



A REQUEST FOR AN INSIGNIFICANT PLAT AMENMENT BY:

Canyon Reserve LLC,
WHERE: Hastings Farms
May 8, 2014

Canyon Reserve LLC Insignificant Plat Amendment to Hastings Farms

§9-7-1 (B-4a) Insignificant Changes. Upon determining the application complete, and that the proposal is an insignificant change or vacation, the Planning Administrator shall recommend to the Board of County Commissioners approval, approval with conditions, or denial the application pursuant to the criteria and standards in the county regulations. The Board may review insignificant changes at a regularly scheduled public meeting.

Teton County Planning Administrator has determined that the application is complete and recommends approval by the Teton County Board of County Commissioners pursuant to Teton County regulations.

Findings of Fact:

- Canyon Reserve LLC -submitted an application to amend the Amended Plat for Hastings Farms Subdivision Final Plat (177907- Previously amended plat).
- The application is to relocate lot 22 (.61 acres)
- Insignificant plat amendments are used for lot relocation.
- **§9-7-1 (B-3a) Criteria for Approval:**
 - i. Any proposed changes to an easement, public right-of way, or Planned Unit Development, shall comply with all applicable criteria and standards of the county regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.
 - **A-2.5 Zoning. No easements or Right-of-Way amendments**
 - ii. Insignificant changes to a recorded plat or master plan shall not reduce the area of designated open space or increase the number of lots or the overall amount of area of development.
 - **No reduction of open space & will not increase the number of lots**
 - iii. Insignificant changes to a recorded plat, master plan, easement, or right –of-way shall not increase or create new and potentially substantial direct or indirect impacts on the neighborhood, vicinity of the subdivision or overall community.
 - **Relocating the lot will not create any new impacts**

§9-7-1 (B-2a) Insignificant Changes / Vacations. – The proposed changes to the recorded land records have minimal direct impact on the immediate neighborhood, general vicinity of the subdivision or overall community. These include:

- v. the re-arrangement or relocation of five (5) or fewer lots, parcels or buildings that does not encroach further into natural resource areas or Overlay Areas as defined in Title 8 or Title 9 or move closer to neighboring property;

Jason Boal
Planning Administrator



March 21, 2014

Teton County Planning Department
150 Courthouse Drive
Driggs, Idaho 83422
Hand Delivered

RE: Hastings Farm Country Homes PUD 2nd Amendment Application
JA Project No. 14501.00

To Whom It May Concern:

This narrative is to accompany the Hastings Farm Country Homes PUD Planned Unit Development 2nd Amendment Application. This application is for minor adjustments to Lot 22 and its respective driveway easement.

Minor change in the Hastings Farm Country Homes PUD configuration being proposed consists of the relocation of Lot 22 from the southeast corner to the northwest corner of said subdivision. Note, the number of lots and lot sizes remain the same,

Hastings Farm Country Homes PUD was originally recorded with Teton County ID on August 14, 1996 (Instrument No. 124728) and amended on June 28, 2006 (Instrument No. 177907).

Recorded PUD:

| | |
|---------------------------|-------------|
| Total Area | 78.81 Acres |
| Area of Open Space | 53.84 Acres |
| Area of Roads | 9.64 Acres |
| Maintenance Building Area | 0.41 Acres |
| Residential Lots | 28.99 Acres |
| Single Family Lots | 24 |

Proposed Amended PUD:

| | |
|---------------------------|-------------|
| Total Area | 78.81 Acres |
| Area of Open Space | 53.84 Acres |
| Area of Roads | 9.64 Acres |
| Maintenance Building Area | 0.41 Acres |
| Residential Lots | 28.99 Acres |
| Single Family Lots | 24 |

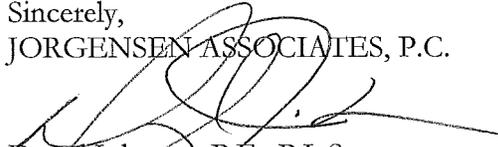
Proposed Changes

The original developer and current owner of Lot 22, Hastings Farm Country Homes PUD is requesting for said Lot 22 to be relocated from its current location in the southwest corner of the PUD at the end of Canyon View Road to the northwest corner of said subdivision. The lot dimensions have changed slightly but the overall acreage of Lot 22 remains 0.61 acres.

