



RECEIVED
BY: K. Rader
DATE: 6-28-2016

SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

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: HALSEY HEWSON

Applicant: SAME E-mail: HALSEYHEWSON@GMAIL.COM

Phone: (307) 413 6819 Mailing Address: PO BOX 766

City: TETON VILLAGE State: WY Zip Code: 83025

Location and Zoning District:

Address: _____ Parcel Number: _____

Section: NW 1/4 13 Township: T3N Range: R4SE Total Acreage: 2.7 ACRES

- Latest recorded deed to the property
- Fees in accordance with current fee schedule
- Affidavit of Legal Interest

I, the undersigned, 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 meeting.

• Applicant Signature: [Signature] Date: 6/28/16

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ 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: 6/28/16

Fees are non-refundable.

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

In accordance with 8-5-2 (C) of the Teton County Zoning Ordinance the Scenic Corridor Overlay shall apply to those lands within 330' of both sides of the right-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs city limits to the Wyoming stateline.

- **Design Review:** All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.
- **Documentation Required:** The applicant shall submit plans and drawings showing all existing structures, building envelopes for all proposed structures, setbacks from the closest State Highway or Ski Hill Road, as applicable, existing and proposed landscaping and fences, existing and proposed off-street parking areas, and drawings of exterior elevations of primary structures visible from the closest State Highway or Ski Hill Road. These materials will be submitted with a conditional use or building permit application, and at the preliminary plat stage of a subdivision or PUD application.
- **Design Review Criteria:** A development application shall only be approved if the Commission finds that it meets the following criteria:

Setbacks: No permanent structure shall be constructed within fifty (50) feet of the outer edge of the road right-of-way, unless the parcel does not contain any buildable site outside of the setback area in, which case primary structures shall be located as far from the outer edge of the road right-of-way as possible.

Building Envelopes: The development shall identify building envelopes for all primary and accessory structures. Building envelopes shall comply with the following requirements:

- 1) Building envelopes shall be located so that existing topography and natural vegetation, such as ridges, hills, and existing trees, will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.
- 2) Where existing topography and natural vegetation cannot be used to screen buildings as described in Subsection 1 above, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.

Notwithstanding Subsections 1 and 2 above, building envelopes shall be located so that no portion of a building up to thirty (30) feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road, and the applicant shall submit a sight line analysis in sufficient detail to confirm that this standard has been met.

Building Materials: All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.

Roads and Driveways: Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.

Satellite Dishes: All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact.

Screening: Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.

Revegetation: The applicant shall revegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

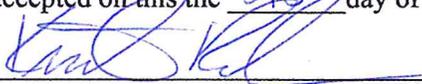
Utilities: All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.

SECTION III: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION IV: PLANNING AND ZONING COMMISSION ACTION

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the 28 day of June, 2016.

Planning Administrator/Designee Signature: 



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• Applicant Signature: [Signature] Date: 6/28/16

I, the undersigned, am the owner of the property and hereby authorize _____ to be my agent and represent my application and property and

• Owner Signature: _____

HEWSON DESIGN
PO BOX 12323
JACKSON, WY 83002-2323

7462

99-109/1023 7674
0002210315

6/28/16 DATE

PAY TO THE ORDER OF

Teton County
Two Hundred

\$ 200⁰⁰

100 DOLLARS



[Handwritten signature]

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 239526

TETON COUNTY, IDAHO
01-13-2016 10:28:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **574272-T (tm)**

Date: **December 29, 2015**

For Value Received, **E. Vance Rasmussen and Janie Rasmussen, a married couple**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Halsey Hewson, a single man**, hereinafter called the Grantee, whose current address is **PO Box 766, Teton Village, WY 83025**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

