



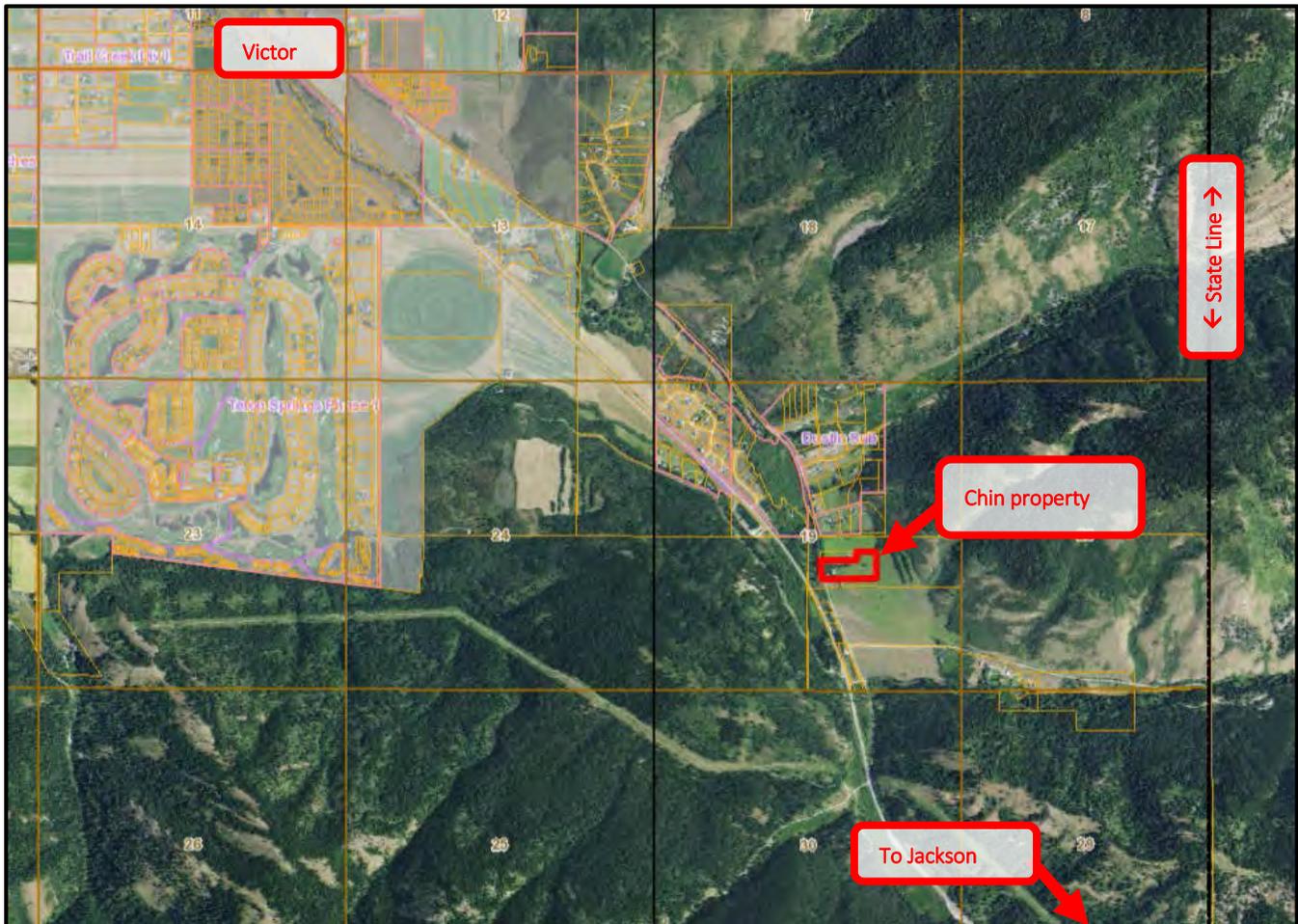
A REQUEST FOR SUBDIVISION CONCEPT PLAN REVIEW APPROVAL
By: Grace Hartman
For: Walipini Subdivision
Where: 10645 Old Jackson Highway (Victor)
Prepared For: Planning & Zoning Commission Public Hearing of January 12, 2016

APPLICANT: Grace Hartman
LANDOWNER: James Chin Revocable Trust

REQUEST: Grace Hartman is proposing a three lot subdivision on an 8-acre parcel owned by the James Chin Revocable Trust. Two lots will be 2.5 acres, and the third lot will be 3 acres. This project is located southeast of Victor, at 10645 Old Jackson Highway.

