period closed. As mentioned in an earlier email, I was planning to come to the August meeting to speak, but this agenda item was postponed. So, here I am.

I will be the first to admit I've never looked at a special use permit before, but after looking at this one I do have some concerns.

First, the request seems too vague, stating "probably" 10 big events a year, and then some other events too... If approved, this could prove to be 3, could be 10, or it could be 50, who knows? And the smaller events could be unlimited. Clearer language and clarification are necessary. While 10 weddings a year doesn't sound like many, I can't imagine brides-to-be will love the idea of being married in a barn in a blizzard. Summer is the time, and with our fleeting summer season, 10 weddings a year actually more likely means a wedding every weekend or more over the short summers here. Add to that a 10 pm ending time means traffic and breakdown will likely last another hour, and we've got a big late night bash in the neighborhood once or more a week all summer long. With this location, the sound impact from events will reverberate throughout the south end of the valley. Interesting that in the applicants narrative they express their desire to share the "peace and beauty" of their neighborhood, but it seems like this will be at the expense of exactly that for their neighbors. I don't know anyone who lives in a quiet neighborhood who would welcome an unnecessary 300-400 cars going by their home each day. Of course, this could be mitigated somewhat with clear terminology like "a maximum of 10 events a year, each occurring no more than once a month and ending at 8pm", a promise that this will be enforced, and to undergo regular annual review to hear from neighbors if it is being enforced.

Another even bigger concern is the access. It is nice to hear that the applicant is taking Hiddenwaters subdivision's desire for no traffic to pass through, which means attempting to reroute their traffic via county rounds. There are two options for that. One is coming down 2000 E and then along 10000S up to the applicant's property.

While yes, this looks pretty clear and direct on the map and GPS, the fact is that 10000S between about 2750 W and the applicant's property has no residences, and is

not constructed or maintained to handle that volume of traffic. 150 partygoers as well as caterers and wedding support infrastructure spells 300-400 vehicle trips per event. This seems unfeasible on a road that is completely closed in the winter and sometimes impassable in the spring and summer after rain. It's narrow dirt road, rutted and slippery, with not only its own pond down on the lower part, but also a hill that becomes rather a disaster in mud season and then a giant rutted mess after it dries. It can be difficult to get up even with 4WD, and a slippery slide going down. It's not necessary to upgrade this road with its current traffic, but I can't imagine the county would want to shoulder the considerable expense of upgrading this road to serve a single resident's commercial enterprise. And I can't imagine what headaches await partygoers coming via this road, or going home after a few glasses of wine, or what lawsuits might await the county for deeming this a road that can handle that level of traffic. I also can't imagine this route will meet the expectations of those coming to a "curated" event.

I'm not sure if any of you have travelled this road, but I've included a few shots of this stretch of 10000 here.

First is one that shows the stretch of it that is clearly marked "End of Winter Maintenance" heading towards the property in question, which is at the top of the hill in the distance.

Second is one that shows the "pond" as well as the width of the road.

Third is a shot of the hill right before the applicant's property entrance, which was taken after some rain a few weeks ago.

Given that, let's suppose that the applicant directs people via the third or fourth possible routes - via 10000 from the west end, which is somewhat better maintained, or through Aspen Grove Subdivision, although this would certainly negatively impact the residents of Aspen Grove Subdivision and shouldn't really be an option - and tries to steer partygoers away from the other two routes. The reality is with GPS, there's no way to really regulate which way people choose to drive. Even with recommendations and signage, the applicants recognize this themselves when they state "in the hopes that" their efforts direct traffic a certain way. Really, the only way to ensure that there's no traffic on the roads that aren't suitable for this quantity of traffic is to not have events down that way at all.

And then there's parking. The applicants mention parking on Hiddenwaters roads is plentiful, but if their event traffic isn't permitted on those roads, that is contradictory. So without providing a parking area on site, parking will have to be on 10000. Cars parked along this narrow road will absolutely impede whatever normal traffic there is during the time of the events because this road simply is not three cars wide. It is not easy to even just turn around on this road with no cars parked there; a driver changing their mind when seeing the conditions would be stymied during events if cars were parked along the road, and it's more than half a mile of going in reverse to find a place to pull off, provided there's not a car behind you. So directing eventgoers to this route could actually prove not just a headache of stuck vehicles and logjams, but a safety issue. The answer would be to require that the applicants provide their own parking on their property, which may not be possible given the size of their lot.

Given all this, it's clear that this permit request does not meet the first three of the four criteria used to grant permits because:

1 the location of this proposed use is not compatible with other uses in the general neighborhood

2 the proposed use will absolutely place undue burden - and likely create new problems with - existing public services in the vicinity

3 the site is not large enough to accommodate proposed use because they cannot provide parking

So in short, it seems to me that the Wendorff's vision isn't actually aligned with the reality of their location, the infrastructure, and the neighborhood.

Just my two cents.

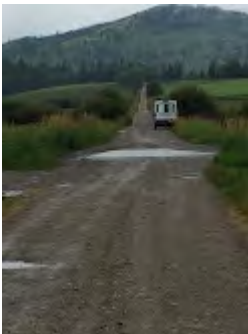
Thanks for your time and consideration!

Krissi Goetz

3 attachments



IMG_6516.JPG
2132K



IMG_6515.JPG
1179K



IMG_6507.JPG
2071K

To: Teton County Planning and Zoning Commission
 From: Robert Brandon Harrison
 Subject: Special Use Permit (application) - Wendorff Hearing

Date: July 28, 2023

I have lived in this Valley for some 17 years and am currently elected as President of the Hiddenwaters HOA here in Victor. I write in strong personal objection for any approval given. I have also talked to a number of the lot owners here who share my objections to the application for a Special Use Permit by David and Kristin Wendorff of California (and sometimes) here in Victor. (This application - in addition to specific objections - smells of a commercial undertaking)

It seems that the "application" is intended for future use. For whatever reason it seems as though this facility has been used previously for many of the past years anyway (and I'm guessing without any permit.) (I know this request refers (to what we here in our HOA) call as "the party barn" which has been used in the past on various occasions. (While I respect a neighbors privacy I [and others] can't help but notice - among other things - a marked increase of ATV/motor bike/motor cycle/ traffic mostly by youth on weekends. (Is this "party barn" already rented?) (When very bright lights, sounds from very loud speakers (I don't need an invitation as I'm already well within hearing and almost involved by my location.) Whenever there is an "event" - permitted or not - there is a dramatic increase in traffic and speed on HOA private roads. I mention the traffic (which is considerable) but the speed of vehicles as well. Both this traffic increase and speed represent a considerable liability to our routine walkers - children and their pets.

NOTE: There is traffic other than permitted days as various maids and ground keepers prepare for and cleaned up each event.

The objections by me, and other lot owners, mentioned - are not limited to the following.

- 1) TRAFFIC. This HOA is privately owned - including the road which would (and has been) used routinely by those attending or who will attend whatever WAS or might be a permitted event. This does not include the maintenance staff that we see (and would see) before and after uses(I must mention that Wendorff deliberately uses our private road (and doesn't even help volunteer nor pay for it's maintenance) as

- The application addresses only lot (Parcel RP 00060000040) which is only 4.68 acres versus the required 5.0 acres

CONCERN:

- Water contamination for our HOA and given the potentially use of their small lot - as many as 150 persons per a lot of only 4.68 acres in size.

Respectfully submitted

Robert Brandon Harrison
9780 Hiddenwaters Lane
Lot 42
Victor, Idaho. 83455



Sharon Fox <sfox@co.teton.id.us>

Event Barn proposal on 10,000

1 message

Brents Hawks <brentshawks55@gmail.com>
To: pz@co.teton.id.us

Sun, Jul 30, 2023 at 7:17 AM

My name is Brents Hawks and I live at 9691 Little Pine Ln. In Victor. I was a Jackson Wy. resident since the mid seventies and have moved to Victor about a year ago. My wife of 30 years and myself moved here for the peace and quiet along with the incredible beauty of Teton Valley Idaho and yes to also get away from the rat race carnival atmosphere of Jackson. Now we are already facing the same problems with the proposed "event barn" on 10000 S.

