



STAFF REPORT

PROPOSED PLAT AMENDMENT: SIGNIFICANT CHANGES- DECREASE SCALE, IMPACT

Huntsman Springs Planned Unit Development

Prepared March 15 the April 9th, 2013

Planning & Zoning Commission Public Hearing

OWNER: Huntsman Springs Inc. **APPLICANT:** Huntsman Springs Inc.

REQUESTS: Huntsman Springs Inc. is requesting a significant plat amendment that would decrease the scale or impact of the Huntsman Springs PUD. In six phases of the development, “cabin lots” would be turned into single family lots, thus reducing the total number of lots by 33. Additionally, Lots 9 and 10 of Block 10 would be combined to reduce one further lot.

All utilities have been installed and there is no proposed footprint change to the development or change to the development agreement.

CODES: Teton County Subdivision Ordinance Section 9-7-1 Vacations of Plats, Easements, Rights-of-Way; Lot Consolidations and Amendments to Recorded Subdivision Documents.

LEGAL DESCRIPTION:

Portions of Sections 26 & 27
Township 5 North, Range 45 East

LOCATION: County portion of Huntsman Springs, Phases 1 and 3A; north and west of the County Courthouse

PROPERTY SIZE: Affected acres = 22.37
Total acres in phases 1 and 3A = approximately 160 acres

ZONING: Huntsman Springs was approved as a Planned Unit Development which sets unique zoning and development standards within the development. The project is in the Driggs Area of City Impact.

PLANNING STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend approval of the proposed plat amendment. The proposed amendment reduces the number of lots in the County, decreases the impact to the County services and, per the applicant, will be more marketable than the previous configuration.

