



TAYLOR SHADOWS

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

CONCEPT PLAN

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Concept Plan Review is the first of three steps in the development process. Upon receipt of the required materials the planning staff shall stamp the application received, review the application for completeness and then schedule a Concept Review Meeting between the Applicant and the Planning Administrator or his or her designee. The application is constituted accepted upon completion of the checklist items and the review meeting with the Administrator. The Administrator will prepare a staff report for the Applicant within sixty (60) days. It is recommended that the Applicant review Titles 6, 8 and 9 of the Teton County Code prior to submittal. These Titles 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:	<u>DANIEL BENDER</u>				
Applicant:	<u>DAVID BENDER</u>	E-mail:	<u>DANBENDER@A400.COM</u>		
Phone:	<u>(443) 617-8012</u>	Mailing Address:	<u>4417 FORGE ROAD</u>		
City:	<u>PERRY HALL</u>	State:	<u>MD</u>	Zip Code:	<u>21128</u>
Engineering Firm:	<u>A-W Engineering</u>	Contact Person:		Phone:	<u>(208) 787-2952</u>
Address:	<u>255 S Main St.</u> <u>Victor, ID 83455</u>	E-mail:	<u>aweng@ida.net</u>		

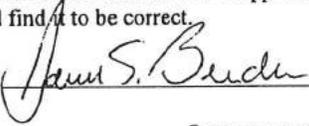
Location and Zoning District:	
Address:	<u>off Cemetery Road (no address)</u> Parcel Number: <u>RPO3N45E128850</u>
Section:	<u>12</u> Township: <u>3</u> Range: <u>45</u> Total Acreage: <u>13.93 ac</u>
Proposed Units/ Lots:	<u>2</u> Proposed Open Space Acres: <u>.50 acres</u>
Proposing a Subdivision <input checked="" type="checkbox"/>	Proposing a Planned Unit Development <input type="checkbox"/>
Zoning: A 2.5 <input checked="" type="checkbox"/> A 20 <input type="checkbox"/>	Planned Community <input type="checkbox"/> Rural Reserve <input type="checkbox"/>

- | | | | |
|--------------------------|--|--------------------------|--------------------------------------|
| <input type="checkbox"/> | Latest recorded deed to the property | <input type="checkbox"/> | Affidavit of Legal Interest |
| <input type="checkbox"/> | Development name approved by GIS | <input type="checkbox"/> | Pre-application conference completed |
| <input type="checkbox"/> | 10% of total base fee (see current fee schedule) | | |

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 Planning and Zoning Commission public hearing.

• Applicant Signature:  Date: 12-17-13

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:  Date: 12-11-2013

Fees are non-refundable.

SECTION II: CONSIDERATION FOR APPROVAL

Please submit narrative referencing the following:

- The conformance of the subdivision/PUD with the comprehensive plan.
- The availability of public services to accommodate the proposed development.
- The conformity of the proposed development with the capital improvements plan.
- The public financial capability of supporting services for the proposed development.
- Other health, safety or general welfare concerns that may be brought to the County's attention.

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. Number of Plan:

- Two (2) Plans (11" X 17" or 18" X 24") and digital copy prepared by a professional land Surveyor/Engineer

2. Items on Plan/Plat:

- Plat is labeled "Concept Master Plan" in the lower right corner
- Open space, as required
- Neighboring property boundaries and owners within 300 feet
- Date prepared and date of any revisions
- Scale of drawings
- North arrow
- Vicinity map
- Section(s), Township, Range
- Specific phase, if any, has been labeled

3. Topographical Information:

- Contour lines
- Flood hazard area, if any
- Overlay areas

4. Design Requirements:

- Total acreage
- Number of lots and size
- Street layout including width and designation of county road access with notation of approaches, if applicable, no closer than 300 feet to one another
- Existing streets and names within 200 feet
- Easements for irrigation, water, sewer, power and telephone

SECTION IV: CHECKLIST OF REQUIRED ITEMS

Please submit narrative or renderings addressing each of the following categories:

1. Water Issues:

- Description of irrigation system
- Description of culinary water system
- Water rights
- Description of waste system
- Natural drainage channels
- Storm and surface water drainage

2. Maps Required:

- Soil types
- Geographical hazards

3. Availability and capability of public services:

These topics are to be addressed in a general way. A Public Service/ Fiscal Analysis may be required at the Preliminary Plat stage, at which time these items will be addressed in detail.