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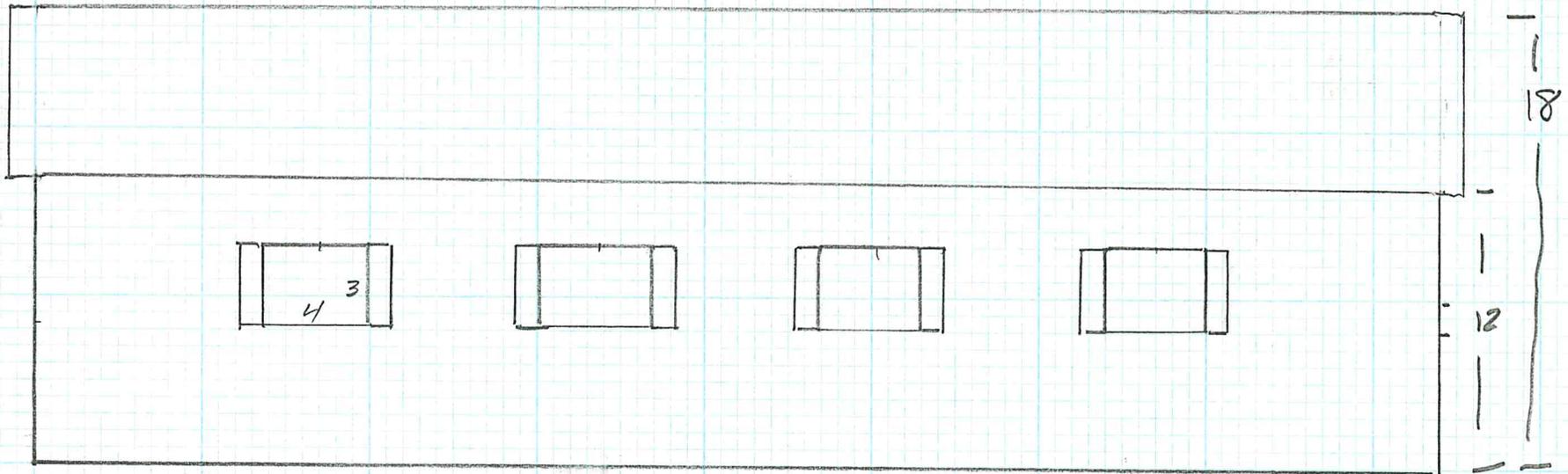
EXHIBIT A

BEGINNING AT THE SW CORNER OF THE E1/2NW1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SAID POINT BEING THE SW CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED UNDER TETON COUNTY RECORDER'S INSTRUMENT NO. 75397; THENCE NORTH 00°11'37", EAST, ALONG THE WEST LINE OF SAID PARCEL UNDER INSTRUMENT NO. 75397, A DISTANCE OF 478.32 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 33; THENCE SOUTH 46°14'37", EAST, ALONG SAID RIGHT-OF-WAY LINE, 607.22 FEET TO THE EAST LINE OF SAID PARCEL UNDER INSTRUMENT NO. 75397; THENCE SOUTH 00°11'37", WEST, ALONG SAID EAST LINE, 61.96 FEET TO THE SE CORNER OF SAID PARCEL UNDER INSTRUMENT NO. 75397; THENCE NORTH 89°32'00", WEST, ALONG THE SOUTH LINE OF SAID PARCEL UNDER INSTRUMENT NO. 75397, A DISTANCE OF 440.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