We are very opposed to this special event application by the Wendorfs. It has already been stated that the noise, the traffic, the lights, the LOUD music is a huge impact to our neighborhood. The party there last summer had music that literally shook the windows in our house it was so loud. We live about 1/4 mile away.

Thank you for your consideration, again we are VERY OPPOSED to this going through. It would have a severe impact on Aspen Grove and Hidden Waters subdivisions.

Thank you
Brents & Arcy Hawks

July 31, 2023

To: Teton County Planning and Zoning Commission
From: Troy and Jeanette Lark
Re: Special Use Permit—Wendorff Hearing

This letter is in response to the application for a Special Use Permit submitted by David and Kristen Wendorff, anticipating the hearing on their application set for August 8, 2023 (See Addendum).

As residents of the Aspen Grove Subdivision, we are opposed to an event venue being approved in a residential neighborhood. We specifically purchased the property in Aspen Grove to avoid the traffic and noise associated with living in or adjacent to a town or event center. Based on the application, all associated traffic will funnel through the Aspen Grove Subdivision with as many as 150 patrons traveling to and from the event. The road through Aspen Grove is used primarily by the lot owners in the subdivision who respect the properties and do not operate in a reckless manner.

We have 2 primary concerns:

- 1) Traffic along 10000 and Little Pine Lane would be increased by a significant factor during event days. The attendees would not be familiar with the roads or speed limits. In addition, adding alcohol served at the event has the possibility to contribute to potential accidents or damage to adjacent property owners. The road is not paved and there are no sidewalks to keep kids and people walking their pets off the roadway. This road was never intended to be used to access events.
- 2) Noise/dust: The increased traffic along Little Pine Lane will further degrade the existing road and cause noise and dust. There was one event held at the property last summer and the music, toasts, and lights could be seen and heard throughout the Aspen Grove neighborhood.

Point of Reference:

COUNTY LAND USE CODE

3-6-13 Special Event Facility

Item B (1) - Minimum lot size for special event facilities shall be five (5) acres.

- The lot size is 4.68 acres which is in violation of the code.

The property is zoned RA-35 "Rural" which would suggest the area would be farmed or have a single residence. The county should not approve special permits to properties that will bring traffic and noise to a quiet community whose residents live in the area with the specific intent to avoid these issues.

In summary, we oppose the approval of the Special Use Permit and ask the county to enforce the land use code and consider the impact on the neighborhoods of Hidden Waters and Aspen Grove.

Sincerely,



Troy and Jeanette Lark

ADDENDUM

ITEM 1:

6:00 PM PUBLIC HEARING: Special Use Permit – Wendorff Hearing: David and Kristen Wendorff have applied for SUP for corporate meetings, creative retreats, spiritual retreats, and other events in their existing 1700 square foot barn for up to 150 guests. The property is 4.68 acres and is located at 9885 Pine Ridge Ranch Rd in Victor.

Legal Description: RP000600000040; LOT 4 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E

ITEM 2:

“With our newly constructed 1700 square foot barn, it is our hope to provide a curated experience for corporate meetings, creative retreats, spiritual retreats and other events. Our kick-off, a personal birthday party proved this is a property which easily accommodates a large group. The existing roads in the subdivision easily accommodated parking for our 130-150 guests with room to spare.”

ITEM 3:

“We are attentive to our neighbors and are aware that Hidden Waters subdivision has concerns regarding any non-residents using their road. We are willing to require event holders to direct guest traffic via county roads by including specific directions on their invitation. Should adjacent neighbors wish to be contacted prior to an event, we are most willing to do so via email and we can install directional signage prior to events to direct guests via preferred routes. In addition, we have contacted Google Maps to designate Hidden Waters as a private road in hopes that a GPS will direct people via an alternate route.

It is our deepest desire to be a benefit to this extraordinary valley. As we request this special use permit, we do so with respect and with a heart and desire to cherish the peace, openness and beauty of this wild mountain home.”

ITEM 4.

C. Special Use (S) Indicates a use that may be allowed in the respective district only after recommendation by the PZC and approval by the BoCC as set forth in Chapter 4. Special uses are subject to all other applicable requirements of the LDC, including any applicable use standards, except where the use standards are expressly modified as part of the approval process.

ITEM 5. COUNTY LAND USE CODE

3-6-13 Special Event Facility

A. Defined A facility used by groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, social gatherings, seminars, or weddings and which may provide meals, services, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Chapter 3 – Use Provisions 3-38 .

B. Special use standards

1. Minimum lot size for special event facilities shall be five (5) acres
2. All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F).
3. All surface parking areas must be landscaped in accordance with Chapter 5, Section 6, Driveways, Parking, and Access.
4. Hours of operation shall be limited to the hours of 8:00 am to 10:00 pm daily
5. All lighting and illumination of outdoor facilities shall be turned off no later than 10:00 pm.
6. The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews.
7. A Type A Buffer per Chapter 5, Section 7 must be established along all lot lines abutting a ground floor residential use.
8. Approval for food service must be reviewed and approved by the Teton County Fire Marshal.
9. The applicant will need provide verification of a food license or a proved exemption from EIPH.
10. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation.
11. The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business.
12. A permanent structure on a foundation shall be required for all special event Facilities to house restrooms, food preparation, and sanitation facilities at a minimum.

13. A commercial kitchen facility requires additional review and approval from EIPH. Applicant is responsible for any fees associated with reviews.
14. There shall be no overnight lodging at any special event Facility.
15. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit.

To Teton County Planning & Zoning Commission,

We are writing in opposition to the Wendorff Event Center application for a Special Use Permit. Our opposition is based upon the following:

NON-COMPLIANCE WITH LDC STANDARDS

We believe the application does not comply with the following standards:

Section 3.6.13.B

1) *"The minimum lot size for special event facilities shall be five (5) acres."*

At 4.68 acres, the property does not meet the standard unless two lots owned by the applicant are legally consolidated and recorded. Otherwise, the other lots owned by the applicant could someday be sold and the event center would be sited entirely on less than five acres.

2) *"All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F)"* The application states that their one event so far accommodated everyone on the subdivision road. But that's not technically on site, especially since the applicant doesn't own all the lots in the subdivision. In addition, parking on one of the other lots owned by the applicant also wouldn't meet the standard unless that lot was legally consolidated with the event center lot and recorded.

6) *"The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews."*

Importantly, EIPH states that the applicant has proposed limits of ten 150-person weddings with an unlimited number of 50-person retreats—and the EIPH consent to the project is predicated on it—even though there is no mention of these limits in the application itself. Unless the conditions are included in any approval—and *those conditions are enforced by the County*—the application wouldn't merit EIPH approval.

7) *A Type A Buffer per Chapter 5, Section 7 must be established along all lot lines abutting a ground floor residential use."*

Because the barn sits on a hill with the lot lines at the bottom on the north and east sides, any required screening would have negligible value in mitigating noise and visual impacts.

SITE-BASED FACTORS

In addition, our opposition is based upon concerns as property owners in the neighborhood.

Septic

The septic situation is especially troubling, given the lack of standards to guide appropriate sizing of a system, the lack of limits on the number of retreats that could be held, and the location of the venue.

1. The EIPH letter states that:

"The IDAPA 58.01. Individual Subsurface Sewage Disposal Rules of Idaho do not directly address the wastewater flow for the above events. EIPH does not determine the wastewater capacity of a system for events such as described above. Teton County Idaho P&Z can determine a gallon per event per person rate should they wish to regulate a minimum septic system size for such events."

Though there are no standards to guide them, EIPH suggests that the 1000-gallon septic tank and drainfield are sufficient to accommodate the events as described in the letter. But the EIPH suggestion that the P&Z can "determine a gallon per event per person rate" doesn't inspire

confidence. I'm no wastewater professional, but I'm skeptical that the septic system would be sufficient if numerous retreats were held back-to-back throughout the year, or even just during the summer. Is that what EIPH envisioned or were they thinking only of occasional retreats? Does a 1000-gallon tank (and unknown septic field size) really accommodate 50 people using two bathrooms all day long? There is no limitation suggested on the number of retreats—what if retreats were held multiple days every single week, or even most days throughout the year? The event center would be meeting the intent of the EIPH letter, but it's hard to imagine that the current septic system could safely manage that burden. (In the recent application for the camping cabins on Hwy 31, EIPH required one 900-gallon tank per one-bedroom cabin. Does it really make sense that 50 people a day can use two toilets potentially every day of the week and not overwhelm the system?)