Preliminary conversations between County Planner, owner and Jorgensen Associates (JA) shaped the direction of this PUD Amended Plat format. It was agreed by the County that this was an acceptable request, that it would be deemed an insignificant change and that the format of the plat would be specific to the proposed changes.

Please consider approval of this application for amending the Hastings Farm Country Homes PUD Plat.

Sincerely,
JORGENSEN ASSOCIATES, P.C.



Darryl Johnson, P.E., P.L.S.
Driggs Branch Manager



TETON COUNTY OFFICE

820 Valley Centre Drive
Driggs, Idaho 83422
208.354.2220 • fax 354.2224
www.phd7.idaho.gov

Promoting the Health of People & Their Environment

25 March 2014

Wendy Danielson
Teton County Land Use Services Assistant
150 Courthouse Drive, #107
Driggs, ID 83422

RE: Hastings Farm PUD, Plat Amendment #2

Dear Ms. Danielson:

Referencing your email, dated 21 March 2014, Eastern Idaho Public Health District (EIPHD) has reviewed the proposed plat amendment for the Hastings Farm Planned Unit Development. To follow are a few initial comments.

- The proposed changes to this plat do not present a problem with respect to onsite sewage disposal.
- The Health Department Certificate included on the front page of the plat is not correct and will need to be changed. Attached is a copy of the correct certificate.
- The developer should submit a completed EIPHD Subdivision/Land Development Application for the amended plat, as soon as possible.

I look forward to working with you and the developer on this project. Please give me a call if you have any additional questions.

A handwritten signature in black ink, appearing to read "M. Dronen", written over a light grey circular stamp.

Michael Dronen, EHS
Eastern Idaho Public Health District

Cc. Darryl Johnson, Jorgensen Engineering, PC

Atch: Certificate of Approval

Wendy Danielson

From: Earle Giles <egiles@tetoncountyfire.com>
Sent: Friday, April 25, 2014 2:49 PM
To: Wendy Danielson
Subject: RE: Hastings Farm Amendment

Wendy,
We had no issues with the Amendment.

Earle Giles III
Division Chief of Prevention



Teton County Fire & Rescue
PO Box 474
911 North Hwy. 33
Driggs, ID 83422
Phone: 208-354-2760
Fax: 208-354-2764

From: Wendy Danielson [mailto:wdanielson@co.teton.id.us]
Sent: Friday, April 25, 2014 2:23 PM
To: Earle Giles III (egiles@tetoncountyfire.com)
Subject: FW: Hastings Farm Amendment

Earl,

I don't have a record of hearing back from you on this. It could very well be that you did reply and it was lost in my e-mail system somehow. Will you please let me know if you have any concerns with this amendment?

Thank you!

Wendy

From: Wendy Danielson
Sent: Friday, March 21, 2014 3:49 PM
To: Jay Mazalewski; Earle Giles III (egiles@tetoncountyfire.com); 'Mike Dronen'
Cc: Jason Boal
Subject: Hastings Farm Amendment

Hello Gentlemen,

We are working on an application from Robert Meyer of Canyon Reserve LLC. He is requesting a minor amendment to the Plat. Please review the attached documents and let us know if you have any comments or concerns.

If you'd like to look at a full sized set of drawings, feel free to stop by our office.

Thanks~



KELLER
associates

356 West Sunnyside, Suite B • Idaho Falls, ID 83402
208.542.6120 phone • 208.542.6287 fax • www.kellerassociates.com

April 24, 2014

Wendy Danielson
Land Use Services Assistant
Teton County, Idaho
150 Courthouse Drive #107
Driggs, ID 83422

Re: **Hastings Farm Country Homes PUD 2nd Amendment Application JA Project No. 14501.00**

Dear Wendy:

I have completed my final review of Hastings Farm Country Homes PUD 2nd Amendment Application and plat, the original comments have been addressed. The plat is in compliance with the Teton County's Subdivision Ordinance, and Idaho Statues.

Sincerely,

KELLER ASSOCIATES, INC.

Barry Whitson, P.L.S.
Survey Manager

COMMISSIONERS' CERTIFICATE
PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS AMENDED PLAT WAS APPROVED AND ACCEPTED.

