



August 2, 2016

**Joint Teton County-Driggs Planning & Zoning Commission
Written Decision for Significant Plat Amendment Recommendation
of Preliminary Plat Approval for Pearson Revocable Trust**

Overview

On July 13, 2016, Todd Woolstenhulme came before the Joint Teton County-Driggs Planning & Zoning Commission to request a recommendation of approval for a Preliminary Plat approval for a Significant Plat Amendment to Huntsman Springs PUD, Phase 3A, which would split lot 9A (0.86 ac) into two lots (0.4 ac and 0.46 ac) on property located at 1200 Shasta Daisy Ct., in the Driggs Area of Impact.

Joint Planning & Zoning Commissioners Present: Mr. Dave Hensel (Teton County), Mr. Jack Haddox (Teton County), Mr. Chris Valiante (Driggs), and Mr. Larry Young (Driggs).

Applicant(s)/Representative(s) Present: Todd Woolstenhulme (Huntsman Springs, Inc.)

Motion

Mr. Haddox moved that having concluded that the Criteria for Approval of a Substantial Change - Increase Scale, Impact found in Title 9-7-1(B-2-b) are satisfied with the inclusion of the following conditions of approval:

1. Begin working with EIPH and IDEQ for approval.
- and having found that the considerations for granting the Substantial Plat Amendment Preliminary Plat to Pearson Revocable Trust can be justified and have been presented in the application materials, staff report, and presentations to the Joint Teton County-Driggs Planning & Zoning Commission,
 - and having found that the proposal is generally consistent with the goals and policies of the 2007- 2020 City of Driggs Comprehensive Plan,
 - I move to RECOMMEND APPROVAL of the Substantial Plat Amendment Preliminary Plat for Huntsman Springs PUD Phase 3A as described in the application materials submitted June 7, 2016 and as supplemented with additional applicant information attached to this staff report.

Mr. Young seconded the motion.

After a roll call vote, the motion was unanimously approved.

Conclusions

Having given due consideration to the application and evidence presented, and to the criteria of approval defined in Teton County Code, Title 8-7-1, the Joint Teton County-Driggs Planning & Zoning Commission hereby makes the following conclusions:

1. The proposed amendment does not impact the previous conditions of approval or the development agreement for Huntsman Springs PUD, Phase 3A.
2. The addition of one lot does not reduce the area of designated open space or increase the density previously approved for the Huntsman Springs Planned Unit Development.
3. In general, the proposed plat amendment conforms with the goals outlined in the 2007-2020 City of Driggs Comprehensive Plan, including property rights, public services, and land use.
4. Utilities were stubbed, including City water and sewer, when Lot 9A was platted as two lots. These were not removed when the two lots were combined, so no new utilities will need to be brought to the property for this split.
5. The proposed development will not negatively impact the health, safety, or general welfare of the County.
6. The proper legal requirements for advertisement of the public hearing have been fulfilled as required by Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, Title 9, Section 3-2-C of the Teton County Zoning Ordinance. The public hearing was duly noticed in the Teton Valley News on June 23, 2016 and June 30, 2016. A notification was sent via mail to surrounding property owners within a 300-foot buffer area, as well as all property owners in subdivisions that intersect with the 300-foot buffer. A notice was also posted on the property providing information about the public hearing.
7. No one from the public attended the meeting for comment. All application documents are on file with the minutes of July 13, 2016.
8. This proposal is not in conflict with the provisions of any adopted ordinance or intent of any county or city policy or use within the proposed zone classification.

Recommended Conditions of Approval

1. Begin working with EIPH and IDEQ for approval.

Dave Hensel
Chair of Joint Teton County-Driggs Planning & Zoning Commission

Date