VICINITY MAP

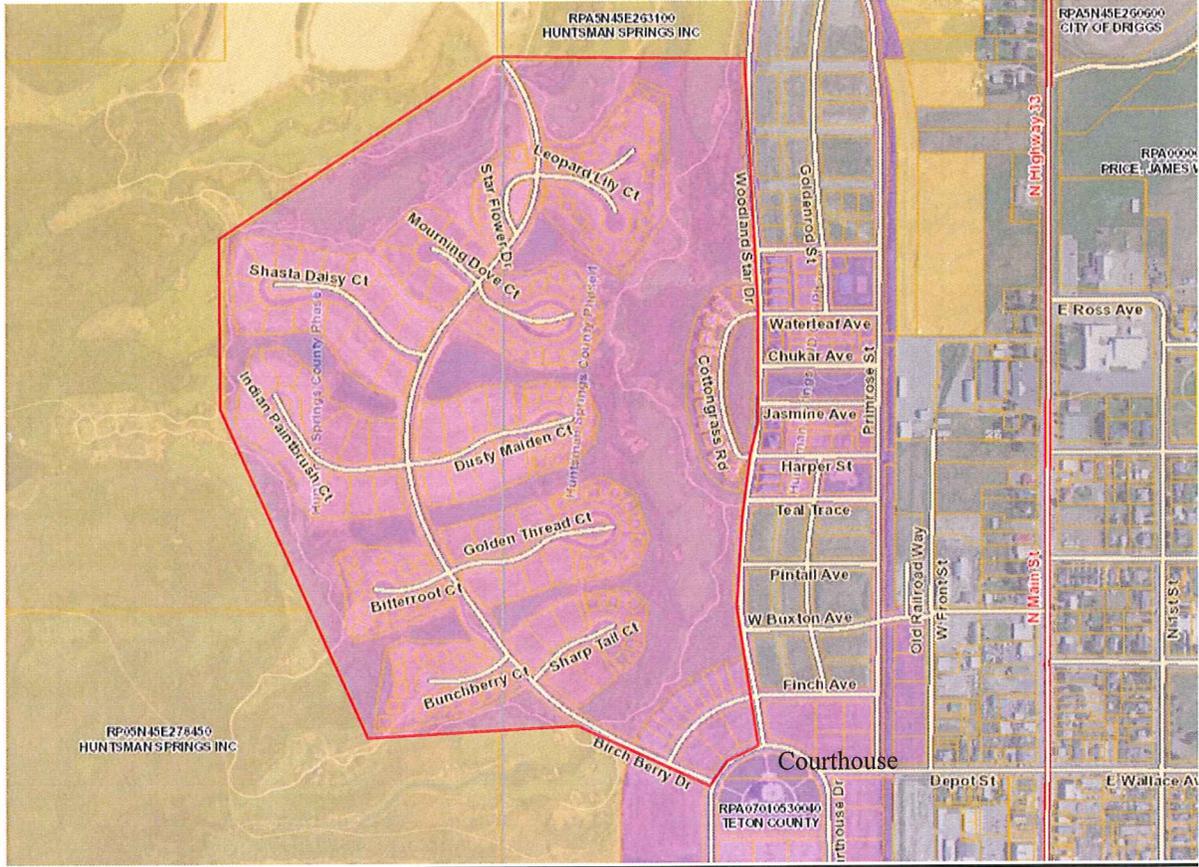


Figure 1: Phases 1 and 3A of Huntsman Springs PUD

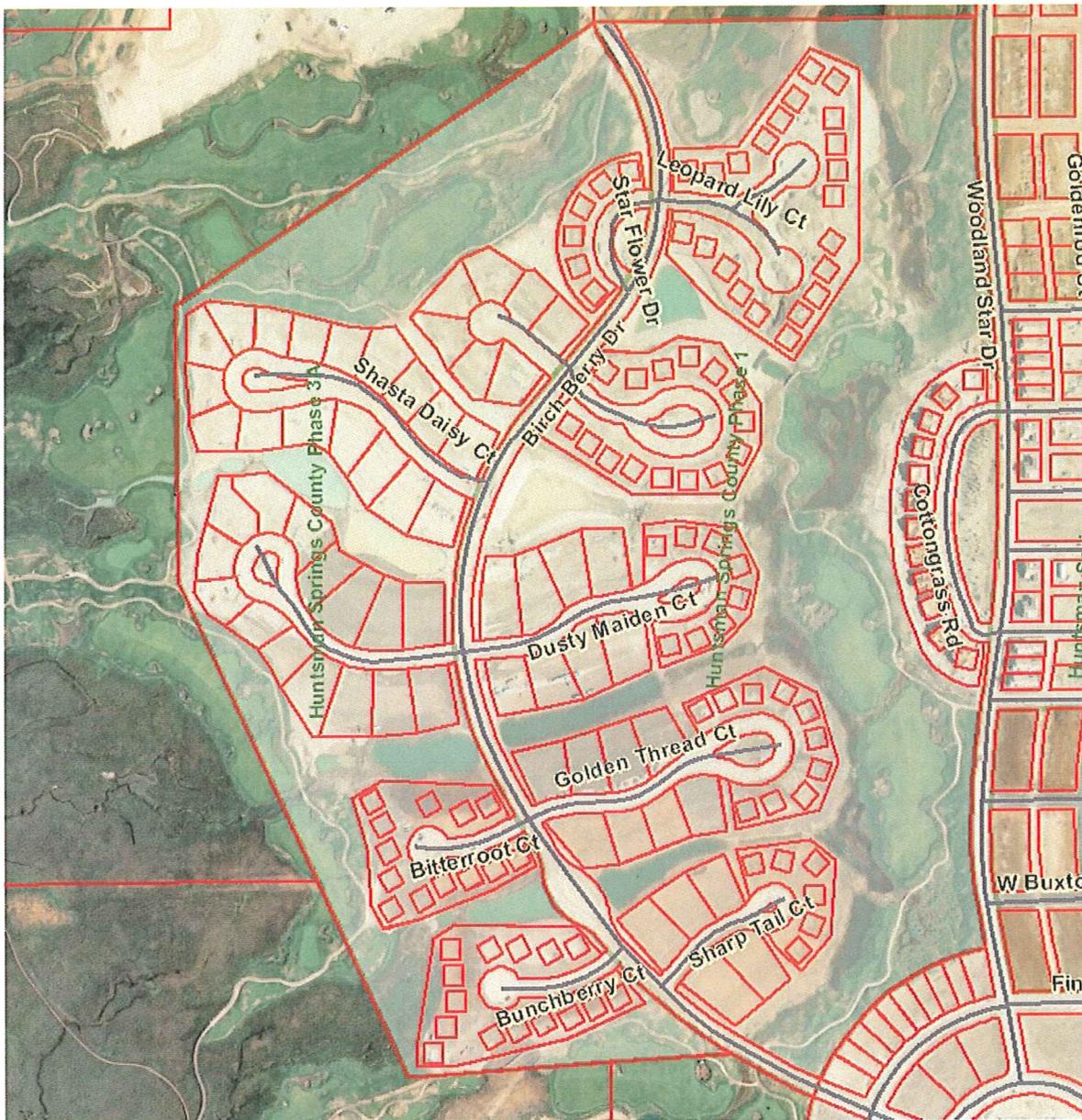


Figure 2: Current lot configuration. All cabin lots except those off of Leopard Lily Ct. are proposed to become single family homes.