- Fire protection
- Police protection
- Public road construction and maintenance
- Central water
- Central sewer
- Parks and open space
- Recreation
- Infrastructure/open space maintenance
- Schools
- Solid waste collection
- Libraries
- Hospital
- Estimate of tax revenue

4. Zone Change, if any:

- Current Zoning District
- Proposed Zoning District
- Submit completed Zone Change Application

5. Other Land Use Applications, if any:

- Scenic Corridor
- Conditional Use Permit
- Variance
- Other: _____

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the _____ day of _____, 200__.

Planning Administrator/Designee Signature: _____

File Number: 60317

Exhibit A
LEGAL DESCRIPTION

File Number: 60317

A portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 3 North, Range 45 East, B.M., Teton County, Idaho being further described as:

**From the Southeast Corner of said Section 12, thence S $89^{\circ}39'12''$ W., 1,322.43 feet to the TRUE POINT OF BEGINNING;
Thence S $89^{\circ}39'12''$ W., 916.43 feet to a point;
Thence N $00^{\circ}17'20''$ W., 662.44 feet to a point;
Thence N $89^{\circ}40'50''$ E., 916.19 feet to a point;
Thence S $00^{\circ}18'36''$ E., 662.00 feet to the POINT OF BEGINNING.**

NOT A LEGAL COPY

This instrument filed as an accommodation only. It has not been examined as to its execution, insurability or affect on title.

Instrument # 230546
TETON COUNTY, IDAHO
11-22-2013 13:22:06 No. of Pages: 2
Recorded for: TETON COUNTY TITLE
MARY LOU HANSEN Fee: \$13.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: EASEMENT

Teton County Title

ACCESS EASEMENT AGREEMENT

Access Easement Agreement made this 20th day of November, 2013 between DANIEL S. BENDER and RACHEL E. BENDER of 4417 Forge Road Perry Hall, MD 21128, referred to as Grantor, and DONALD W. THOMPSON of 545 East 8500 South, Victor, ID 83455 referred to as Grantee. Grantor in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a one hundred (100) foot wide access and utility easement across property located in the Southwest quarter Southeast quarter of Section 12, Township 3 North, Range 45 E., B.M. Teton County, Idaho, described as Parcel 2 on the Record of Survey, Instrument No. 219995, records of Teton County, Idaho for the benefit of Parcel 1 of said same Record of Survey, Instrument No. 219995, said easement being further described as.

From the Southeast corner of Section 12, Township 3 North, Range 45 East, B.M., Teton County Idaho,
S89°39'12"W, 2238.86 feet to the point of beginning;
Thence N00°17'20"W, 662.44 feet;
Thence N89°40'50"E, 100.00 feet;
Thence S00°17'20"E, 662.44 feet;
Thence S89°39'12"W, 100.00 feet to the point of beginning.

1. By the execution of this Access Easement Agreement, the existing road and utility easement on the West boundary of said Parcel 2 shall be increased in width from 60 feet to 100 feet.
2. Easement shall be a private access road and utility easement for the benefit of the owner and all future owners, heirs or assigns of said Parcel 1. Said easement shall allow for service to no more than 2 (two) residential single family homes and associated accessory structures and outbuildings, as allowed by county and/or city zoning ordinance.
3. Owners of said Parcel 1 and Parcel 2 will share equally in the cost of improving the existing portion of the road on Parcel 2 that lies within the above referenced 100 foot road and utility easement. Finished road surface shall be crushed, compacted stone or as otherwise agreed to between the owners.
4. Maintenance of this existing portion of the access road will be shared equally between the owners of Parcels 1 & 2 and shall be shared equally by the total number of residences of Parcels 1 & 2.

All provisions of this instrument, including the benefits and burdens, run with the land covered hereby and are binding upon and inure to the benefit of the heirs, assigns, successors, and personal representatives of the Grantors and Grantees.