CHAIR, COUNTY COMMISSIONERS _____ DATE

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

NOTE: THE AMENDMENT CHANGES AS PLATTED HEREIN HAVE BEEN DEEMED TO BE INSIGNIFICANT CHANGES AS CITED IN TETON COUNTY SUBDIVISION ORDINANCE SECTION 9-3-5C-1.

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

COUNTY TREASURER _____ DATE

ASSESSOR'S CERTIFICATE
PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

COUNTY ASSESSOR _____ DATE

SURVEYOR REVIEW
I, THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT IS CORRECT AND ACCEPTABLE AS PER IDAHO CODE 50-1305.

Teton County Plat Review Surveyor _____ DATE

TETON COUNTY FIRE MARSHALL
I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS SUBDIVISION MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

TETON COUNTY FIRE MARSHALL _____ DATE

HEALTH DEPARTMENT CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASE ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS.

EASTERN IDAHO PUBLIC HEALTH DEPARTMENT _____ DATE

MORTGAGEES
AFFIDAVIT OF ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT BY MORTGAGEE, THE BANK OF COMMERCE, A STATE BANKING CORPORATION, RECORDED AS SEPARATE INSTRUMENT.

SURVEYOR'S CERTIFICATE
I, DARRYL W. JOHNSON, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13031, DO HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19.

Darryl W. Johnson, PLS 13031

PLANNING ADMINISTRATOR

JASON BOAL _____ DATE

HOMEOWNER ASSOCIATION REVIEW
Be it know that undersigned Secretary/Treasurer of Hastings Farm HOA agree to amend Instruments #124728 and #177907.

ROBERT M MEYER, SECRETARY/TREASURER HASTINGS FARMS _____ DATE

OWNER'S DEDICATION
KNOW ALL BY THESE PRESENTS: that the undersigned has the authority to make these amendments to the original plat described as being part of Section 18, T5N, R46E, B.M. Teton County, Idaho, further described as follows:

"A parcel of land located in the N1/2NW1/4 and SE1/4NW1/4 of Section 18, T5N, R46E, B.M., Teton County, Idaho, more particularly described as follows: BEGINNING at a rebar with aluminum cap recovered at the southwest corner of said SE1/4NW1/4; Thence along the west line of said SE1/4NW1/4, N00°08'20"W, 1337.41 feet to a rebar with aluminum cap recovered at the northwest corner of said SE1/4NW1/4; Thence along the south line of the NW1/4NW1/4 of said Section 18, S89°20'14"W, 43.66 feet to a recovered rebar with plastic cap; Thence N00°16'32"W, 1337.13 feet to a rebar with aluminum cap recovered at the intersection with the north line of said NW1/4NW1/4; Thence along said north line, N89°01'54"E, 46.85 feet to a rebar with aluminum cap recovered at the northeast corner of said NW1/4NW1/4; Thence along the north line of the NE1/4NW1/4 of said Section 18, N89°01'54"E, 1254.65 feet to a recovered rebar with aluminum cap; Thence S00°16'19"E, 2688.14 feet to a rebar with aluminum cap recovered at the intersection with the south line of said SE1/4NW1/4; Thence along said south line, S89°38'28"W, 1260.77 feet to the POINT OF BEGINNING, said parcel contains 78.80 acres more or less subject to easements and rights of way of record."

AND HAS CAUSED THE SAME TO BE RE-PLATTED AS THE SECOND AMENDED HASTINGS FARM COUNTRY HOMES P.U.D. AS REQUIRED BY THE TETON COUNTY, IDAHO SUBDIVISION ORDINANCE;

All development notes, Conditions and Standards Shown on Original and 1st Amended Plats, instrument #124728 and #177907 Respectively shall remain unchanged by this 2nd Amendment.

EACH LOT SHALL BE SERVED BY ITS OWN PRIVATE WELL. WELLS SHALL BE PLACED IN THE LOCATIONS DESIGNATED ON EACH LOT;

EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM. SEPTIC SYSTEMS SHALL BE PLACED WITHIN THE LOT BOUNDARIES AND/OR WITHIN THE DESIGNATED SEPTIC EASEMENTS.

FIRE PROTECTION OF SAID P.U.D. WILL BE PROVIDED BY THE EXISTING FIRE POND ON THE SOUTH END OF THE PROPERTY.