2. The event center sits near one of the headwaters of Warm Creek, as well as the community well for Hiddenwaters subdivision. It is not worth the risk of polluting those two water sources.
3. We have to assume this approval will run in perpetuity, including for subsequent owners. EIPH consented to this project from a septic point of view with conditions on the number of 150-person "weddings." But what about other 150-person events? Concerts? Birthday parties? Though the current owners suggest they intend to allow no more 10 large weddings per year, we have no idea what subsequent owners' uses might be.
4. Most important, perhaps, is the question of who will enforce, over time, the EIPH limitations on use? Even if they are added as conditions of approval, will the County enforce them?

Access and Traffic

The applicant states that they will attempt to have all event attendees access the venue via 10000 South. However, there are numerous issues with that substandard access:

1. 10000 South is a one-lane road in many places between Pine Ridge Ranch Road and Little Pine Lane (not to mention in places east of Pine Ridge Ranch Road as well). In the summer, there are a few wide spots where oncoming vehicles can pass, but in winter it is solidly one lane. Putting traffic of 150-person events— even 50-person events— on a one-lane road is inadvisable any day and it is unsafe in an emergency.
2. In wetter times, mud makes 10000 South a 4WD road in places. At drier times, dust from the traffic would certainly impact the residents there (as well as the southern Aspen Grove and Hiddenwaters residents from event attendees coming from the west). Dust abatement would be key regardless of where patrons access the venue, whether Little Pine Lane, 10000 South from the east, or 10000 South from the west.
3. During the large event last summer, multiple attendees accessed the venue via private Hiddenwaters Lane. To avoid this in the future and to mitigate traffic pressures on Little Pine Lane, the applicants have proposed contacting Google Maps to "...designate Hidden Waters [sic] as a private road in hopes that a GPS will direct people via an alternate route." However, it's not realistic to think that event center patrons will drive only on 10000 South to attend non-winter events— especially given that Google Maps (and other GPS services) are notoriously unreliable. (Witness the snafu that brought Yellowstone-bound travelers to an Alta subdivision a couple of years ago, and the serious problems near Rock Springs this winter when Google Maps rerouted unwary travelers to roads without winter maintenance during I-90 storm closures.) The applicants' hopes for Google Maps appropriately routing attendee traffic are unrealistic.

4. It may be worth noting that, currently, 10000 South is only (privately) plowed between Hiddenwaters Lane and Pine Ridge Ranch Road, even though Pine Ridge Ranch subdivision does not have legal access via Hiddenwaters Lane, a private road.
5. In the winter, the only legal access would be via Little Pine Lane. Even with a 50-person retreat, if every person drove their own car every morning and evening, there would be 50 more vehicle trips. Right now, seeing five cars when out walking the neighborhood is a lot. Imagine if there were 50 more. In the summer, with 150-person events, if every couple drove their own car, you'd have as many as 75 more vehicle trips at the beginning and end of the event. You'd best not be out walking your dog.
6. In an unexpected but interesting juxtaposition, Little Pine Lane is currently recommended for removal from the from the County Snowplowing Map. If it is in fact removed, Aspen Grove lot owners could be paying to plow the road so that a commercial business could use it.
7. If removal from the snowplowing map occurs and turns out to be a preliminary step to the County removing Little Pine Lane from the County Road Map altogether—reversing their acceptance of the road dedication approximately 40 years ago and presumably making it a private road—then the event center would have no winter access except via private roads over which there is no guarantee of winter access. Lots of ifs in that sentence, but it's a potential that should be considered.

Noise

1. Because the event venue sits on a hill, sound from events will be impossible to screen and will impact the greater neighborhood, regardless of any screening standards in the LDC. Events last summer at this venue and at Fin and Feather had profound impacts on the normal quiet of the neighborhood. With this experience, we know what the noise impacts will be and deeply object to the allowance of regular events that will bring such impacts.

Zoning/Use

1. This is a "principle commercial use" (per LDC land use chart) in a residential zone. Those who bought in this corner of the valley relied upon the residential zoning, which would be significantly compromised with this proposal. As Hiddenwaters and Aspen Grove build out, an event center will become an even more inappropriate use than it is now.
2. There is a good reason that an event center is a special use instead of a permitted use. If, for instance, on a large, secluded property in the same zone with limited impacts on neighbors, an event center could be an appropriate use. However, in a situation such as this, on less than five acres with significant and unmitigable impacts of traffic, noise, and potential ground water pollution, the use is utterly incompatible with the residential zone. I propose that this type of situation is exactly why the code allowed special use review, and that this application should be denied.
3. An approval of this SUP would establish an event center in this location for the long term. Though the current owner may not wish to host a constant stream of events (we don't know), subsequent owners may seek to fully exploit the commercial business and schedule a steady stream of events and retreats. Even if the P&Z sets conditions on the number and size of events, those conditions are meaningless without enforcement. Is committing to long-term enforcement by the County worth allowing a special use that stands to cause significant impacts to a residential neighborhood?

In summary, this is a highly impactful commercial use in a residential zone, which would be accessed by a one-lane road, and in winter additionally accessed via a road for which the county is currently recommending an end to county winter maintenance. Added to that are substantial and unmitigable impacts on the neighbors.

Clearly, this special use request should be denied.

Thank you for your hard work on behalf of our valley and for your consideration of our input.

Respectfully,
Susan and Mayo Lykes



To Whom it may Concern:

My name is Connie Marshall and I live off of 2000 W. I recently got word about an events center that is trying to get approved on 10000 S. In Victor. I am very concerned about how this will affect our quiet street. Music on Main has already affected us, by causing great noise pollution, and traffic. This will dramatically change our way of life living outside City limits, which we chose to do to enjoy the peace that the country brings. As I understand, our area isn't approved for commercial purposes, so I believe putting in an events center in our area would be illegal. If this goes through, my husband and I will have no choice but to take legal action regarding the matter.

My main concerns about an events center would be :

Noise: The event center would be located on a hilltop would have no barrier, it would effect sleep, and other things the benefits of living in the country brings.

Increased traffic We live on a dead end road! We chose to do so, so we would have less traffic.

Events usually happen in the Summer, and on Weekends which would mean every weekend would be a nightmare for us, dealing with the noise and increased traffic. This is something that really should be within City Limits. The peaceful country is not where this belongs .

Thank-you, and please Consider my concerns.

Connie Marshall



Sharon Fox <sfox@co.teton.id.us>

Wendorff hearing Aug 8th, 2023

1 message

Hilary Ordonez <hilary.ordonez@gmail.com>

Mon, Jul 31, 2023 at 3:29 PM

To: pz@co.teton.id.us

Hi folks,
Please see our comments regarding the proposed Wendorff SUP.
Thanks!

Memo

To: Teton County Planning and Zoning Commission
From: Carlos and Hilary Ordonez
2111 West 10000 South, Victor
Re: Special Use Permit—Wendorff Hearing

Date: July 31, 2023

I write in reference to the application for a Special Use Permit submitted by David and Kristen Wendorff, anticipating the hearing on their application set for August 8, 2023 (See Addendum, item 1). We are unalterably opposed to any such facility being established adjoining the Hiddenwaters Subdivision at the top of 10000 South. We are 23 year full-time, year-round residents of Victor. The observations provided here are our own.

The submission submitted by the Wendorffs comes quite late in the development process. Why would anyone wait until after a facility has been constructed to seek official County permission to use it? I believe that they have resided full-time at that property for over 2 years and know they have had sufficient time to schedule essential approvals, and now they present us with a proposal as they try to push through their already built "event center" in hope we would overlook that their property does not meet county standards nor neighborhood values. Their "practice party" vividly showed the enormous detriment such a SUP would put on our entire neighborhood despite their assertion that their own property can handle it.