Dated this 20th day of November, 2013.

Donald W. Thompson
Donald W. Thompson

STATE OF Idaho)
) ss.
COUNTY OF Teton)

On this 20th day of November, 2013 before me, a Notary Public in and for said county and state, personally appeared Donald W. Thompson known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Heidi L. Hoyle
Notary Public
Residing at: Teton, Idaho
My commission expires: March 13, 2018



Daniel S. Bender
Daniel S. Bender

Rachel E. Bender
Rachel E. Bender

STATE OF Maryland)
COUNTY OF Baltimore) ss.

On this 20 day of November, 2013 before me, a Notary Public in and for said county and state, personally appeared Daniel S. Bender and Rachel E. Bender known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Laura C. Morsey
Notary Public
Residing at: PNC BANK
My commission expires: 12-10-14

LAURA C. MORSEY
Notary Public
Baltimore County
Maryland
My Commission Expires Dec 10, 2014

NOT A LEGAL SEAL

CONCEPT PLAN NARRATIVE

FOR:

TAYLOR SHADOWS SUBDIVISION

TAYLOR SHADOWS SUBDIVISION IS A 2-LOT SUBDIVISION BEING PROPOSED BY MR. DANIEL BENDER OF PERRY HALL, MARYLAND, AND HIS BROTHER, DAVID BENDER OF VICTOR, IDAHO. EACH WILL OWN ONE OF THE LOTS FOR THEIR PERSONAL RESIDENCES.

THIS PROPERTY IS LOCATED IN A PART OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 45 E.,B.M., JUST EAST OF THE VICTOR CEMETERY. ACCESSING FROM CEMETERY ROAD, IT ENCOMPASSES 13.93 ACRES.

A. IN REFERENCE TO ITS CONFORMANCE TO THE GOALS AND OBJECTIVES OF THE TETON COUNTY COMPREHENSIVE PLAN, PLEASE NOTE THE FOLLOWING:

1-8 OF THE COMPREHENSIVE PLAN STATES: “ MAINTAIN, NURTURE AND ENHANCE THE RURAL CHARACTER AND HERITAGE OF TETON VALLEY”

1-9 INCLUDES THE PHRASE “ THE MAJORITY OF FUTURE RESIDENTS WILL LIVE IN HIGH-QUALITY NEIGHBORHOODS ON THE EAST SIDE OF THE VALLEY”.

TETON SHADOWS CONFORMS TO THE FIRST STATED GOAL BY ONLY HAVING 2 LOTS ON 13.93 ACRES AND MAINTAINING THE HILLSIDE PORTION IN ITS NATURAL STATE. THE CONFIGURATION AND MINIMAL NUMBER OF LOTS RETAINS THE RURAL CHARACTER OF THE VALLEY.

TETON SHADOWS IS LOCATED ON THE EAST SIDE OF THE VALLEY AS STATED IN 1-9. NO DEFINITION OF, NOR PARAMETERS GOVERNING THE TERM “HIGH-QUALITY NEIGHBORHOODS”, IS GIVEN IN THE COMPREHENSIVE PLAN. THEREFORE THE ONLY CONFORMANCE THAT CAN BE STATED IS THAT COVENANTS, CONDITIONS AND RESTRICTIONS WILL GOVERN TAYLOR SHADOWS.

4-9: ONE OF THE GUIDING PRINCIPLES STATED UNDER THE TITLE “NATURAL RESOURCES + OUTDOOR RECREATION IS THE CONSERVATION OF DARK SKIES.

“TAYLOR SHADOWS” WILL INCLUDE COMPLIANCE TO TETON COUNTY’S DARK SKY LIGHTING ORDINANCE E WITHIN ITS COVENANTS, CONDITIONS AND RESTRICTIONS.