THE P.U.D. DOES NOT LIE IN A FLOOD ZONE. REFERENCE FEMA MAP NO. 16081C0092C DATED AUGUST 4, 1988.

CANYON RESERVE LLC _____ DATE
Robert M Meyer

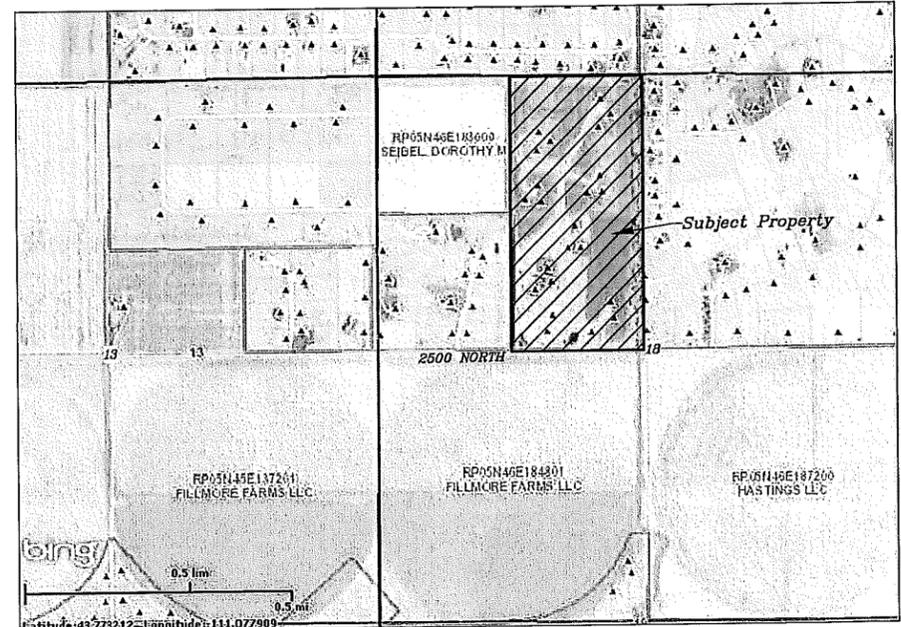
STATE OF IDAHO)
COUNTY OF TETON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS DAY OF _____, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP

= ENGINEER & SURVEYOR =
JORGENSEN ASSOCIATES, P.C.
P.O. Box 584
Driggs, ID 83422
(208) 354-8330

= OWNER =
CANYON RESERVE LLC
3216 NW 29th Ave.
Camas, WA 98607
(360)904-8003

AREA - DENSITY TABLE
Total area = 78.81 acres
Open space = 53.84 acres
Road area = 9.64 acres
Maintenance building area = 0.41 acres
Residential area = 14.92 acres
Number of lots = 24
Average lot size = 0.62 acres

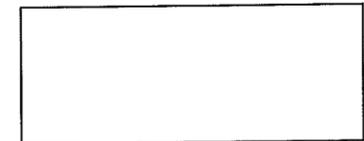
BUILDING SETBACKS
Front: 10 feet
Side: 10 feet
Rear: 10 feet