BACKGROUND INFORMATION

Huntsman Springs PUD is a large project partially in the City of Driggs and partially in the County’s jurisdiction in the City Area of Impact. The development was originally approved in 2007 and the City portion has many structures built out. County Phases 1 and 3A are on the western part of the project and designated residential areas. The original configuration of the lots was as cabin lots. These are small lots within a larger tract of land. In practice, these lots are building envelopes within a larger common area. Turning these cabin lots into single family residential lots increases the size of each “lot” and reduces the total number of potential dwelling units. It also eliminates the surrounding open space that, at present, exists surrounding each cabin lot. This open space was not included in the original open space calculation for the project and will be incorporated into the new single-family residential lots. It is staff’s judgment that this is not “significant open space” and that its elimination and incorporation into the new lots is an insignificant change that is off-set by the reduction in the number of potential houses. The applicant states that market conditions are more favorable for single family residential lots than cabin lots. Staff has not analyzed this statement.

STAFF ANALYSIS

CONSISTENCY WITH THE APPLICABLE POLICIES OF THE DRIGGS COMPREHENSIVE PLAN

Title 7, Chapter 1-4-A-1 designates the “City of Driggs Comprehensive Plan” the applicable comprehensive plan in the Driggs Area of Impact. The land use chapter implies that residential development, whereby residents must travel to the downtown commercial area for groceries and other necessities,” is desirable. The proposed amendment provides a somewhat decreased density from what was previously approved, just outside city limits, but within pedestrian travel distance to the downtown core commercial area.

Specific Objectives include:

1. Designate appropriate areas to support the development of adequate housing quantities and types to meet projected housing needs, within a framework of interconnected neighborhoods.
Staff Analysis: This proposed amendment removes some of the variation in housing types that might support a more diverse community as outlined in Action 2 (Encourage varying lot sizes within subdivisions, thereby creating a mix of housing types and supporting a more diverse community). However, Huntsman Springs does have an interconnected pathway system that connects the different phases of the subdivision and allows pedestrian movement to town (Action 5: Require residential developments to connect roads and pathways to neighboring developments and to adjacent collector roads).
2. Designate appropriate areas to support desired economic development, while protecting the Central Business District as the city’s primary retail center, and preventing commercial sprawl along the highway 33 scenic corridor.
Staff Analysis: This proposed amendment supports this objective by placing residential housing outside, but within pedestrian distance, of the central business district. The close-proximity residential does not compete with commercial activities and provides patronage within walking distance.
3. Ensure that development occurs in a manner that is safe, that facilitates efficient delivery of public services and does not outstrip available or potential capacities.
Staff Analysis: The proposed amendment is serviced by existing infrastructure and is connected to City services.
4. Ensure that incompatible uses are buffered from one another.
Staff Analysis: The different uses have been removed from the project and do not be buffered from each other.

The proposed amendment is consistent with this goal and not inconsistent with other, less-applicable goals of the Comprehensive Plan.

CONSISTENCY WITH THE APPLICABLE TETON COUNTY SUBDIVISION CODE

Teton County Title 9, the Subdivision Ordinance, outlines criteria for approval for a plat amendment, significant change- decrease scale, impact. “The purpose and intent also is to reduce the intrusion of development into sensitive natural areas of the county and reduce the governmental costs associated with scattered development by expediting changes to recorded plats that reduce the number of vacant platted lots in the county.”

Subsection 9-7-1 (B-2-c)- Definitions

“Decrease Scale, Impact are changes that substantially decrease the scale or scope of the platted subdivision, and substantially decrease the direct or indirect impacts on the immediate neighborhood,

general vicinity of the subdivision or overall community. Substantial changes may include a reduction in the number of lots or parcels.” This project reduces the number of potential dwelling units by 34, alleviating the County of the cost of services for sheriff, fire and the burden to the schools and libraries, among other costs.