4-13: AGRICULTURAL & RURAL HERITAGE LISTS MANAGING INVASIVE WEEDS AS A GUIDING PRINCIPLE. EACH LOT OWNER IN TAYLOR SHADOWS WILL BE REQUIRED TO ERADICATE NOXIOUS WEEDS ON THEIR RESPECTIVE PROPERTIES. AGAIN, THIS WILL BE A REQUIREMENT LISTED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

ONE OF THE "BENEFITS" LISTED IN THE ABOVE REFERENCED SECTION IS THE PRESERVATION OF OPEN SPACE AND RURAL CHARACTER.

DESIGNING ONLY 2 LOTS WITH DESIGNATED BUILDING ENVELOPES ON JUST UNDER 14 ACRES, ACHIEVES THIS STATED BENEFIT.

5-3: UNDER THE SECTION ENTITLED NEIGHBORHOODS: " THE AREAS PROXIMATED TO THE CITIES OF VICTOR, DRIGGS AND TETONIA ARE DESIGNATED "NEIGHBORHOOD AREAS. DUE TO THE AVAILABILITY OF SERVICES AND ESTABLISHED LAND USE PATTERNS, THESE AREAS ARE APPROPRIATE FOR VARYING DEGREES OF RESIDENTIAL..... DEVELOPMENT THAT DEFINE THE EDGE BETWEEN "TOWN AND COUNTRY".

TOWN NEIGHBORHOODS ARE LOCATED WITHIN THE AREA OF IMPACT, IMMEDIATELY ADJACENT TO THE CITIES OF VICTOR, DRIGGS AND TETONIA. TOWN NEIGHBORHOODS CURRENTLY INCLUDE A MIX OF DEVELOPED AND UNDEVELOPED PROPERTY AND HAVE EASY ACCESS VIA AUTOMOBILE, BICYCLE OR PEDESTRIAN ACCESS TO TOWN SERVICES AND AMENITIES. RESIDENTIAL USES NEAR THE CITIES WOULD BE MORE DESIRABLE THAN IN THE FAR REACHES OF THE COUNTY.

THE DESIRED FUTURE CHARACTER AND LAND USES FOR TOWN NEIGHBORHOODS INCLUDE "SINGLE-FAMILY, DETACHED HOUSING IN LOW DENSITIES CONSISTENT WITH NON-MUNICIPAL SERVICES."

THIS DESCRIBES THE PROPOSED TAYLOR SHADOWS SUBDIVISION WHICH IS WITHIN THE CITY OF VICTOR AREA OF IMPACT, HAS EASY ACCESS TO VICTOR VIA AUTOMOBILE , BICYCLE OR WALKING AND IT WILL HAVE TWO SINGLE FAMILY RESIDENCES ON 13.93 ACRES WHICH IS LOW DENSITY.

5-5: FOOTHILLS: THE FOOTHILLS ARE LOCATED ONTHE WESTERN SLOPE OF THE TETON RANGE. DESIRED FUTURE CHARACTER AND LAND USES INCLUDE" LOW RESIDENTIAL DENSITIES". AGAIN, THIS IS THE LOCATION OF TAYLOR SHADOWS EAST OF VICTOR WITH ONLY 2 RESIDENCES ON 13.93 ACRES.

5-12: GOAL ED-4: POLICY 4.8 - ENCOURAGE THE DEVELOPMENT OF LOW-DENSITY, HIGH QUALITY NEIGHBORHOODS ADJACENT TO EXISTING CITIES.

TAYLOR SHADOWS, BEING WITHIN THE AREA OF IMPACT OF THE CITY OF VICTOR, IS ADJACENT TO VICTOR WITH ONLY 2 RESIDENTIAL LOTS BEING PROPOSED.

5-14: TRANSPORTATION, POLICY 1.3 – TAYLOR SHADOWS ACCESSES OFF CEMETERY ROAD, THEN A SHARED PRIVATE DRIVEWAY SERVING BOTH LOTS, AS APPROVED BY THE TETON COUNTY PLANNING & ZONING DEPT. THIS WILL BE THE ACCESS FOR ANY NEEDED SERVICES.

5-17: GOAL T-4., POLICY 4:2 – ENCOURAGE PEDESTRIAN CONNECTIVITY TO APPROPRIATE AREAS.