Their property is zoned RA-35 "Rural". Such facilities are expected to meet numerous criteria (Addendum Item 5). Please see addendums below. In order to have such an event venue per a special use permit states:

B. Special use standards:

1. Minimum lot size for special event facilities shall be five (5) acres
2. All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F).

The property in question is 4.68 acres so right there this property does not meet county standards. Parking cannot be contained on their property and their statement indicates they had people park on the subdivision road. Their property cannot and does not meet either standard and no SUP should be granted. These county standards are in place to protect rural values of the residents of the Smith Canyon corner who bought and maintain our properties, livestock, tree farms, and live in harmony with the rural landscape and its native wildlife. The "Event Facility" the Wendorffs seek to operate is a business, despite all the verbiage in their narrative, and is a money-making venture that monetizes the beautiful landscapes of the Smith Canyon area that we call home. This is not a location where an event center would better our community residents or provide any opportunities that would benefit anyone other than the Wendorffs. Please don't allow one new resident to ruin the rural value of our properties.

The Wendorffs assert they really care about our beautiful landscape in their neighborhood and adjoining lands to the east and west (Addendum Items 2 and 3). And that they will do everything to appease our concerns. They have not. The Wendorffs indicate that they'll direct their visitors—perhaps 150 patrons at a time—away from the private roads in Hiddenwaters and onto 10000 S. Visitors and service vehicles were told, via the invitation to Mr. Wendorffs birthday party, to use County Roads 2000 West onto 10000 South. Instead their guests should use Highway 31/Pine Creek Pass to Pine Creek Drive since it's the closest county access to their subdivision. That party for Mr. Wendorff's birthday only demonstrated the hollowness of the offer as the traffic past our property on 10000 South that afternoon and late into the evening was chaotic, dusty, and fast. Our narrow gravel county road is not a highway, yet their out-of-town guests treated it as such. All evening and the prior day our traffic counts ballooned. They said they'll change Google Maps to divert traffic away from Hiddenwaters, but in doing so they just impact other rural neighbors more.

Our road is gravel and not suited to increased weights and use. 10000 S is already burdened by the construction traffic coming from Idaho Falls that uses it as a cut through from Pine Creek Pass to Teton Springs. The impact of noise and

dust is already high, and adding additional event traffic would become an increased burden on our road for the county to maintain, not to mention that the speeding visitors contribute to the loss of what makes our area so special. Would the Wendorffs financially help maintain our county road or help enforce speed limits? Will the county implement a 25mph zone to help mitigate ruts, potholes, dust, stress on rural road users and livestock?

Let's also consider the water needs of this proposed Event Facility. Hiddenwater's own pump house and two community wells for 52 lots are located immediately below this proposed events facility. Their map shows well sites near the "barn", drawing from the same aquifer as Hiddenwaters' two wells. Why was this encroachment not noted in the application? What is their plan for septic? How are they going to deal with the human waste aspect of up to 150 people multiple times a year? The placement of a septic system sufficient to accommodate the wastes of large crowds immediately to the east of two community wells in Hiddenwaters seems irresponsible and dangerous.

In a similar vein there are other neglected impacts to be brought out into the open. Fire hazards, snow removal, violation of dark sky provisions, and the disruption of wildlife and the quietness that year-round residents of our neighborhood seek. There are no assurances that can be plausibly offered, that these 130-150 visitors multiple times a year won't be a nuisance or worse.

In addition, on the night of their "practice party", the light and noise was intrusive even 1.3 miles down the road (10000 S) where we live. They sit at the top of a hill with no trees and no physical barriers to contain the effects of their parties. The impact of unlimited events a year will be tremendous on the entire neighborhood, humans and wildlife alike.

In the fields directly below the Wendorffs to the east, south and north, I have frequently seen nesting Sandhill Cranes (who like to return to their nest sites year after year), geese, elk, bear, moose and other wildlife who refuge in the quietness and wildness of our corner of the valley. It's why we love it so much here. To have traffic, excess lights, music, and gobs of people almost every weekend during the summer would surely displace the wildlife and devalue our property, not only monetarily but also in the value we residents place on having it there. Personally, we use 10000 south daily to walk our dogs and donkey, ride bikes and horses, xc ski and skijor in the winter. Our neighbors and valley friends do the same. It's a quiet, friendly road that we are lucky to have. We live in a special corner of the valley and to have an event venue in the middle of it all would ruin it. For the p&z and BoCc to give priority to an event guests' brief experience one evening over the effect that a year's worth of events on our neighborhood would have, would be disheartening.

In sum, this proposal for a Special Use Permit (SUP) for a Special Event Facility on the Wendorff property must be rejected. It does not meet county standards and there is no solution that makes it acceptable for our residents and neighbors.

ADDENDUM

ITEM 1:

6:00 PM PUBLIC HEARING: Special Use Permit – Wendorff Hearing: David and Kristen Wendorff have applied for SUP for corporate meetings, creative retreats, spiritual retreats, and other events in their existing 1700 square foot barn for up to 150 guests. The property is 4.68 acres and is located at 9885 Pine Ridge Ranch Rd in Victor.

Legal Description: RP000600000040; LOT 4 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E

ITEM 2:

"With our newly constructed 1700 square foot barn, it is our hope to provide a curated experience for corporate meetings, creative retreats, spiritual retreats and other events. Our kick-off, a personal birthday party proved this is a property which easily accommodates a large group. The existing roads in the subdivision easily accommodated parking for our 130-150 guests with room to spare."

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"We are attentive to our neighbors and are aware that Hidden Waters subdivision has concerns regarding any non-residents using their road. We are willing to require event holders to direct guest traffic via county roads by including specific directions on their invitation. Should adjacent neighbors wish to be contacted prior to an event, we are most willing to do so via email and we can install directional signage prior to events to direct guests via preferred routes. In addition, we have contacted Google Maps to designate Hidden Waters as a private road in hopes that a GPS will direct people via an alternate route.

It is our deepest desire to be a benefit to this extraordinary valley. As we request this special use permit, we do so with respect and with a heart and desire to cherish the peace, openness and beauty of this wild mountain home."

ITEM 4.

C. Special Use (S) Indicates a use that may be allowed in the respective district only after recommendation by the PZC and approval by the BoCC as set forth in Chapter 4. Special uses are subject to all other applicable requirements of the

LDC, including any applicable use standards, except where the use standards are expressly modified as part of the approval process.

ITEM 5.COUNTY LAND USE CODE

3-6-13 Special Event Facility

A. Defined A facility used by groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, social gatherings, seminars, or weddings and which may provide meals, services, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Chapter 3 – Use Provisions 3-38 .

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1. Minimum lot size for special event facilities shall be five (5) acres
2. All vehicular parking shall be provided entirely on-site in compliance with Section 5-6-3(F).
3. All surface parking areas must be landscaped in accordance with Chapter 5, Section 6, Driveways, Parking, and Access.
4. Hours of operation shall be limited to the hours of 8:00 am to 10:00 pm daily
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6. The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews.
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10. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation.
11. The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business.
12. A permanent structure on a foundation shall be required for all special event Facilities to house restrooms, food preparation, and sanitation facilities at a minimum.
13. A commercial kitchen facility requires additional review and approval from EIPH. Applicant is responsible for any fees associated with reviews.
14. There shall be no overnight lodging at any special event Facility.
15. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit.



Sharon Fox <sfox@co.teton.id.us>

Special Use Permit; 9885 Pine Ridge Rd

Andrea Paul <tetonwildcat@gmail.com>

Mon, Jul 31, 2023 at 11:54 AM

To: pz@co.teton.id.us

Good morning,

I am writing this letter, the first I have ever written to a county government, about the pending request for a Special Use Permit at 9885 Pine Ridge Rd.

I've been an owner in Hiddenwaters since it was developed back in 2008. I am vehemently opposed to this special use permit being granted. My lot will be the closest to the site of these special events and weddings, with regular traffic and noise directly impacting my experience. I have lived in the valley for 33 years and I bought this land many years ago and have diligently paid dues and taxes on it in anticipation of building a home there in a quiet space that does not see a lot of noise or cars. I am so tired of people moving into our valley and changing zoning for their own benefit, especially when they knowingly purchase land in an area that is zoned for a different purpose than the one they want.