TETON COUNTY
PLANNING & ZONING

MAR 21 2014

RECEIVED

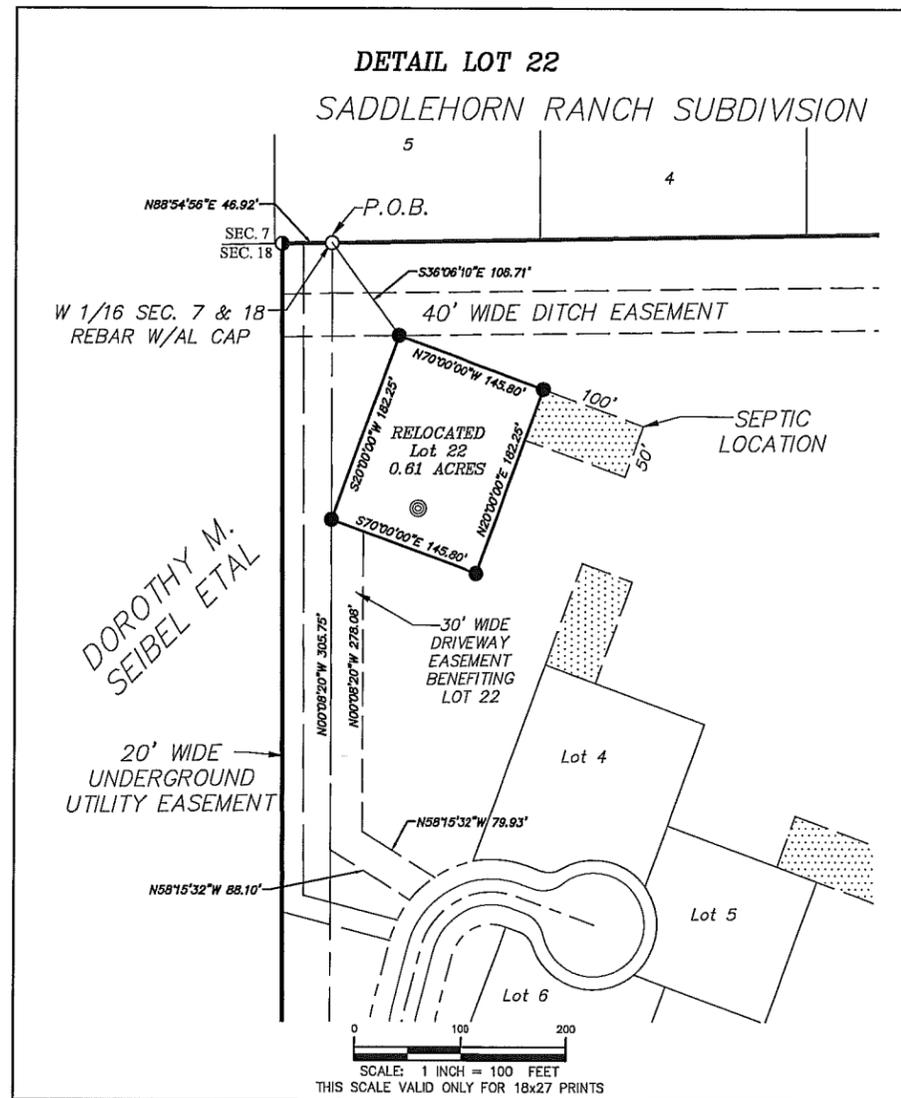
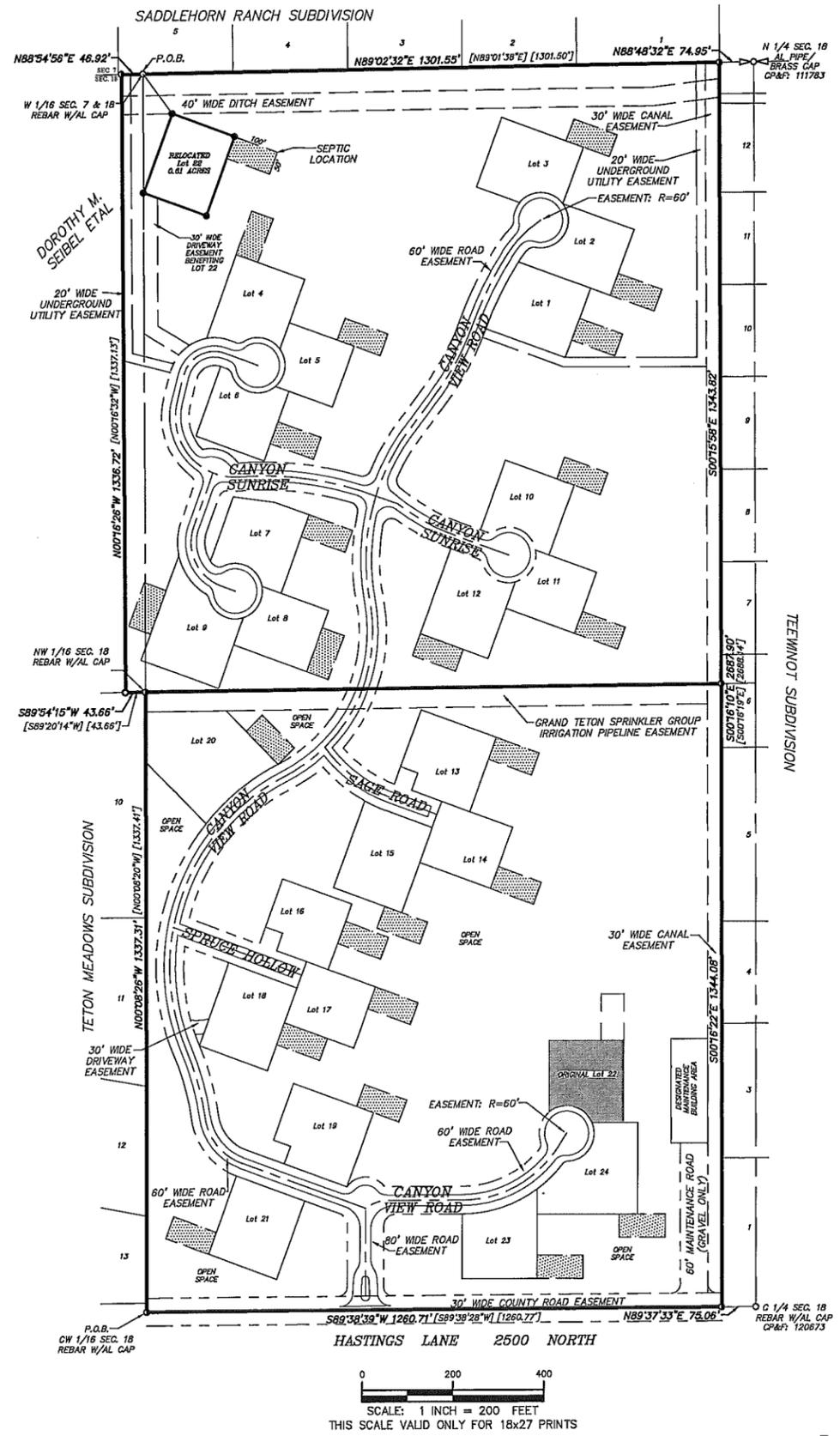
RECORDER'S CERTIFICATE