AS ALWAYS IN TETON VALLEY, THE 3 CRITICAL ISSUES AFFECTING THE VIABILITY OF PEDESTRIAN CONNECTIVITY ARE:

- 1) WEATHER
- 2) THE SPREAD OUT NATURE OF THE VALLEY'S FACILITIES
- 3) TIME NEEDED TO REACH THE WIDE-SPREAD FACILITIES

WITHIN THOSE PARAMETERS, TETON SHADOWS IS WITHIN WALKING DISTANCE OF PIONEER PARK AND ITS FACILITIES, THE ICE-SKATING RINK, THE STOPPING POINT FOR THE COMMUTER BUS TO JACKSON AND THE VICTOR POST OFFICE.

NATURAL RESOURCES + OUTDOOR RECREATION, POLICY 1.5 "ENSURE ADEQUATE WASTEWATER TREATMENT".

AS PART OF THE SUBDIVISION PROCESS, ONE OF THE REQUIREMENTS THAT HAS TO BE MET IS OBTAINING THE APPROVAL OF THE EASTERN IDAHO PUBLIC HEALTH AGENCY. TO ENSURE THAT APPROVAL IS OBTAINED, A SEPARATE APPLICATION WITH SOILS TEST HOLE DATA IS SUBMITTED TO THAT AGENCY. EVIDENCE OF THEIR APPROVAL IS THE SIGNATURE OF THEIR ENVIRONMENTAL SPECIALIST ON THE FINAL PLAT PRIOR TO RECORDING.

5-22 NATURAL RESOURCES + OUTDOOR RECREATION, POLICY 5.2

RECOGNIZING THAT A PORTION OF THE 13.93 ACRES IS ON STEEPER SLOPES, TAYLOR SHADOWS IS BEING DESIGNED TO HAVE THE RESIDENCES ON THE FLATTER AREAS.

5-30 COMMUNITY EVENTS + FACILITIES, POLICY 4.5 ADDRESSING PUBLIC FACILITIES AND SERVICES. BEING LOCATED IN THE AREA OF IMPACT OF THE CITY OF VICTOR, PUBLIC FACILITIES AND SERVICES ARE EASILY ACCESSIBLE FROM TAYLOR SHADOWS.

AGRICULTURE + RURAL HERITAGE

5-31 POLICY 1.1 – "ENSURE THAT PLANNED GROWTH MAINTAINS TETON VALLEY'S RURAL CHARACTER."

TAYLOR SHADOWS COMPLIES WITH THIS POLICY IN TWO REGARDS:

- A) IT IS DESIGNED TO ONLY HAVE 2 LOTS ON 13.93 ACRES, WHICH IS RURAL IN NATURE.
- B) IT IS NOT LOCATED ON ANY PROPERTY THAT HAS EVER BEEN FARMED. THEREFORE NO FARM LAND IS BEING NEGATED BY THIS SMALL DEVELOPMENT.

POLICY 3.1 AND 3.2: THE RIGHT TO FARM ACT WILL BE INCORPORATED INTO THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TAYLOR SHADOWS.

THERE IS ONLY A SMALL AMOUNT OF FARM GROUND THAT IS SERVED BY CEMETERY ROAD WHICH WILL BE IMPACTED BY TAYLOR SHADOWS.

GOAL ARH 5 OF AGRICULTURE + RURAL HERITAGE – TAYLOR SHADOWS WILL ADDRESS NOXIOUS WEEDS IN ITS CC&R'S WHICH WILL BE A DETERENT TO THE INTRODUCTION OF INVASIVE SPECIES.

C) PUBLIC SERVICES

SINCE TAYLOR SHADOWS IS IN THE AREA OF IMPACT OF THE CITY OF VICTOR, WHICH BY DEFINITION IS AN AREA A CITY FORESEES ANNEXING IN THE FUTURE, IT IS WITHIN EASY ACCESS OF THE PUBLIC SERVICES LOCATED THERE SUCH AS FIRE PROTECTION, THE COUNTY LIBRARY, THE COMMUTER BUS, CITY PARKS AND BIKE AND WALKING PATHS. THERE ARE NO PUBLIC SERVICES THAT WILL NEED TO BE EITHER INCREASED OR EXTENDED TO THIS DEVELOPMENT.