CONSISTENCY WITH THE APPLICABLE STATE OF IDAHO CODE

Idaho State Statute 67-6513, Subdivision Ordinance, requires that all subdivisions do not impose substantial additional costs upon current residents. By decreasing the total number of dwelling units in the County, this proposal does not impose a burden on current residents.

AGENCY & DEPARTMENTAL TECHNICAL COMMENTS

1. A home is under construction on Golden Thread Court on one of the existing single-family home lots. The owner was notified with a neighbor notice and the project is being managed by a representative of Huntsman Springs (Todd Woolstenhulme).
2. There will be a loss of open space that was platted between the cabin lots and the single-family home lots. This open space does not decrease the percentage of open space below what was required by the PUD ordinance.
3. The open space around the cabin lots was not included in the original open space calculations.
4. City of Driggs does not have concerns about the project (see letter).
5. The Eastern Idaho Public Health Department has had their concerns addressed (see email).
6. The Idaho Department of Environmental Quality has had their concerns addressed (see email).
7. The County Engineer had a few concerns (addressed in email from Bob Ablondi):
 - a. The scale is incorrect on all drawings.
 - b. Will stormwater drainage be affected?
 - c. Will the loss of the open space between the cabin lots and the single-family lots affect connectivity?
 - d. Does the loss of the open space affect the overall open space calculation?
- 8.

NEIGHBOR COMMENTS: One comment has been received from Daryl Dinkla, a neighbor, who is in support of the plat amendment.

PUBLIC NOTICE:

1. Legal ads were made to the Teton Valley News in accordance with local and state requirements.
2. A development notification was mailed to landowners within 300 feet and to those who own land within subdivisions within 300 feet of the subject property.
3. A development notice was posted onsite in accordance with all code requirements.

PROPOSED MOTION:

Having found that the proposed amendment to County Phases 1 and 3A of the Huntsman Springs PUD are consistent with the City of Driggs Comprehensive Plan, related development ordinances, and state statute, and that the application has been noticed appropriately per state statute 67-6509, I move to recommend approval of the amendment as presented in the application materials to the Board of County Commissioners [with the following changes].

Attachments:

Application Materials
Agency Comments
Public Comment

MAR 01 2013

RECEIVED



Huntsman Springs PUD

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at www.tetoncountyidaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

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: Huntsman Springs Inc. - (Glenn & Millie Pearson Block 10 lots 9 and 10)

Applicant: Same as Owner E-mail: tw@huntsmansprings.com

Phone: (208) 354-9667 Mailing Address: 1839 North 1000 West

City: Driggs State: Id. Zip Code: 83422

Engineering Firm: Rendezvous Eng. Contact Person: B. Ablondi Phone: (307) 733-5252

Address: P.O. Box 4858; Jackson, Wy. 83001 E-mail: rtaablon@aol.com

Location and Zoning District:
 Huntsman Springs County Phase I and 3A,
 Address: Blocks 2, 3, 5, 7, 8, 10 & 12 Parcel Number: (multiple parcels)

Section: 26 & 27 Township: 5N Range: 45E Total Acreage: See Plat Maps

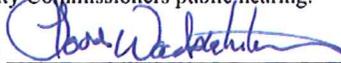
Proposed Units/ Lots: 61 (affected area) Current Units/Lots: 95 (affected area)

Code Approved Under: Plat approved in 2007

- | | |
|--|--|
| <input checked="" type="checkbox"/> FEES (pursuant to current fee schedule) \$0.00 | <input type="checkbox"/> Affidavit of Legal Interest |
| <input type="checkbox"/> Insignificant | <input type="checkbox"/> Engineer/Surveyor review cost |
| <input type="checkbox"/> Substantial Increase Scale/Impacts | <input type="checkbox"/> Taxes Current |
| <input checked="" type="checkbox"/> Substantial Decrease Scale/Impacts | |

Fees are non-refundable.

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 Board of County Commissioners public hearing.