Please register my opposition to this SUP as a citizen. The area is zoned rural for good reasons and therefore should not be granted a special use permit.

Thank you
Andrea Paul
Hiddenwaters Owner, Lot 50
307-690-5066

Andrea



Sharon Fox <sfox@co.teton.id.us>

Wendorf Hearing

Bruce Perlman <bruceperlman@gmail.com>

Mon, Jul 31, 2023 at 4:33 PM

To: pz@co.teton.id.us

With regards to the Special Use Permit request I would like to state my opposition to the proposed Special Events use of the Wendorf property. My opposition is consistent with our Home Owners Association letter of July 27, 2023.

Bruce Perlman
9690 Little Pine Lane
Victor 83455



Sharon Fox <sfox@co.teton.id.us>

CUP application -Wendorff event center

lpq@silverstar.com <lpq@silverstar.com>

Mon, Jul 31, 2023 at 1:47 PM

To: pz@co.teton.id.us

Dear Planning and Zoning Members,

We are writing to express our concerns with the application of a CUP for the Wendorff event center, and state that we are opposed to this special use permit for this event center. We are homeowners in Aspen Grove subdivision, which is fairly close to the property of the event center. We have lived in Aspen Grove for 25 years and are feeling the pinch of more homes, roads, subdivisions and people asking for zone changes, and CUPs within the county. We built a home in this subdivision because it is a unique, beautiful corner of the valley. We love the dark skies, the quiet, the proximity to national forest lands, and the serenity of being in the country. There is no doubt that if this CUP is granted much of what we live here for will be taken away. Is there a need for another event center? Is it alright for someone to make money to the detriment of other people's home life? Last summer, at our home, we very clearly heard the music and announcements of the birthday party that was held at the Wendorff's property. As the property/buildings sit up on a hill the sound travels out quite a distance. As there are two subdivisions very close to the event center all of the people living here will be affected. Not only by the noise but also by traffic. County road 10000 South is not wide enough, nor built to handle all the traffic, and it is not plowed in the winter. All this traffic will be going down county road 950 south, through our subdivision, as it is not allowed through Hiddenwaters. As a subdivision we already pay for dust abatement, and with a large increase in traffic, dust abatement would be a moot point.

We strongly feel that this area is not the place for an event center. Yes we live in the country, but both Aspen Grove subdivision and Hiddenwaters are dense subdivisions. As both subdivisions grow and become built out it doesn't seem right to subject all the homeowners to noise, lights, and increased traffic. It also should be noted that the buildings of the proposed event center are on the top of a hill. It is very visible for many neighbors, and people are able to see the lights at night from a far. Imagine, as well, seeing 75 cars parked on the top of this hill during an event, another eyesore for those of us who live and walk in the neighborhood. It also is a concern in regards to wildlife. The property to the south is zoned foothills and this is adjacent to national forest. There is a lot of wildlife that comes down into our area to use the creek and the cover the woods provide. The noise and traffic accompanying an event center could adversely affect the wildlife. Thank you for your time in carefully reviewing all letters and materials regarding this upcoming application for the event center.

Sincerely,

Leslie Prendergast
Peter Quinlan
homeowners in Aspen Grove Subdivision



Sharon Fox <sfox@co.teton.id.us>

Wendorff special use permit

1 message

Chloe Price <chloeprice427@gmail.com>
To: pz@co.teton.id.us

Wed, Aug 30, 2023 at 3:24 PM

July 30, 2023

To: Teton County Planning and Zoning
Subject: Wendorff Special Use Permit Application

My husband and I are currently building a home on Lot 30 in the Hidden Waters neighborhood, which is about a quarter of a mile away from the Wendorff's barn. The home we are building will be the first home we've ever owned, we are building it almost entirely ourselves, and it will be our full-time only residence. We have two small children (ages 4 and 7) and we chose to build our home in the Hidden Waters neighborhood first and foremost for our children to be able to play safely in the beautiful nature that surrounds it.

We are strongly opposed to the Special Use Permit that the Wendorffs are applying for for two simple but, in our opinion, very valid reasons:

1. The traffic that would inevitably accompany any and all events that occur at the Wendorff's property would be extremely difficult, if not impossible, to divert away from our private neighborhood roads. We appreciate the comments and concerns the Wendorffs have mentioned about diverting traffic, but in reality, there is no way to ensure that every single event guest and all staff coming to set up/ clean up events will follow written requests to avoid our roads.

My two kids' favorite activity is riding their bikes and we chose this neighborhood so that they could do so without having to have constant adult supervision, which we would absolutely have to do if this permit is approved.

In the best case scenario, we have a small portion of cars that drive through the neighborhood to and from each event, which is a nuisance but not the end of the world, but in the worst case scenario, we have **intoxicated drivers** coming from events where alcohol will undoubtedly and understandably be consumed due to the type of events that will be hosted: weddings, work retreats, etc. that will be a danger to all the residents and wildlife of our neighborhood.

That is not something we want to have to constantly be vigilant of every time our kids want to leave our yard. If the permit is approved, how will we know when every single event happening on the property will be occurring so that we can be sure to keep our kids safe?

2. The loud music that will inevitably occur with at least every wedding will absolutely disturb our kids' sleep, since the hours of operation mentioned in the application go until 10pm. Our kids go to sleep around 7, as is recommended by their pediatrician, because sleep is crucial to their development. Considering our close proximity to the Wendorff's barn, our small children will be kept up past 10pm on countless evenings over the next few years if this permit is approved. The noise will also inevitably scare away all of the native wildlife that call our area home, which we have the immense privilege and duty to protect.

We understand the potential benefits that an event barn would bring, but considering the extremely close proximity to a neighborhood with multiple young children and elderly people who use the roads extensively, the nature of the events and the alcohol that will undoubtedly be consumed by those attending events there, and the noise that will negatively impact all the people and wildlife closeby, we think this permit is unacceptable.

Thank you for taking the time to consider our views on the subject. We really appreciate it and hope the extensive safety and quality of life concerns for the people and wildlife of the Hiddenwaters neighborhood residents outweigh the monetary benefits to the Wendorffs and this permit is denied.

Sincerely and respectfully,

Chloe, Levi, Hazel and Alden Price
Lot 30



Sharon Fox <sfox@co.teton.id.us>

Wendorff special use permit

1 message

Steve Ratcliff, DDS, MS <SRatcliff@speareducation.com>

Mon, Jul 31, 2023 at 12:04 PM

To: "pz@co.teton.id.us" <pz@co.teton.id.us>

To: Teton County Planning and Zoning Commission
July 31, 2023

To the Commission,

I am writing in response to the Wendorff Special Use Permit to be heard by the Commission on August 8th, 2023. I am a resident of the Aspen Grove Subdivision, living on Little Pine Lane. I read with dismay the application since our quiet road will be significantly impacted should this application be approved. While at the current time Little Pine Lane is a county road and open to all traffic, it is not well maintained by the county and would be impacted negatively by the added traffic this event center would bring.

Add to that the noise and light pollution that would invade our quiet neighborhood and it becomes an untenable situation.

Dr. Tom Clark has written an elegant response to the impact this would have on Hidden Waters (attached) and I certainly support all of his assertions. If in fact, Hidden Waters does take measures to close off their roads to event traffic then Little Pine Lane will take the traffic hit.

I also note that in section 3-6-13 of the County Development Code that a requirement for a special use event permit requires a 5 acre lot and parking for vehicles.. The existing lot size is 4.68 acres and the parking is on both sides of the access road. Blocking that road with parked vehicles seems to me to create a hazard to emergency vehicles and should not qualify as adequate parking.

I urge the Commission to deny this application.

May I please have confirmation that this email has been received?