D) CAPITAL IMPROVEMENTS PLAN

NO FUTURE PUBLIC FACILITIES WILL NEED TO BE CONSTRUCTED TO SERVE THIS SMALL DEVELOPMENT, AS REFERENCED IN PART 1 OF THE CAPITAL IMPROVEMENTS PLAN.

IMPACT FEES WILL BE COLLECTED AT THE TIME THAT BUILDING PERMITS ARE ISSUED FOR THE TWO NEW RESIDENCES.

PART II – LAND USE ASSUMPTIONS & DEMOGRAPHICS

-LAND USE AND DENSITY ASSUMPTIONS: NO NON-RESIDENTIAL DEVELOPMENT IS BEING PROPOSED.

STUDY AREA: ALL UNINCORPORATED LAND WITHIN A CITY'S AREA OF IMPACT WILL EVENTUALLY BE ANNEXED INTO THAT CITY. THEREFORE MOST PUBLIC FACILITY SERVICES WILL BE PROVIDED BY THE CITY AND NOT THE COUNTY. THE TWO EXCEPTIONS ARE THE SHERIFF'S DEPT. AND THE AMBULANCE SERVICE. HOWEVER, IMPACT FEES WILL STILL BE ASSESSED AT THE TIME OF ISSUING OF BUILDING PERMITS.

AGAIN, AS STATED BEFORE, FOR ONLY 2 LOTS BEING DEVELOPED IN THE AREA OF IMPACT OF THE CITY OF VICTOR, THE PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES FOR THESE 2 LOTS IS A NON-ISSUE.

OTHER HEALTH, SAFETY OR GENERAL WELFARE CONCERNS THAT MAY BE BROUGHT TO THE COUNTY'S ATTENTION:

THIS PROPERTY IS NOT IN A FLOOD PLAIN; HAS NO WETLANDS AND DEVELOPMENT IS NOT BEING PROPOSED ON THE STEEPER SLOPE.

SECTION IV NARRATIVE:

1. WATER ISSUES:

- A. There will not be an irrigation system to serve these two lots because there are no water rights attached to the property.
- B. The culinary water system will be individually drilled wells.
- C. There are no water rights attached to this property.
- D. Waste system will be individual septic systems approved by Eastern Idaho Public Health Agency.
- E. Natural drainage channels will follow the contour of the land as shown on the accompanying plat.
- F. See accompanying renderings for storm and surface water drainage.

3. Availability and capability of public services:

- A. Since Taylor Shadows is located 1 ¼ miles from the City of Victor within its area of impact, it is in quite close proximity to the county fire station located in Victor and directly off a maintained county road.
- B. Police protection is provided by the Teton County Sheriff's Dept. which serves all of Teton County. Again, being easily accessed from the Old Jackson Highway and then Cemetery Road, it can easily be accessed by the Sheriff's Dept.
- C. Cemetery Road is a currently maintained county road which already serves several residences in the Mountainside Village Subdivision. Taylor Shadows will add a minimal impact to this road which also serves the Victor Cemetery.
- D. The City of Victor does have central water and sewer systems; however connection opportunities are not available to Taylor Shadows.
- E. The creation of two lots does not require the provision for parks, open space or recreation either for the two lot owners or the public.
- F. There is no infrastructure requiring maintenance other than the shared private driveway.
- G. Victor Elementary School is located in Victor within 1 ½ miles; bus service to the upper elementary school, middle school and high school in Driggs is also available at that location. Taylor Shadows is also within reasonable proximity to the shuttle bus service to Jackson if the lot owners opt for Wyoming schools.
- H. Solid waste collection is available through Voorhees Sanitation if the owners choose to have that service. If not, as residences of Teton County, Idaho they are able to avail themselves of the services of the Teton County Landfill.
- I. The county library is located in Victor, another amenity for Taylor Shadows. Increased tax revenue for that service and the hospital will be generated through the change of land to a subdivision, residential category.
- J. The tax revenue estimate is pre-mature at this time because both owners are planning on constructing residences upon final recording of Taylor Shadows. Therefore the tax estimate will be based on the type and size of the structures.

