



TETON COUNTY
PLANNING & ZONING

SEP 16 2011

RECEIVED

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

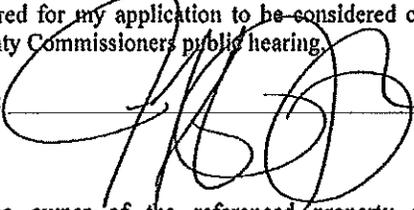
Owner: Teton Springs Golf & Casting Club, LLC,
 Applicant: JEFF NAYLOR E-mail: jnaylor@teton Springs Lodge.com
 Phone: (208) 787-7888 Mailing Address: 10 Warm Creek Lane, Victor, ID 83455
 City: Victor State: Idaho Zip Code: 83455
 Engineering Firm: N/A Contact Person: _____ Phone: () _____
 Address: _____ E-mail: _____

Location and Zoning District:
 Address: 36 Springs Parkway Parcel Number: RPO02208C0000 AA
 Section: 23 Township: 3 North Range: 45 East Total Acreage: .26 acre
 Proposed Units/Lots: _____ Current Units/Lots: _____
 Code Approved Under: _____

- | | |
|---|--|
| <input checked="" type="checkbox"/> FEES (pursuant to current fee schedule) | <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 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: 9/15/11

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: _____

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.
- () 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

1. Narrative explaining the changes that are being proposed.
2. Plat, if applicable, is labeled correctly as "Amended Final Plat".
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



PLANNING AND BUILDING DEPARTMENT
LETTER OF AUTHORIZATION

Teton Springs Golf & Casting Club, LLC, "Owner" whose address is 19 Village Place
Victor, Idaho 83455 City Victor State ID Zip 83455

As owner of property more specifically described as:
Tract 8C Commercial Common Area, Teton Springs Golf & Casting Club as
per recordal plat thereof, Teton County, Idaho, aka Parcel RPO02208C0000AA.

HEREBY AUTHORIZES JEFF NAYLOR as Agent to represent and act
for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County
Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development,
planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any
Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or
modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of
issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted
or re-platting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the
appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising
out of any violation of applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership,
limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if
required.

OWNER:

X Anthony J. West
(Signature of Owner)

Anthony J. West Title Managing Member
(Print Name)

X _____
(Signature of Co-Owner)

_____ Title _____
(Print Name)

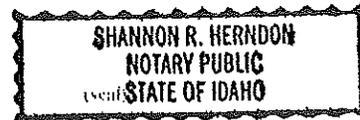
X _____
(Secretary or Corporate Owner)

(Print Name)

NOTARY: STATE OF: Idaho SS. _____

COUNTY OF: Teton Zip 83455

Subscribed and sworn to before me by Shannon Herndon
this 8 day of August, 2011.



WITNESS my hand and official seal.
X Shannon R. Herndon
Notary Public

7-29-2016
Expiration Date



PLANNING AND BUILDING DEPARTMENT
LETTER OF AUTHORIZATION

Teton Springs HOA, "Owner" whose address is 71 Hastings Drive
City Victor State ID Zip 83455

As owner of property more specifically described as:

Tract 8A Commercial Common Area, Teton Springs
Golf & Casting Club, as per recorded plat thereof, Teton County, Idaho,
aka Parcel Number 0 RPO02208A000HAA

HEREBY AUTHORIZES Teton Springs Golf & Casting Club, LLC as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, weather actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Julie E Whitlock
(Signature of Owner)

Julie E Whitlock Title President
(Print Name)

X _____
(Signature of Co-Owner)

_____ Title _____
(Print Name)

X _____
(Secretary or Corporate Owner)

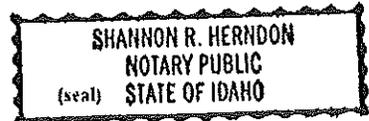
(Print Name)

NOTARY:
STATE OF: Idaho ss. _____

COUNTY OF: Teton Zip 83455

Subscribed and sworn to before me by Julie Whitlock

this 15 day of July, 2011



WITNESS my hand and official seal.

X Shannon R. Herndon
Notary Public

7/29/2016
Expiration Date

Wendy Danielson

From: Curt Moore
Sent: Friday, September 30, 2011 4:45 PM
To: Wendy Danielson
Subject: FW: Stipulated Approval Conditions for Teton Springs Helipad

From: Sean Moulton [<mailto:seanmoulton@tetonvalleylaw.com>]
Sent: Friday, September 30, 2011 9:40 AM
To: Curt Moore
Subject: Stipulated Approval Conditions for Teton Springs Helipad

Curt:

I apologize in advance for the format of the following conditions. As you are aware, I was just recently asked to get involved in this Amendment Application. Regardless, my client proposes that you include in your staff report the following stipulated limitations to the proposed commercial use of the helipad:

- 1) Hours of operation - 9:00 AM - 4:30 PM with more defined limits below;
- 2) Season - December 25 - April 1;
- 3) Day limits - flights not to exceed 50 days during the above season; and
- 4) Flight limits - a maximum three (3) outbound trips between the hours of 9:00 AM - 10:30 AM, one "occasional" refuel mid-day, and three (3) inbound trips between the hours of 2:30 PM - 3:30 PM.

In a nutshell, the vendor will agree to limit the flights to no more than three (3) groups max per day shuttled out and back with one occasional refueling trip. In addition, my client agrees to limit the flight path to the path already identified. Yesterday, I pointed out that the flight path appeared to go over a single cabin and that redirecting the flight path may be beneficial. In response I was told that the building that appears to be in the way of the flight path is a concessions stand that is only used during the summer golfing season, and thus, no diversion was necessary (i.e., the flight path does not cross any occupied buildings).

I found the self-imposed limits above to be quite reasonable. Hopefully, the Planning and Zoning Board feels the same.

Regards,

Sean R. Moulton
Moulton Law Office
P.O. Box 631
60 E. Wallace
Driggs, ID 83422
(208) 354-2345
(208) 354-2346 - fax
seanmoulton@tetonvalleylaw.com