Respectfully,
Steve Ratcliff
9760 Little Pine LN
Trustee, Otter Trust

Steve Ratcliff, DDS, MS
Executive Vice President, Business Development
SRatcliff@speareducation.com
C480-225-1041
<http://speareducation.com>

SPEAR

THE PURSUIT OF GREAT DENTISTRY

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Special Event Comment Letter 7.27.2023.docx
22K



Sharon Fox <sfox@co.teton.id.us>

Application for a SUP by David and Kristen Wendorff1 message

William Ream <ream.bill@gmail.com>
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Wed, Aug 30, 2023 at 6:46 PM

To: Teton County Planning Commission

Re: Application for a SUP by David and Kristen Wendorff

Date of Hearing: September 12, 2023

My wife and I own lot 38 (3377 Coneflower Circle) in the Hiddenwaters development. The rear boundary of our lot abuts the Wendorff's property for which a SUP is being requested. The location of the proposed use is incompatible with the quiet, residential nature of the neighborhood unless conditions are placed on the SUP and enforced. People purchased in Hiddenwaters with the expectation of peace and quiet, and an event center is contrary to that expectation.

We have not yet built on our lot, but my concern is that uncontrolled noise and light from the proposed event center will create a nuisance for our property and our neighbors. I envision loud music, loud conversation, automobiles coming and going, and lights shining in our windows and brightening the night sky. To minimize such a scenario, if the Planning Commission approves the SUP, I request the following conditions:

1. Events must end at a reasonable time of day, say 8:30 pm;
2. The Planning Commission will set a reasonable decibel limit;
3. All outside lights will be shielded so that no light sources will be visible and only downlights will be allowed;
4. The Planning Commission will set a reasonable limit on the light brightness;
5. A fence will be installed to shield the Hiddenwaters lots from automobile lights when automobiles are entering or leaving the event center at night;
6. Attendees and service providers will be instructed by the Wendorffs to enter and leave via W 10000 S. On the day of an event, the Wendorffs will place signs on Highway 31 at the entrance to Hiddenwaters directing event attendees to the W 10000 S entrance.

hanks,
William Ream



Sharon Fox <sfox@co.teton.id.us>

hidden oaks subdivision

1 message

Rachel Simeon <rachelksimeon@gmail.com>

Sun, Jul 30, 2023 at 4:03 PM

To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Dear Planning Commission,

I would like to express my concern about the proposed Hidden Oaks subdivision in Tetonia. The proposed 64 lots are far too dense for the area and would have a significant impact on the infrastructure and migration corridor.

The infrastructure such as roads, waste management, water availability and even local amenities such as schools are all going to be negatively impacted by such a development. Roads are already struggling to keep up with growth and would become even more impacted by the construction traffic and the new potential residential traffic. The presence of potholes, ruts and washboards on the 6000 n is already increased in recent years. I can't imagine adding more traffic to our road. Furthermore, highway 33 is not set up for such an influx of traffic. There already are issues with a lack of lights and turning lanes making it dangerous.

I also have serious concerns about the solid waste management for such a large development. Would it be tied into the Tetonia system? Or would there be numerous septic systems along a sensitive wetland potentially contaminating nearby well water. Furthermore, we use the water from spring creek to irrigate. How will this impact our water supply for agricultural purposes?

Additionally, habitat for birds, elk, moose and other native species will be greatly harmed by developing along the corridor. There are numerous places in the valley to build that are not directly in a migration zone. It would be a horrible loss to the ecosystem and biodiversity of our valley's species to develop so densely in such a sensitive area.

Finally, how are local amenities such as the school's going to support a potential influx of students?

I appreciate your time to hear my concerns and I hope there is serious consideration on how this affects the area. Thank you for your time,

--

Rachel Simeon
4356 west 6250 north
Tetonia, Idaho



Sharon Fox <sfox@co.teton.id.us>

Wendorff Hearing

1 message

Tony Sloan <sloanaj@hotmail.com>

Sat, Jul 29, 2023 at 5:45 PM

To: "jkrueger@co.teton.id.us" <jkrueger@co.teton.id.us>, "sfox@co.teton.id.us" <sfox@co.teton.id.us>, "clazes@co.teton.id.us" <clazes@co.teton.id.us>, "pz@co.teton.id.us" <pz@co.teton.id.us>

To whom it may concern,

I would like to provide comment with regards to the Wendorff Hearing taking place on August 8th at 6pm. I am a homeowner on 2000W in southwest Victor. I remember the day the Wendorffs hosted their party last summer. I grew more and more aggravated as the music blasting from their event carried on later and later into the evening until I eventually called the Sheriff to see if a noise complaint could be carried out. I was not alone in my frustration as I spoke to many people who had heard the music throughout the south end of the valley. We live in a very peaceful area of Teton County and I feel as though when the Wendorffs claim they "are attentive to our neighbors" they are simply providing lip service to try to push this permit through. They refer to "the 15 years we have rested on this beautiful spot" in their narrative, yet their mailing address is far away in southern California.

In addition to the fact that special events do not fit the character of the area, 10000S is far from a suitable road for that level of traffic. Many people use that road for dog walks, bike rides, cross country skiing, and evening strolls. All of which are able to be enjoyed due to the limited number of vehicles using the road. This is a feature of our neighborhood and should not be thrown out the window for the whims of one family.

Please join me in recognizing the degradation to quality of life and neighborhood character to myself and my neighbors that would occur should this permit be issued.

Thank you for your time and consideration,

Tony Sloan
10270 S 2000 W



Sharon Fox <sfox@co.teton.id.us>

'NO' on Special Use Permit @ Wendorff property

Steve Sommer <steve.sommer1@gmail.com>

Sun, Jul 30, 2023 at 5:31 PM

To: pz@co.teton.id.us

>
>
> Dear Teton County Planning Commission members,
> I oppose the application for a Special Use Permit on the Wendorff property. My property in the Hidden Waters subdividing is my refuge from imposition, noise, car congestion, and crowds. The Wendorff's application for a Special Use Permit to create their site for an Event Venue is a degrading proposal for residential...and agricultural property. Their 'for profit' proposal is a threat to my 'resident' peace of mind!
> Please deny this application.
> Thank You,
> Robert Sommer
> 3426 Turning Leaf
> Victor, ID.
>
>
> Sent from my iPad



Sharon Fox <sfox@co.teton.id.us>

Wendorff's Special Use Permit

1 message

Shelley Streit <idahostreit@icloud.com>

Mon, Jul 31, 2023 at 5:22 PM

To: pz@co.teton.id.us

To whom it may concern:

I am a resident of 2000 W in Victor and it has come to my attention that you are considering a Special Use Permit on 10000 S.

I have some concerns with this request. My main concern would be that the Wendorff's do not meet the minimum required lot size (5 acres) set forth by the county land use code 3-6-13 to be granted this permit.

Secondly, the documents specify that traffic will be directed down county road, 2000 W and over to 10000 S so as to avoid the private road of the Hiddenwaters subdivision. I feel this will put undue strain on the 'chip sealed' road that is 2000 W. The addition of the parking lot at Smith Canyon has already increased traffic down this road a great deal. I feel an impact study and paving of both 2000 W and 10000 S would need to be completed before you could judiciously approve use of an event facility that will accommodate up to 150 people.

I have various other considerations, but honestly feel between not meeting the county land code standards and safety, not much else matters.

Thank you for your time.

Shelley Streit
208-313-0009

Sent from my iPhone

Memo

To: Teton County Planning and Zoning Commission
From: John & Megan Sweeterman
Re: Special Use Permit—Wendorff Hearing

Date: July 27, 2023

We are writing in reference to the application for a Special Use Permit submitted by David and Kristen Wendorff, anticipating the hearing on their application set for August 8, 2023. We opposed any such facility being established adjoining the Hiddenwaters Subdivision. We are currently building in Hiddenwaters and chose this location because of its quiet and serene landscape.

The noise we've already experienced from several smaller groups of guests is bothersome. In addition to the outdoor music played unnecessarily loud is the bright lighting which is often left on throughout the night. We can't imagine how much more problematic this could be with groups of 130-150 people. Not to mention the traffic. And finally, we have a huge concern for wastewater and the potential impact it may have on the quality of our well water.

In summary, this proposal for a Special Use Permit (SUP) for a Special Event Facility adjoining Hiddenwaters is absolutely unacceptable. There is no negotiable accommodation that can alter this condition. This proposal must be rejected outright.