4. No zone change for this property is being proposed.

OPEN SPACE MANAGEMENT PLAN

ALTHOUGH TAYLOR SHADOWS IS NOT BEING DESIGNED AS A PLANNED UNIT DEVELOPMENT, BUT AS A STANDARD 2 LOT SUBDIVISION, THERE IS A .50 ACRE PARCEL THAT IS NATURALLY SEPARATED FROM THE LOTS BY THE ROAD CONFIGURATION.

AS SUCH, THE OWNERS OF LOT 1 AND LOT 2 WILL HOLD THIS OPEN AREA IN COMMON OWNERSHIP.

TETON COUNTY'S TITLE 9 SUBDIVISION ORDINANCE DEFINES OPEN SPACE AS BEING ALLOWED TO INCLUDED PRODUCTIVE USES INCLUDING AGRICULTURE.

THE GOAL FOR THIS COMMON AREA IS AGRICULTURAL PRACTICES SUCH AS GARDENS AND POULTRY RAISING.

THE RESPONSIBILITY FOR NOXIOUS WEED CONTROL AS OUTLINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TAYLOR SHADOWS WILL ALSO BE STRICTLY ENFORCED FOR THIS COMMON AREA.

MAINTENANCE TO KEEP IT AN ATTRACTIVE AMENITY OF THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE TWO LOT OWNERS.

REQUIRED WATERING WILL BE SUPPLIED BY EACH OF THE TWO HOUSEHOLD WELLS SERVING THE TWO RESIDENCES.

SINCE THE PROPOSED AGRICULTURAL USES WILL BENEFIT EACH OF THE LOT OWNERS, IT FITS THE CRITERIA OF HIGHER DENSITY OUTLINED IN THE DEFINITION OF OPEN SPACE IN THE TITLE 9 ORDINANCE.

MAINTENANCE FEES WILL BE GENERATED THROUGH THE TAYLOR SHADOWS HOMEOWNERS' ASSOCIATION COLLECTION OF DUES.

THIS SMALL AREA WILL NEVER REQUIRE MAINTENANCE SERVICE BY TETON COUNTY.



Subdivision and Road Name Request Form

To be completed before submitting subdivision application, and/or when changing a name of an existing subdivision or road name.

Naming of subdivisions and roads must conform to address policies, and name requirements as adopted by the Teton County Board of Commissioners. Addressing Staff will review your request and notify you of the results.

Requested by: A-W Engineering Phone: 787-2952 (for Dan Bender)
 Date: 01-20-2014 Fax: same

SUBDIVISION

IS THIS A CITY OR COUNTY SUBDIVISION?
 IS THIS AN EXISTING SUBDIVISION APPLICATION?
 EXISTING NAME: (if applicable)

CITY / COUNTY
 Yes / No - have had pre-app P+Z conference

list in order of preference		FOR OFFICE USE ONLY:		
PROPOSED NAME(S) list in order of preference	YES	NO	NOTES	
1 Taylor Shadows	X			
2				