- Applicant Signature:  Date: 3-1-13
Todd Woolstenhulme, authorized agent

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Todd Woolstenhulme 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: See attached Letters of Authorization Date: _____

SECTION II: ADMINISTRATOR DETERMINATION

The Planning Administrator has reviewed the amended plat and/or recorded documents and proposals in accordance with Teton County Subdivision Ordinances Title 9, Chapter 7. The Planning Administrator has determined the changes are:

- () Insignificant: The application will be reviewed administratively and approved, approved with conditions or denied. The plat or recorded documents for a subdivision or Planned Unit Development, including the proposed changes, 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.
- () Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement and may or may not require additional studies or application materials. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.
- (x) Substantial Changes – Decrease Scale, Impact: The application will be reviewed under the code of original approval and a staff report prepared and sent to the Planning and Zoning Commission for concept review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement. No additional studies or application fees will be required. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

SECTION III: ITEMS REQUIRED ON THE AMENDED PLAT OR IN AMENDED RECORDED DOCUMENTS (see attached)

1. Narrative explaining the changes that are being proposed. See attached
2. Plat, if applicable, is labeled correctly as "Amended Final Plat". See attached
Recorded documents, if applicable, are labeled as "Amended"
3. Itemize briefly the amendments on the original plat and/or recorded documents and the amended plat and/or recorded documents.
4. The following items may also be required, as applicable:
 - Letter of Credit or Bond for financial guarantee of public improvements
 - Engineers cost of public improvements
 - Three (3) Sets of "Final Stamped" construction drawings for public improvements
 - Final approval letter from Eastern Idaho Public Health
 - Final approval letter from Teton County Fire District
 - Acceptance letter from city for sewer hookup from the providing community, if applicable

**NARRATIVE TO ACCOMPANY
 SUBDIVISION / PUD AMENDMENT APPLICATION
 HUNTSMAN SPRINGS COUNTY PHASE I AND PHASE 3A
 SECOND AMENDMENT
 FEBRUARY 28, 2013**

This amendment is submitted to consolidate existing platted "cabin lots" into the more conventional single family lots in the 0.4 to 0.8 acre category. This change will result in a reduction in the number of units as summarized in the following table.

PHASE	BLOCK	PREVIOUS NUMBER OF TOTAL UNITS	REVISED NUMBER OF UNITS	UNIT REDUCTION	AFFECTED ACRES
1	2	11	8	3	3.16
1	3	18	13	5	4.86
1	5	15	8	7	4.21
3A	7	15	7	8	4.36
3A	8	13	6	7	3.51
3A	10	17	16	1	0.86
3A	12	6	3	3	1.41
TOTALS		95	61	34	22.37

The change is primarily designed respond to current market conditions and the desires expressed by recent lot purchasers to have greater flexibility in the design and siting of their residences on the property. This lot consolidation is similar to what was approved by the County in 2009 when there was a reduction of 8 units as a result of the conversion of cabin lots to conventional single family sites. A total of only 22.37 acres are affected by this change as shown in the summary table.

All utilities and infrastructure are completed for the areas proposed to be amended. Therefore no infrastructure drawings or engineering plans will be required. Also as you are aware, all lots are connected to community water and sewer facilities operated by the City of Driggs. Therefore there should be no changes with regard to fire protection of sanitation resulting from this amendment. All roads in this area will continue to be private and maintained by the homeowners association.

February 26, 2013

To Whom It May Concern:

The following individual is hereby authorized to execute documents related to combining lots 9 and 10 on Block 10 at Huntsman Springs on our behalf. This permission is granted to the following individual only for the prescribed lots and action listed above.

Todd Woolstenhulme – Huntsman Springs Construction Manager

Sincerely,

A handwritten signature in cursive script, appearing to read "Glenn or Millie Pearson".

Glenn or Millie Pearson
Block 10: Lots 9 & 10 owners
Cell: 858.344.0981



August 23, 2012

To Whom It May Concern:

The following individual is hereby authorized to execute documents on behalf of Huntsman Springs, Inc. and K&M Ventures LLC with city/county officials.

