



ONE TIME ONLY LAND SPLIT APPLICATION

The planning staff is available to discuss this application and answer questions. The Planning Administrator shall review the completed application and may approve or disapprove it.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Blackfoot Farms LLC

Applicant: same E-mail: tom_muir@huntsman.com

Phone: (401) 584-5700 Mailing Address: 500 Huntsman Way

City: Salt Lake City State: UT Zip Code: 84108

Location and Zoning District:

Address: Hwy # 31 and 7000 South Parcel Number: RPOA-N45E35480

Section: 35 Township: A-N Range: 45E Total Acreage: 80.92

Zoning District: ARR-2.5 Proposed Lot Sizes: Parcel one 75.41 Parcel two 5.51

I, the undersigned, understand that the items listed below are required for my application to be considered complete.

• Applicant Signature: [Signature] Date: 02/15/11

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

• Owner Signature: [Signature] Date: 02/15/11

Fees are non-refundable.

SECTION II: ITEMS REQUIRED

Affidavit of Legal Interest

State of Idaho)
)
County of _____)

I, Tom Muir, Blackfoot Farms L.C., a Utah Limited Liability Company whose address is 500 Huntsman Way, Salt Lake City Utah 84108

Being first duly sworn upon oath, depose and say:

That I am the record owner of the property described on the attached, and I grant my permission to:
Todd Woolstenbulme as Owner's Representative whose address is 501 Huntsman Springs Drive, Driggs Idaho 83422
AW Engineering whose address is Box 139, Victor Idaho and
NBW Architects whose address is 990 John Adams Parkway, Idaho Falls Idaho 83403

to submit the accompanying applications for a lot split and subsequent conditional use permit and/or other entitlements necessary to partition approximately 5.51 acres for the use as an LDS Church meetinghouse site.

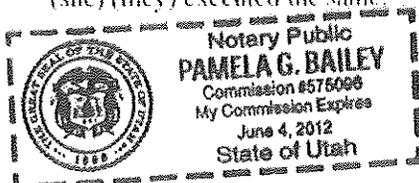
I agree to indemnify and hold the County harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 16 day of September, 2011

Tom Muir / Mgr.
Signature

Utah
STATE OF ~~IDAHO~~
COUNTY OF *Salt Lake*

On this 16th day of September, 2011, personally appeared before me Tom Muir, known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.



Pamela G. Bailey
Notary Public for ~~Idaho~~ *Utah*
My commission expires on June 4, 2012

Section 1 Item 6 Narrative
September 22, 2011

1. Compatibility with other uses: Currently the only use for land surrounding the proposed church property is agricultural. The site is a distance from the City of Victor and there are no established residences or commercial properties in the immediate area. It is anticipated that as this area develops that the commercial growth will happen along the state highway and that residential uses will fill in the area immediately around the church. There are no apparent conflicts of use that would preclude the church from functioning for its intended purpose at this location, nor does it appear to become a detrimental factor in considering current or proposed surrounding land uses.
2. The church has obtained a Memorandum of Understanding or "Will Serve" letter from the City of Victor stating that their services will be made available to this site and will be adequate based on projected demands that have been provided to the city by the church. In turn the church will assume financial responsibility for extending these services to the site in cooperation with the City of Victor.
3. The site is large enough to accommodate the proposed building, parking facilities, ample landscape, storm water retention and ingress/egress facilities. This site size is typical for these functions based on previous planning and construction of other similar facilities by the church.
4. We believe that the proposed use is in compliance with and supports the goals, policies and objectives of the Comprehensive Plan. We anticipate that county staff will provide input regarding any items of interest in relation to compliance with these aforementioned requirements and the church will be prepared to address and resolve any concerns that arise. The LDS church is commonly known throughout the country and even the world for providing attractive, quality, well thought out facilities and grounds, for being a conscientious neighbor and for enhancing the areas in which their buildings reside. We will stand ready to work with the county to meet requirements as needed.



Teton County Engineer

October 17, 2011

Tom Muir
Blackfoot Farms, LLC
500 Huntsman Way
Salt Lake City, UT 84108

RE: for Blackfoot Farms (Driggs Stake)-Conditional Use Permit/Work within County Right of Way Permit

Dear Mr. Muir,

The following comments pertain to the permits submitted for the project referenced above. I have combined my preliminary review comments for both permits in this letter in an effort to streamline the review process. Additionally, I have sent copies of this letter to the Teton County Planning Department, City of Victor, your engineer (AW Engineering) and your architect (NBW Architects). These comments should be automatically carried over for the final review.

Permit to Work within the County Right of Way:

Please address the following comments:

1. The approach type is marked incorrectly as Agriculture.
2. A culvert will be required for the access; it is the applicant's responsibility to size the culvert.
3. Is a mailbox going to be installed as part of this permit? Please mark the appropriate box on the permit.
4. Approaches should be spaced at a minimum of 330 feet from center to center of approach. Currently the approaches are spaced at 250 feet.
5. The project appears to generate over 100 vehicle trips per hour during the peak hour, therefore a traffic study is required for this project. The traffic study should address at a minimum the items outlined in Section III-E of the *LTHAC Manual for Use of Public Right of Way Standard Approach Policy*. Additionally, this study should include input from the Idaho Department of Transportation regarding the effect of the project upon State Highway 33.