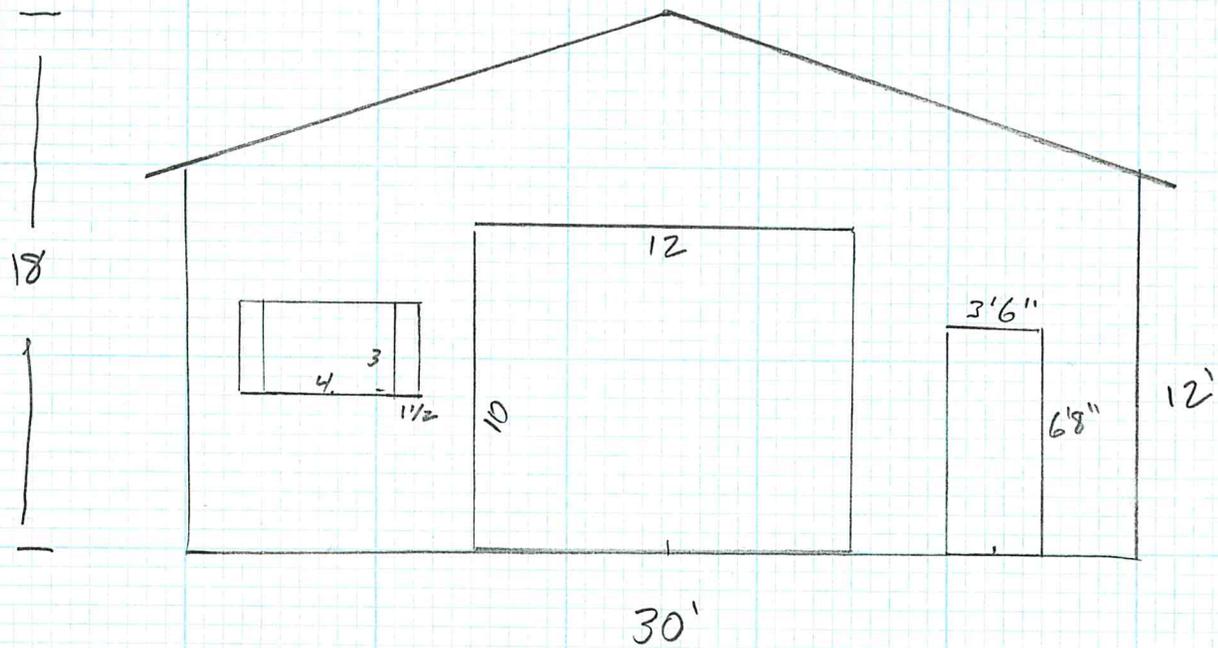
NORTH AND SOUTH FACING WALLS

SCALE 60

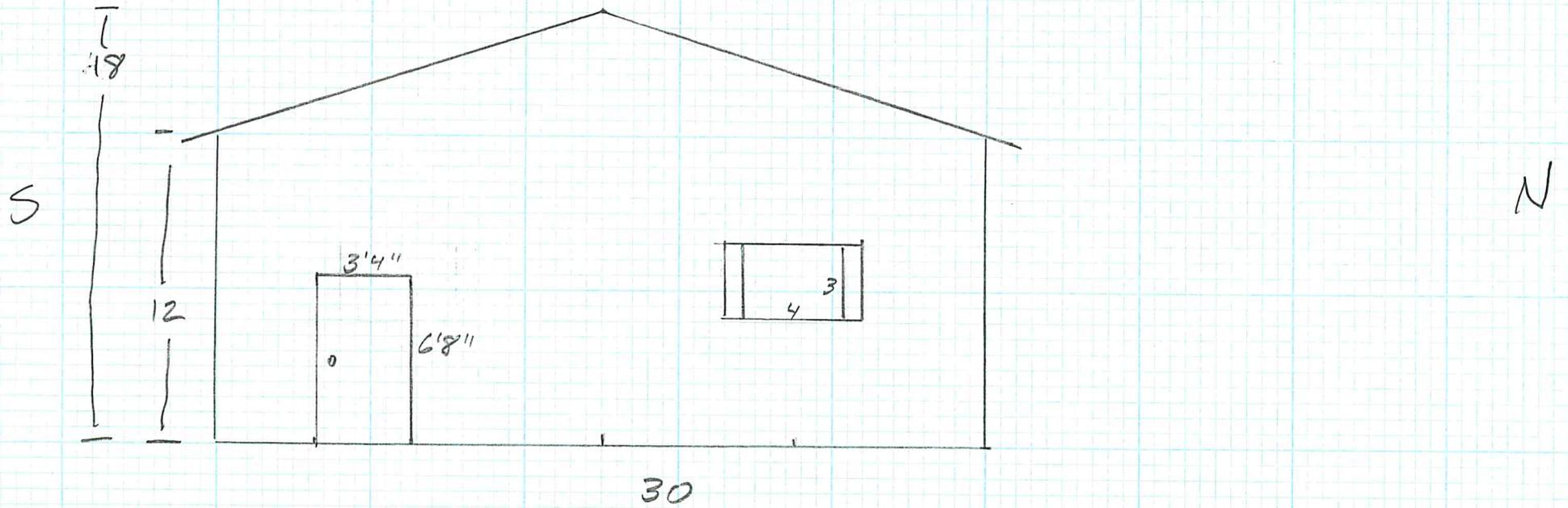


50

WEST FACING WALL



EAST FACING WALL





 land in victor

nw corner

33

well head

© 2016 Google

GO

corner

1994

Imagery Date: 8/2/2013 43°35'08.46" N 111°05'42.87" W elev 6312 ft



WEST FACING WALL





Color selection

GREY WALLS

BROWN ROOF / TRIM / DOORS / SHUTTERS

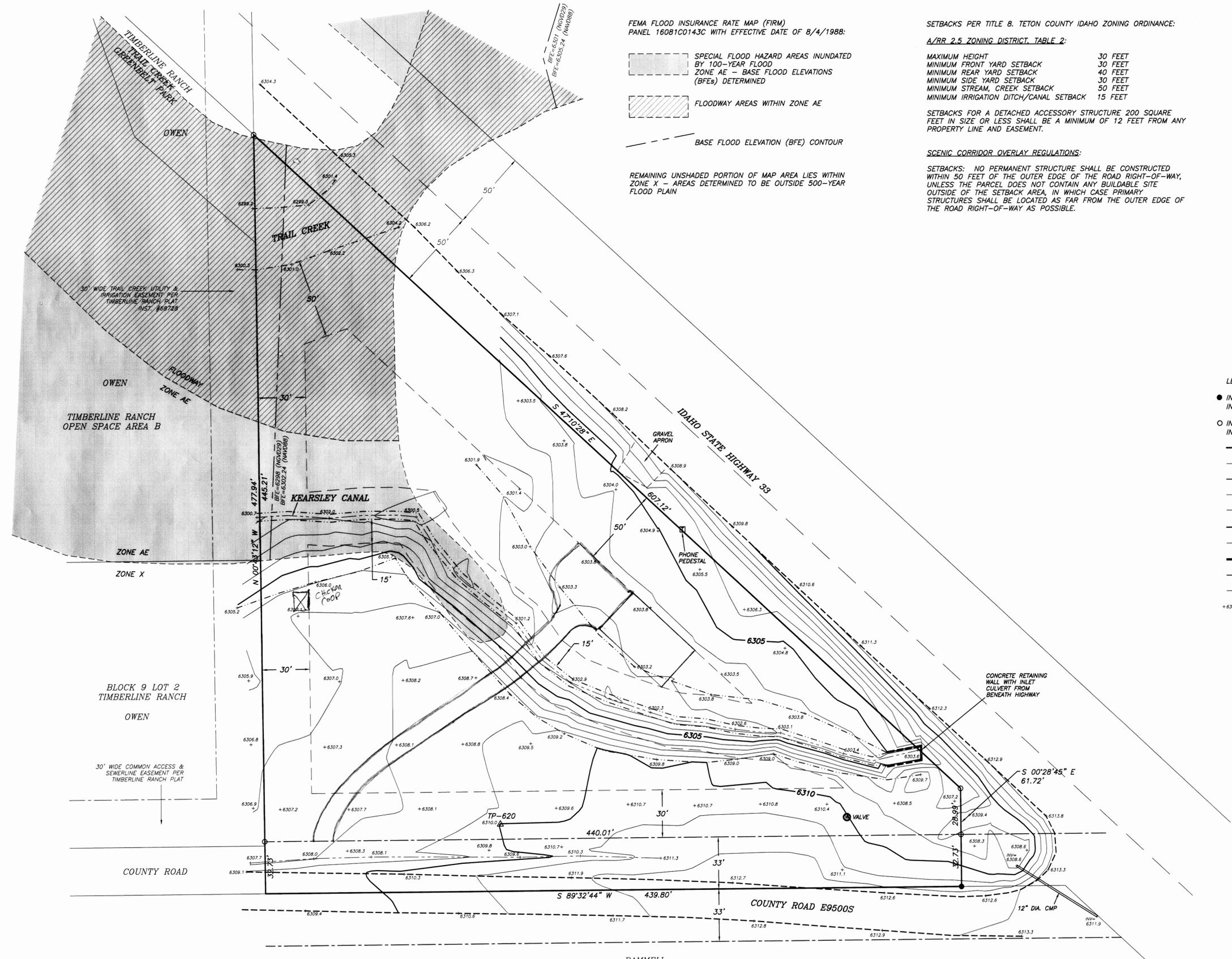
NORTH & SOUTH FACING LONG WALLS





Google earth





FEMA FLOOD INSURANCE RATE MAP (FIRM)
 PANEL 16081C0143C WITH EFFECTIVE DATE OF 8/4/1988:

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
 ZONE AE - BASE FLOOD ELEVATIONS (BFEs) DETERMINED

FLOODWAY AREAS WITHIN ZONE AE

BASE FLOOD ELEVATION (BFE) CONTOUR