2nd AMENDED PLAT
HASTINGS FARM COUNTRY
HOMES P.U.D.
BEING LOCATED WITHIN
N1/2NW1/4 and SE1/4NW1/4
SECTION 18
T5N, R46E, B.M.
TETON COUNTY, IDAHO
Certificate
Sheet 1 of 2

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

H:\2014\14501\001\acad\14501-00 FP Hastings Farms PUD 2nd Amendment 2_27_2014 pm.dwg



Notes:
 1. This survey was performed at the request of Canyon Reserve LLC to amend the Amended Plat of Hastings Farm Country Homes PUD, instrument #177907, prepared by David C. Lee, Idaho PLS No. 10897.
 2. Original Hastings Farms Country Homes PUD, instrument #124728, prepared by Clayton W. Schwartz, Idaho PLS No. 6609.
 3. This Survey was conducted in February 2014 using a Trimble RTK GPS system.
 4. BASIS OF BEARING: N89°02'32"E on the North line of the Northwest quarter of Section 18, T 5 N, R 45 E, B.M.
 5. The purpose of this amended plat is to change the location of lot 22.

| LEGEND | |
|--------|---|
| | subdivision boundary |
| | existing lot boundary / adjoining property boundary |
| | lot boundary, this plat |
| | easement, as noted |
| | road centerline as designed |
| | sectional subdivision line |
| | record bearing and distance |
| | measured bearing and distance |
| | rebar with no cap |
| | rebar with aluminum cap |
| | rebar with plastic cap |
| | iron pipe with brass cap |
| | rebar with aluminum cap set this survey "PLS13031" |
| | proposed well location |

- PRELIMINARY -
 SUBJECT TO CORRECTION
 AND APPROVAL

**2nd AMENDED PLAT
 HASTINGS FARM COUNTRY
 HOMES P.U.D.
 BEING LOCATED WITHIN
 N1/2NW1/4 and SE1/4NW1/4
 SECTION 18
 T5N, R46E, B.M.
 TETON COUNTY, IDAHO
 Certificate
 Sheet 2 of 2**

JORGENSEN ASSOCIATES, P.C.
 Engineering & Land Surveying + Planning
 P.O. Box 584, 65 South Main St, Suite 667, Driggs, Idaho 83422
 (208)354-8330 FAX: (208)354-8273
 E-mail: jorgensenassociates.com