Conditional Use Permit:

Please address the following comments:

General

1. A full set of stamped construction plans, including site, layout, grading, and utility plans must be included with the building permit submission for review.
2. Please provide a schematic layout of the proposed water and sewer mains servicing the site. A permit to work within the county right of way will be required prior to construction of these mains within the right of way.
3. Please provide the parking space calculations for the building, including the future addition.

Teton County Engineer – jmaz@co.teton.id.us
Phone: 208-354-0245 • 150 Courthouse Drive, Driggs, Idaho 83422 • Fax: 208-354-8778
www.tetoncountyidaho.com



Teton County Engineer

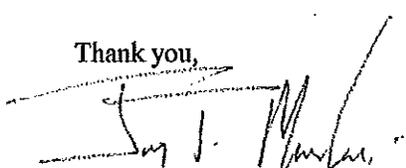
4. Please investigate the construction of a pathway connecting the project to the Rails to Trails bike path adjacent to State Highway 33.
5. Please provide a preliminary storm water management plan and report. The report should include at a minimum;
 - a) Written narrative discussing the existing and proposed site, runoff calculation methodologies used, stormwater quality measures proposed, summary, and a post construction operation and maintenance plan.
 - b) Existing and proposed drainage plans for the proposed site drawn to a scale not less than 1"=100' showing water flow directions and 1' contour intervals;
 - c) Existing and proposed stormwater runoff calculations for the 2-year and 100-yr 24hr design storm. Post development rates of runoff may not exceed pre-development rates of runoff.
 - d) Proposed stormwater quality measures.
 - e) Soil tests verifying percolation rates (if used).

Site Plan

1. Please provide a legend.
2. Please identify snow storage locations.
3. Please identify curb locations and types.
4. Please identify the surface types (concrete, asphalt, etc)
5. Please show proposed utilities, including connections to the City of Victor systems.
6. Is any signage proposed; if so please show on the site plan and landscaping plan.

If you have any questions or comments, please call.

Thank you,


Jay T. Mazalewski, PE
Teton County Engineer

Cc:
Teton County Planning Department
City of Victor
NBW Architects
AW Engineering



WK: 208-354-0245

Teton County Engineer
MEMO

150 Courthouse Drive
Driggs, ID 83422

October 18, 2011

TO: Teton County Planning Department
FROM: Teton County Engineer - Jay T. Mazalewski, PE
SUBJECT: Blackfoot Farms Lot Split

I have reviewed the Blackfoot Farms One Time Only Lots Split with regards to legal access to each parcel. Each parcel can have a legal access to from a County Road.

Parcel 2 has adequate frontage and intersection spacing along County Road W7000S for an access.

Parcel 1 has adequate frontage and intersection spacing along County S500W for an access.

Parcel 1 may have adequate frontage and intersection spacing along County Road W7000S for an access, depending on the location of the Parcel 2 access. Please note that 330 feet spacing between accesses is required.

The applicant submitted a Permit to Work within the County Right-of-Way (access permit) for Parcel 2. I have requested additional information from the applicant before I will approve the permit. The lack of an approved permit should not prevent the approval of the lot split, as I believe each parcel has a legal access option to a county road.

If you have any questions, please call.

Thank You,

Jay T. Mazalewski, PE

Wendy Danielson

From: Jay Mazalewski
Sent: Tuesday, October 18, 2011 9:19 AM
To: Wendy Danielson; Curt Moore
Subject: FW: [LIKELY_SPAM]Re: Blackfoot Farms CUP/Access Permit-Engineer Comments

Jay T. Mazalewski, PE
County Engineer/Public Works Director
150 Courthouse Way
Driggs, ID 83422
208-354-0245

-----Original Message-----

From: AW Engineering [<mailto:aweng@ida.net>]
Sent: Monday, October 17, 2011 7:33 PM
To: Jay Mazalewski
Subject: [LIKELY_SPAM]Re: Blackfoot Farms CUP/Access Permit-Engineer Comments

Thankyou, Jay for your comments. Please note that the county land split application requires an access permit application. This was not done for the conditional use permit at this point in time, but for the land split.

The items you're requiring will be furnished as part of the conditional use permit. None of that is part of the land split application, which is the reason for the access permit application.

I have felt that is part of the challenge of requiring it for a land split; often (although not in this particular case) a land split application is applied for with no intention of any type of development in the foreseeable future. Access to each newly created parcel in the land split application has always been a requirement without the access permit application.

If the application was marked Agriculture, that was not the intent. I thought it had been marked for a church, which I think falls in the commercial category for an access permit. I'll check in the morning.

Best,

Sharon W
A-W Engineering
> Tom,
>
> Please find the attached .pdf with my comments regarding the
> Conditional Use Permit and the Work within the County Right of Way
> Permit. If you have any questions or comments, please call.
>
> Thank you,
> Jay
>
> Jay T. Mazalewski, PE
> County Engineer/Public Works Director
> 150 Courthouse Way
> Driggs, ID 83422

> 208-354-0245

>

>

AW Engineering

aweng@ida.net

PO Box 139

255 South Main Street

Victor, ID 83455

(208) 787-2952: phone

(208) 787-2957: fax