Todd Woolstenhulme

Sincerely,

David H. Huntsman
CEO, Huntsman Springs, Inc.
Managing Member, K&M Ventures LLC

501 HUNTSMAN SPRINGS DRIVE | DRIGGS, IDAHO 83422

PHONE 208.354.9660

FAX 208.354.9605

HUNTSMANSPRINGS.COM

Angie Rutherford

From: RTAblondi@aol.com
Sent: Wednesday, March 27, 2013 3:24 PM
To: Angie Rutherford
Cc: tw@huntsmansprings.com
Subject: Re: Engineer Comments for Huntsman

Angie,

Here is a comparison of the acreages and open space from the previous (2009) to the proposed (2013) plan for Huntsman Springs in the county. The main changes related to the elimination of the small open space separation lots as well as an expansion of the clubhouse-fitness center area. Our surveyor still needs to review the specific plat drawings which will take place during the technical review portion as some of these figures may change slightly.

DESCRIPTION	2009	2013
Total County Area, Acres	1,230.46	1,221.69
Total Open Space Acres, County	999.37	986.21
% Open Space	81.2%	80.7%

Bob Ablondi

In a message dated 3/27/2013 12:27:26 P.M. Mountain Daylight Time, arutherford@co.teton.id.us writes:

Thanks. Still need the open space table.

Angie Rutherford

Planning Administrator

Teton County, Idaho

208 354-2593

From: RTAblondi@aol.com [<mailto:RTAblondi@aol.com>]
Sent: Wednesday, March 27, 2013 10:18 AM
To: Angie Rutherford
Cc: Jay Mazalewski; tw@huntsmansprings.com
Subject: Re: Engineer Comments for Huntsman

Angie,



MEMO

To: Angie Rutherford, Teton County P&Z Administrator
From: Ashley Koehler, City of Driggs P&Z Administrator
Date: March 26, 2013
RE: Huntsman Springs Phase I and 3A Plat Amendment

Angie-

Thank you for the opportunity to review the proposed plat amendment; below are my comments:

1. This amendment is located in the Driggs Area of Impact and is subject to the City's subdivision design standards, subdivision improvement requirements, & PUD zoning.
2. Areas of open space have been eliminated and absorbed into the lots in Phase I, Block 2 and 3. Based on information from you and Bob Ablondi, these open space areas were not critical to any pathway or golf cart access and without them, the minimum required open space will still be met.
3. The islands of open space in the cul-de-sacs in Phase I Block 2 & 3 are marked as open space on the original plats. Those areas should also be marked in these amended plats and confirm documentation for their restriction in accordance with Driggs Code 10-4-6-B.
4. Overall, I don't see any objections to the amendment as the proposal will not reduce the minimum required open space nor make any major changes to the roads. The reduction of size and number of lots still conform to our Comprehensive Plan and PUD zoning in that area.

Angie Rutherford

From: RTAblondi@aol.com
Sent: Wednesday, March 27, 2013 2:07 PM
To: Angie Rutherford
Cc: pz2driggs@ida.net; tw@huntsmansprings.com
Subject: Re: FW: Huntsman Staff Report

Angie,

Here are responses to Ashley Koehler's comments. I am also copying Ashley on this response.

Thanks,

Bob Ablondi

1. This amendment is located in the Driggs Area of Impact and is subject to the City's subdivision design standards, subdivision improvement requirements, & PUD zoning. This is understood as from the beginning of the project the plan has been to comply with most all city improvements standards, even though many of these standards did not exist at the onset of the project. It is also important to note that as a PUD, the intent was for Huntsman Springs to have flexibility with design standards, setbacks, and other similar development requirements which may depart from the current Driggs standards in some areas. We believe that the development that has occurred to date within the project is representative of the this flexibility and intent of the PUD.

2. Areas of open space have been eliminated and absorbed into the lots in Phase I, Block 2 and 3. Based on information from you and Bob Ablondi, these open space areas were not critical to any pathway or golf cart access and without them, the minimum required open space will still be met. This is correct as the small open space areas were primarily to provide a separation between two different housing types -- clustered cabins versus single family lots. The project will still have more than 80% of the site in a larger open space tract which is in excess of any City or County requirements.

3. The islands of open space in the cul-de-sacs in Phase I Block 2 & 3 are marked as open space on the original plats. Those areas should also be marked in these amended plats and confirm documentation for their restriction in accordance with Driggs Code 10-4-6-B. These smaller open space areas were created more as a design element rather than a significant component of open space. We are not proposing any change to these areas and would suggest that they remain as they are with the current plat. I am not familiar with 10-4-6-B of the Driggs Code however believe that these open space areas are best owned and maintained by the developer with transition to the homeowners association going forward.