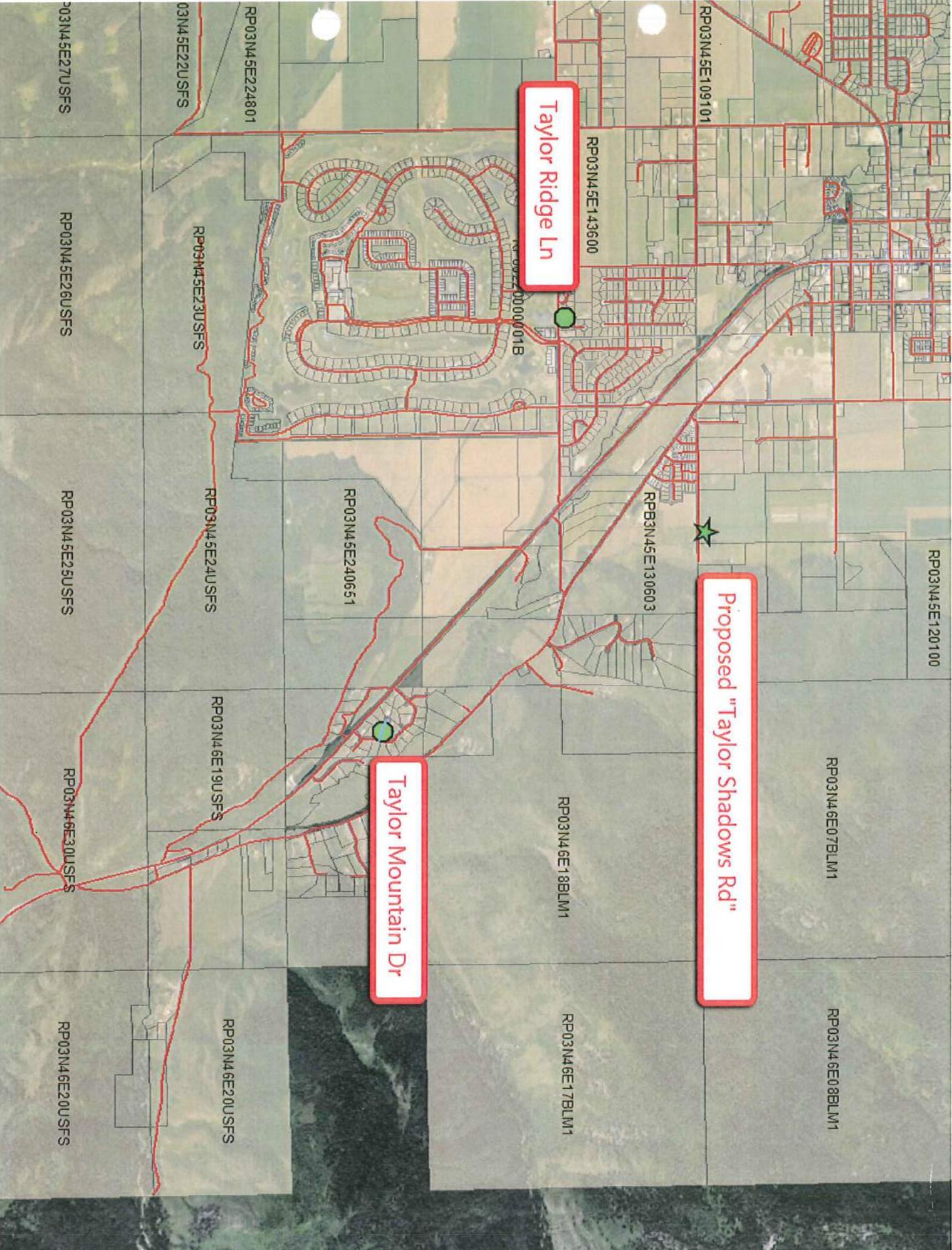
ROADS

IS THIS AN EXISTING NAME?:
 EXISTING NAME: (if applicable)

Yes / No

list in order of preference		FOR OFFICE USE ONLY:		
PROPOSED NAME(S) list in order of preference	YES	NO	NOTES	
1 * to be determined if				
2 access is driveway				
3 easement or subdivision				
4 road				
5				
6 Taylor Shadows Trail	X			
7				
8				
9				
10				

FOR OFFICE USE ONLY:	Name	Date
Reviewed: <u>1/30/14</u>	<u>VER MURIN</u>	<u>1/30/14 OK</u>
Database:		
Return Notice: <u>/</u>		



Taylor Ridge Ln

Proposed "Taylor Shadows Rd"

Taylor Mountain Dr

RP03N45E109101

RP03N45E143600

RP03N45E224801

RP03N45E230SFS

03N45E22USFS

RP03N45E26USFS

RP03N45E25USFS

RP03N45E24USFS

RP03N45E240651

RPB3N45E130603

RP03N45E120100

RP03N46E07BLM1

RP03N46E19USFS

RP03N46E30USFS

RP03N46E18BLM1

RP03N46E08BLM1

RP03N46E20USFS

RP03N46E20USFS

RP03N46E17BLM1