Sincerely,

John & Megan Sweeterman
9760 Hiddenwaters Lane
Victor, ID 83455

ADDENDUM

ITEM 1:

6:00 PM PUBLIC HEARING: Special Use Permit – Wendorff Hearing: David and Kristen Wendorff have applied for SUP for corporate meetings, creative retreats, spiritual retreats, and other events in their existing 1700 square foot barn for up to 150 guests. The property is 4.68 acres and is located at 9885 Pine Ridge Ranch Rd in Victor.

Legal Description: RP000600000040; LOT 4 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E

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14. There shall be no overnight lodging at any special event Facility.
15. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit.



Sharon Fox <sfox@co.teton.id.us>

Event center

Vicki Varnum <vickivarnum@gmail.com>

Mon, Jul 31, 2023 at 4:59 PM

To: pz@co.teton.id.us

My opposition to this event center is consistent with this letter. I am a resident of Aspen Grove subdivision and our view is of this event area.

Vicki Varnum

Sent from my iPhone



Event center letter 2023 7-30.docx

24K



Sharon Fox <sfox@co.teton.id.us>

Special Use Permit—Wendorff Hearing August 8 - COMMENTS TO THE COMMISSION

1 message

Kim Vletas <Kim.Vletas@protravelinc.com>
 To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Mon, Jul 31, 2023 at 4:41 PM

To Teton County Planning and Zoning Commission:

This letter is in reference to the application for a Special Use Permit submitted by David and Kristen Wendorff, in advance of the hearing on their application set for August 8, 2023.

My husband and I are full-time, year-round residents in the Hiddenwaters subdivision (Lots 17/18), located in the adjacent subdivision to the Wendorff's property. I would like to bring several of our concerns to your attention, and let you know we are strongly opposed to this facility being approved for a Special Use Permit.

Timing of the Application

Why are the Wendorffs only now applying for this Special Use Permit? Originally, the structure was labeled as a barn. I'm curious to know what purpose was originally stated for their barn in their application for a building permit? The apparent change in purpose raises many questions, as it appears it was always their intention to use it for a commercial business in a special events building.

Increased Traffic

It is widely known the only legal access to their property is via 10,000 South and/or Little Pine Lane. Neither of these roads were built to sustain the type of added traffic that would occur as a result of this events facility. And since 10,000 South isn't maintained in the winter, all traffic would therefore be funneled via Little Pine Lane, posing significant logistical and safety problems.

Also, despite the fact that Hiddenwaters Lane is a private road restricted for the sole use of Hiddenwaters lot owners, I regularly observe traffic coming to/from their property via Hiddenwaters Lane. This includes not only cars, but trucks evidently for the purpose of building their pond, plus other contractors, service and construction-related vehicles. Also, there are often ATV's which are apparently available to their family, friends and renters (Airbnb/VRBO?), who blaze through our subdivision at all times of day and night. Not only is this a major noise annoyance, but it's also a danger to walkers, and a disturbance to wildlife. In doing so, they regularly trespass on private property with an apparent disregard for the law.



Intensity and Frequency of Use

Their application mentions 10 events per year, but fails to detail the number of events which could be allowed per season and/or per month? For example, if all the events were to take place during the summer season (prime time for weddings, reunions, etc.), that could mean an event nearly every weekend from June through August. This would result in considerable impact over a very short period of time.

They also state it will be used for corporate or private events for up to 50 people. But there's no mention as to how many events might occur during the year, and for how long? Are they planning on one-day retreats, or possibly longer? Who knows their true intention, based on the vagueness in this aspect of their application.

Noise and Visual Impact

I don't see any mention in the Land Use Code addressing how loud the noise could be? Also, who will be responsible for monitoring and enforcing the noise level? Will the neighbors have to invest in a noise level meter and monitor it every time there's an event? Also, we know how far sound can carry- so it won't only be their nearby neighbors who will know every time there's an event happening. Noise will carry straight down valley, and up into the adjacent forest land to their south. No one will need a personal invitation to their party in order to dance to the music from the DJ's or live bands.

Also, I feel I would be remiss not to mention their past non-compliance with the county's dark sky ordinance. They've had a string of outdoor lights on the exterior of the entire building which were left on nearly every night this past winter (and beyond). So, what might we expect during events, if this is what we saw on a regular basis?

The hilltop location of this facility, which overlooks dozens of houses in the immediate area, plus the apparent lack of any clear noise regulations, could lead to constant noise and visual disturbances for many people both far and near.

Water and Sewer Effects

Hiddenwaters Subdivision has two community wells and a pump house for our 52 lots, which are located immediately below their proposed special events facility. Their site plan shows well sites near this barn, which is either currently drawing from or in the future will draw from the same aquifer. Was this encroachment noted (approved) in their original application to build the barn? The potential long-term impact to the aquifer is deeply concerning and appears to have been possibly disregarded.

IN CONCLUSION

I unequivocally believe that an event center of this scope has no place in this neighborhood or in this peaceful rural setting. The proposed plan will inflict significant and permanent damage to this tranquil corner of Teton Valley.

Therefore, I urge the Commission to deny this application in its entirety.

Thank you for your serious consideration of these matters.

Best,

Kim Vletas

Victor, ID

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Sharon Fox <sfox@co.teton.id.us>

Special Use Permit-Wendorff Hearing Aug 8

Angie Wald <angiewald00@gmail.com>
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Mon, Jul 31, 2023 at 3:33 PM

To Teton County P&Z Commission:

I am currently the owner of Lot 28 in Hidden Waters Subdivision. I am adamantly opposed to the proposed special use permit for the Wendorff property.

I purchased this lot because I was looking for a beautiful and peaceful place to build my forever home and spend my retirement. An opportunity to return to my rural Idaho roots. Currently living in the Boise Valley and enduring the explosion of growth in the last couple of years. I would hate to see the same impacts in Teton Valley.

The idea of this type of commercial venue in the beautiful peaceful Teton valley is unacceptable. The noise, traffic, and light pollution that this type of venue would bring to the valley will impact wildlife and homeowners in the area. By allowing this type of venue this will set a precedent for other such event venues. The benefits for the Wendorff is very one sided and does not benefit the valley or other adjacent homeowners. This will forever change the living spaces to the surrounding properties of Hidden Waters and Aspen Grove.

I am vehemently opposed to the Wendorff's business plan and encourage the Commission to deny the Wendorff's application.

Thank you
Angie Wald



Sharon Fox <sfox@co.teton.id.us>

Fwd: Wendorff Special Use Permit

1 message

Andy Weller <awincaroads@gmail.com>
To: pz@co.teton.id.us

Sun, Jul 30, 2023 at 8:43 PM

----- Forwarded message -----

From: **Andy Weller** <awincaroads@gmail.com>
Date: Sun, Jul 30, 2023 at 10:25 AM
Subject: Wendorff Special Use Permit
To: <jkrueger@co.teton.id.us>

Hello,

I am writing you to voice my concern pertaining to the Wendorff party barn.

My home build is nearly completed in the Hidden Waters Subdivision and unfortunately my home is in direct line of sight of the Wendorff's barn.

The lights from this facility cast a blinding beam directly into my family room windows. There is nothing even remotely close to dark sky compliant.

Also the noise that carries out from the barn is beyond obtrusive so I must state my concerns and vigorously oppose this Special Use Permit..

Thank You very much,

Andrew Weller
Lot 19A
Hidden Waters Subdivision



Sharon Fox <sfox@co.teton.id.us>

Special Use Permit—Wendorff Hearing

1 message

Brian Wolanski <wolanskibrian80@gmail.com>

Mon, Jul 31, 2023 at 10:33 PM

To: pz@co.teton.id.us

I write in regard to the application for a Special Use Permit submitted by David and Kristen Wendorff.

I am a resident in Aspen Grove subdivision on Little Pine Lane, and I have valid concerns about the amount of added traffic this event space will cause. If the Wendorffs are proposing accessing their space through 10000, will they be plowing it to the highway in the winter?

I reference one of my neighbors' concerns about the current state of our road below.