4. Overall, I don't see any objections to the amendment as the proposal will not reduce the minimum required open space nor make any major changes to the roads. The reduction of size and number of lots still conform to our Comprehensive Plan and PUD zoning in that area. It is also important to note that 34 units are being eliminated as a result of this amendment. Consequently there is very similar to the amendments within the City of Driggs that were recently (August 2012) approved unanimously by both the City Planning Commission and City Council.

In a message dated 3/27/2013 12:26:12 P.M. Mountain Daylight Time, arutherford@co.teton.id.us writes:

Please address.

Angie Rutherford

Planning Administrator

Teton County, Idaho

Angie Rutherford

From: RTAblondi@aol.com
Sent: Wednesday, March 27, 2013 10:18 AM
To: Angie Rutherford
Cc: Jay Mazalewski; tw@huntsmansprings.com
Subject: Re: Engineer Comments for Huntsman

Angie,

See responses below:

In a message dated 3/27/2013 9:38:17 A.M. Mountain Daylight Time, arutherford@co.teton.id.us writes:

Hi Bob,

Jay had a few comments about Huntsman plat amendment.

1. Was the original open space between the cabin lots and the SFR lots a connector that has been lost? BTW: there are a lot of comments about this reduction of open space. I understand it does not decrease the numbers below what was required, but a better explanation of why this is being lost and what it was originally used for and why its loss is "insignificant" would be helpful. [The original plan was based upon the specific siting of 60 ft by 60 ft "cabin" sites within a tract of limited common land. Because these 60 ft by 60 ft sites did not have any setbacks \(as they were essentially a building envelope\), the original designers \(Hart-Howerton\) included these open space strips in the plan to serve as a de facto setback between the cabins and single family lots. This area also provided some separation between the two different types of residential units. With the conversion to all single family lots, this strip is no longer needed.](#)
2. [The drawings are not to scale. All the plat drawings were created in AutoCAD and therefore were drawn to scale. When converted to Adobe PDF, there is the potential for the drawings to be modified to fit a specific page format. However, the final full size plat documents will be printed to scale. In addition, the DWG plat files will be provided to the county for use in their GIS.](#)
3. [Are there changes to infrastructure \(most notably drainage\)? There are no plans to change any infrastructure. In accordance with City of Driggs standards, unused water and sewer service taps will ultimately be capped. However, this would not take place until construction when it was certain that a given service tap was to be abandoned.](#)

Thanks Bob,

Angie

Angie Rutherford

Planning Administrator

Teton County, Idaho

150 Courthouse Drive

Driggs, ID 83422

Angie Rutherford

From: Earle Giles III [egiles@tetoncountyfire.com]
Sent: Tuesday, March 19, 2013 11:04 AM
To: RTAblondi@aol.com; Angie Rutherford
Cc: tw@huntsmansprings.com
Subject: RE: FW: Huntsman Springs Plat Amendment Review

Bob,
I have reviewed all the information and it all looks good from the fire protection stand point.
We have no issues with the Huntsman Springs Plat Amendment.
Let me know if you need any more assistance with the proposal.
Thank you,

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: RTAblondi@aol.com [mailto:RTAblondi@aol.com]
Sent: Tuesday, March 19, 2013 10:06 AM
To: arutherford@co.teton.id.us
Cc: egiles@tetoncountyfire.com; tw@huntsmansprings.com
Subject: Re: FW: Huntsman Springs Plat Amendment Review

Angie,

Here is a response to Earl's comments:

- 1) The street signs have been installed.
- 2) There is only one house in the county which is still under construction, however, the covenants do require that street numbers are displayed.
- 3) We have performed both computer models and actual hydrant flow tests to confirm the capability of the existing system, which is part of the Driggs water system, to satisfy needed fire flow requirements for single family residences.

Also, please understand that this amendment does not involve any changes to infrastructure. The issues raised were previously addressed when the area was first platted.