REMAINING UNSHADED PORTION OF MAP AREA LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

SETBACKS PER TITLE 8. TETON COUNTY IDAHO ZONING ORDINANCE:
 A/RR 2.5 ZONING DISTRICT, TABLE 2:

MAXIMUM HEIGHT	30 FEET
MINIMUM FRONT YARD SETBACK	30 FEET
MINIMUM REAR YARD SETBACK	40 FEET
MINIMUM SIDE YARD SETBACK	30 FEET
MINIMUM STREAM, CREEK SETBACK	50 FEET
MINIMUM IRRIGATION DITCH/CANAL SETBACK	15 FEET

SCENIC CORRIDOR OVERLAY REGULATIONS:

SETBACKS: NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE OUTER EDGE OF THE ROAD RIGHT-OF-WAY, UNLESS THE PARCEL DOES NOT CONTAIN ANY BUILDABLE SITE OUTSIDE OF THE SETBACK AREA, IN WHICH CASE PRIMARY STRUCTURES SHALL BE LOCATED AS FAR FROM THE OUTER EDGE OF THE ROAD RIGHT-OF-WAY AS POSSIBLE.

ON SIGHT

LAND SURVEYORS

GRAPHIC SCALE

1 INCH = 30 FEET

1' CONTOUR INTERVAL

VERTICAL DATUM:
 NAVD88

- LEGEND
- INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "AW ENG 2860" FOUND THIS SURVEY
 - INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "D PLS 8609" FOUND THIS SURVEY
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - EASEMENT
 - - - SETBACK LINE
 - - - CENTERLINE OF HIGHWAY
 - - - EDGE OF PAVEMENT
 - - - EDGE OF GRAVEL
 - - - CONCRETE RETAINING WALL
 - - - TOP OF BANK
 - - - FLOWLINE
 - +6303.3 TYPICAL SPOT ELEVATION

Received on 6-28-16 by KMR
 Draft # _____
 Submitted to the CO of PZD on _____
 Meeting _____
 Meeting Date 7-12-2016

TOPOGRAPHIC MAP
 PREPARED FOR
HALSEY HEWSON
 SHOWING
 A PARCEL
 BEING PART OF
 NW1/4 SECTION 13
 T3N, R45E, B.M.
 TETON COUNTY, IDAHO

On Sight
 LAND SURVEYORS, INC.

155 West Gill Ave.
 P.O. Box 12290
 Jackson, WY 83002
 (307) 734-6131