"6. In an unexpected but interesting juxtaposition, Little Pine Lane is currently recommended for removal from the County Snowplowing Map. If it is in fact removed, Aspen Grove lot owners could be paying to plow the road so that a commercial business could use it.

7. If removal from the snowplowing map occurs and turns out to be a preliminary step to the County removing Little Pine Lane from the County Road Map altogether—reversing their acceptance of the road dedication approximately 40 years ago and presumably making it a private road—then the event center would have no winter access except via private roads over which there is no guarantee of winter access. Lots of ifs in that sentence, but its a potential that should be considered.--"

In closing, my core beliefs tell me to treat people the way I would like to be treated. I understand their desire to occasionally rent their house out to pay some of the added costs of having a vacation home. But I didn't move my family to a quiet dirt road just to have my three young kids run off the road by drunken wedding goers.

Brian Wolanski
wolanskibrian80@gmail.com
307.690.7321

To: Teton County Planning and Zoning Commission
From: Michael Zolkewitz and Michelle Kramer
Re: Special Use Permit—Wendorff Hearing

Date: July 27, 2023

Dear Commission:

We are writing to express our opposition to the application for a Special Use Permit submitted by David and Kristen Wendorff, regarding their property at 9885 Pine Ridge Ranch Road (Parcel# RP000600000040).

We maintain the application does not meet the criteria found in Chapter 6: Land Use Permits, Section 8-6-1 of the Teton County Land Development Code.

Specifically:

Reason 1: The proposed use MAY place an undue burden on existing public services and facilities in the vicinity.

The proposed location for the event center is located within 350 feet of a Foothills Zone District (FH-10) “intended to ensure development is in harmony with the mountainous settings that are a higher risk to wildfires and notable for wildlife values” (Teton County Land Development Code, 2022). The proposed venue location also lies within the Wildfire Hazard Overlay (WHO); referred to in section 5-4-3 of the Teton County Land Development Code as areas requiring special land management considerations. Access to the Wendorff’s property will be limited to County Road W10000S, as attendees will not be able to utilize Hiddenwaters Lane. **County Road W10000S delineates the RA-35 Zone from the FH-10 zone and a higher volume of traffic along this boundary road may increase the risk of fire (e.g., cigarettes) in the foothills as well as impact wildlife; thus, conflicting with the special protections provided by the Teton County Land Development Code.** Land management for the FH-10 zone should “follow best practices to help prevent wildfires and minimize threats to life and property and preserve critical wildlife habitats such as wildlife migration linkage areas at the forest edge”.

Therefore, this application has the potential to place an undue burden on existing public services and facilities in the vicinity and is unsupportive of the Teton County Comprehensive Plan.

Reason 2: The location of the proposed use is NOT compatible with other uses in the general neighborhood.

The Hiddenwaters and Aspen Grove subdivisions would be directly impacted by this special use provision. Most homeowners in these communities represent year-round Teton Valley residents (66% of existing or under-construction homes), or part time residents exclusively using their homes for personal use (26%). A smaller percentage of homeowners in this corner of the valley use their properties for passive income via rentals (8%). As such, these areas should be considered truly residential, affording the benefits of living in a RH-35 zone. **A special events facility would be incompatible in this area given the permanency of its residents and any exceptions made to the RA-35 zoning code through a special use permit would negatively impact residents.** You’ve already heard some of these impacts from fellow residents (e.g., traffic capacity, noise and light pollution, and strain on shared natural resources.) Accordingly, we assert the presence of such an event space is not harmonious with the surrounding community and the location of the proposed use would be incompatible to other uses in the general neighborhood.

Reason 3: The site is NOT large enough to accommodate the proposed use and other features required by this title.

As required in section 3-6-13-B.1 of the Teton County Zoning Land Development Code, the “minimum lot size for special event facilities (requiring a SUP permit) shall be 5 acres”. **The lot size for the location of this Special Event**

Facility (Parcel# RP000600000040) is 4.68 Acres. Furthermore, the length of Pine Ridge Ranch Road is approximately 700 linear ft. from its origination at County Road W10000S to its cul-de-sac (Figure 1). At only 15 feet wide, the street will likely only allow for single sided parking and the ability to accommodate events of 150 guests without overflowing onto county roads should be questioned. Hence, the site is NOT large enough to accommodate the proposed use and other features required by this title.

Reason 4: The proposed use is NOT in compliance with and DOES NOT support the goals, policies, and objectives of the comprehensive plan.

Finally, we respectfully ask the Commission to consider the number of wedding venues/and business retreat centers that currently exist within a 30-mile radius (Table 1). Does Mr. and Mrs. Wendorff’s residential endeavor truly meet an additional need for this area (especially one requiring a SUP) or is it primarily focused on capitalization of personal property for passive income? It should also be noted that all the venues listed in Table 1 are organizations that specialize in tourism and/or hospitality management. It is our understanding that Mr. and Mrs. Wendorff’s professional expertise lacks any track record in hospitality management. **Their proposal appears more aligned with a passive income revenue stream than, as the Wendorff’s assert “[a] deepest desire to be a benefit to this extraordinary valley”.**

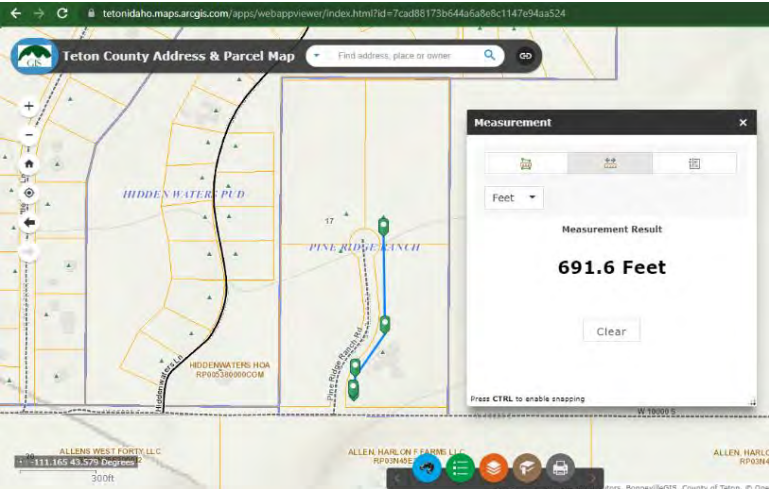
Consequently, the application fails to support many of the goals and objectives identified in the 2012-2030 Teton County Comprehensive Plan.

Given that the special use permit application falls short of meeting the criteria listed in 8-6-1, we request the Teton County Planning and Zoning Commission reject this application for a special use permit at 9885 Pine Ridge Ranch Road (Parcel# RP000600000040).

Respectfully submitted,

Michael Zolkewitz
Michelle Kramer
663 Peak View Estates Rd.
Victor, ID 83455

Figure 1: Length of Pine Ridge Ranch Road



Venue	Distance (miles from Victor	Event Capacity
Moose Creek Ranch	0	130
Bronze Buffalo Ranch	0	100
Teton Springs Resort	0	120
Linn Canyon Ranch	5	300
Old Wilson Schoolhouse	18	120
Grand Targhee Resort	20	380
Calico Italian Restaurant	20	250
Hansen Guest Ranch	23	200
Springhill Suites, Jackson	25	100
Teton Mountain Lodge	25	160
JH Mountain Resort	30	300
Jackson Hole Golf and Tennis Club	30	200
Three Peaks Lodge	30	150
River Retreat Lodge	30	50

Table 1: Event venues within 30 miles of Victor ID.



Claire Lazes <clazes@co.teton.id.us>

Wendorff Event Center

1 message

debra mckenzie <mckdebra@gmail.com>

Tue, Sep 19, 2023 at 4:29 PM

To: "clazes@co.teton.id.us" <clazes@co.teton.id.us>

My husband, David, and I would like to express our support for the Wendorfs proposed event center. We believe that this is an important service to our expanding community.

We have known the Wendorffs for fifteen years as neighbors when we lived in the Hiddenwaters subdivision. They both exhibit excellent character, very high standards, integrity, and will be diligent in overseeing this center.

Thank you,

David and Debra McKenzie