Thanks,

Bob Ablondi

In a message dated 3/19/2013 9:03:45 A.M. Mountain Daylight Time, arutherford@co.teton.id.us writes:

| Hi Bob,

Angie Rutherford

From: William.Teuscher@deq.idaho.gov
Sent: Tuesday, March 26, 2013 10:22 AM
To: Angie Rutherford; mdronen@silverstar.com
Cc: RTAblondi@aol.com
Subject: RE: Huntsman Springs Plat Amendment Review

Angie and Mike,

After review of the proposed plat changes DEQ confirms that there is no need for water or sewer system modifications needed. With the proposed plat amendment the water and sewer systems will still meet all of the State Drinking Water and Wastewater rules.

Thanks,
William Teuscher PE
DEQ

From: Angie Rutherford [<mailto:arutherford@co.teton.id.us>]
Sent: Monday, March 25, 2013 3:46 PM
To: Mike Dronen
Cc: RTAblondi@aol.com; William Teuscher
Subject: RE: Huntsman Springs Plat Amendment Review

Hi Willie,

Huntsman Springs is applying for a plat amendment to the County Phases 1 and 3A. These amendments don't change the infrastructure or footprint of the project, but do reduce the number of dwelling units. They are proposing to eliminate the "cabin lots" and create single family residential homes instead.

Could you please review this amendment request and let me know your concerns or if you need additional information?

Thanks for your help.

Angie

Angie Rutherford
Planning Administrator
Teton County, Idaho
208 354-2593

From: Mike Dronen [<mailto:mdronen@silverstar.com>]
Sent: Monday, March 25, 2013 3:19 PM
To: Angie Rutherford
Cc: RTAblondi@aol.com; william.teuscher@deq.idaho.gov
Subject: RE: Huntsman Springs Plat Amendment Review

Angie –

Thank you for the opportunity to review the proposed plat amendment. To follow are our brief comments:

1. The subdivision was originally reviewed by the DEQ. This amendment will need a DEQ review, or confirmation from the DEQ that another review is not necessary.
2. The applicant will need to submit to EIPHD a new health department subdivision application for the amendment.

Angie Rutherford

From: Mike Dronen [mdronen@silverstar.com]
Sent: Monday, March 25, 2013 3:19 PM
To: Angie Rutherford
Cc: RTAblondi@aol.com; william.teuscher@deq.idaho.gov
Subject: RE: Huntsman Springs Plat Amendment Review

Angie –

Thank you for the opportunity to review the proposed plat amendment. To follow are our brief comments:

1. The subdivision was originally reviewed by the DEQ. This amendment will need a DEQ review, or confirmation from the DEQ that another review is not necessary.
2. The applicant will need to submit to EIPHD a new health department subdivision application for the amendment.

The above is required prior to releasing sanitary restrictions and signing the Health Certificate. Please let me know if you have any additional questions.

Mike

*Michael Dronen
Eastern Idaho Public Health District
820 Valley Centre Drive
Driggs, Idaho 83422
208 354-2220/fax 208 354-2224*

From: Angie Rutherford [mailto:arutherford@co.teton.id.us]
Sent: Thursday, March 14, 2013 9:00 AM
To: Earle Giles III; Mike Dronen
Cc: 'Bret Campbell'
Subject: Huntsman Springs Plat Amendment Review

Hi Earle and Mike,

Huntsman Springs is applying for a plat amendment to the County Phases 1 and 3A. These amendments don't change the infrastructure or footprint of the project, but do reduce the number of dwelling units. They are proposing to eliminate the "cabin lots" and create single family residential homes in their stead.

Could you please review this amendment request and let me know your concerns or if you need additional information?

Thanks for your help.

Earle, I copied Bret because he might have some historical knowledge on this project.

Thanks so much,

Angie

Angie Rutherford
Planning Administrator
Teton County, Idaho
150 Courthouse Drive
Driggs, ID 83422

Angie Rutherford

From: Daryl Dinkla
Sent: Monday, March 18, 2013 7:31 PM
To: Angie Rutherford
Subject: Huntsman Springs Phase 1 and 3a changes

As owner of Lot 4 , Block 10, of the Huntsman Springs Development, I wholly support and recommend acceptance of the changes as proposed. The lot is in the name of DD#3, LLC of which I am the President. Thanks for your consideration, Daryl Dinkla

Daryl E. Dinkla 9801 Valdez Drive Urbandale , Iowa 50322 Phone 515-276-4076 Cell Phone 515-554-4076

_____ Information from ESET NOD32 Antivirus, version of virus signature database 8134 (20130319)

_____ The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>