APPLICABLE COUNTY CODE: Subdivision Concept Plan Review pursuant to Title 9, Chapter 3 Teton County Subdivision Ordinance, (revised 5/16/2013); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

LEGAL DESCRIPTION: RP03N46E198100; TAX #6313 SEC 19 T3N R46E
LOCATION: 10645 Old Jackson Highway, Victor, ID 83455
ZONING DISTRICT: A-2.5
PROPERTY SIZE: 8 acres
VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT BACKGROUND

Harmony Design & Engineering submitted a completed application for Grace Hartman to the Teton County Planning Department on December 7, 2015 for the proposed 3-lot subdivision. A Development Review Committee (DRC) Meeting was held on December 14, 2015 with the applicant, Planning, other Teton County Departments, and outside agencies to discuss the application materials.

The first step in the subdivision process is a Concept Plan Review (9-3-2B). Because the proposed subdivision is located in a Natural Resource Overlay, a public hearing before the Teton County Planning and Zoning Commission is required. The western edge of this property is located in the Scenic Corridor Overlay; however, no development is proposed in that area, so a Scenic Corridor Design Review is not required. This property is located within the Hillside Overlay, but it was determined that the Hillside Studies are not required for this project as development is not occurring on slopes over 20% nor are the access roads to the building sites on slopes over 20%.

PROJECT DESCRIPTION

Grace Hartman is proposing a three lot subdivision on an 8-acre parcel, with two, 2.5 acre lots and one, 3-acre lot. The property is currently owned by the James Chin Revocable Trust. Ms. Hartman is currently living on the property. This split would allow the property owner to sell the property while allowing Ms. Hartman to have her own lot and continue living on the property.

There is an existing home and outbuildings on the west side of the property, which is accessed from Old Jackson Highway. A neighbor also uses this access. This access point will be reconstructed to meet road standards, which will change the slopes of the neighbor's driveway. The applicant is also proposing to move the neighbor's driveway slightly to the east after the road has been constructed so it remains safe and useable. A fire pond has been proposed on lot 2, but the applicant will contact the Fire District to determine if there is an approved water source that could be used nearby without constructing a fire pond. Each lot will use an individual well and septic system that will be the responsibility of the landowner.

OVERVIEW OF CONCEPT APPROVAL

A concept review with the Planning Administrator or Planning and Zoning Commission is the required first step in the development process. The purpose of this review is to:

1. Acquaint the applicant with the procedural requirements of Title 9
2. Provide for an exchange of information regarding applicant's proposed development ideas and the regulations and requirements of Title 9, the Master Plan, and other subdivision requirements
3. Advise the applicant of any public sources of information that may aid the applicant or the application, and identify policies and regulations that create opportunities or pose significant restraints for the proposed development
4. Review the sketch plans, if any, and provide the applicant with opportunities to improve the proposed plan in order to mitigate any undesirable project consequences
5. Review the compatibility with nearby land uses, either proposed or existing
6. Provide general assistance by County staff on the overall design of the proposed development

It is not to determine the exactness of each item required in the checklists of the preliminary and final plat processes.

KEY ISSUES

On December 14, 2015, we had a DRC meeting with Harmony Design & Engineering (Jen Zung), Grace and Jimmy Hartman, Silver Star Communications (Michelle Motzkus), Eastern Idaho Public Health (Mike Dronen), Teton County Public Works Director (Darryl Johnson), Teton County Building Official (Tom Davis), Teton County Planning Administrator (Jason Boal), and Teton County Planner (Kristin Rader). From this meeting, several key issues were identified, most of which concerned requirements for the Preliminary Plat review phase.

- **ROADS & UTILITIES:** Reconstructing the access point from Old Jackson Highway and relocating the existing driveway that is used to access the parcel to the north were discussed. Public Works does not have concerns with the proposed access road, as the slopes are within 8%. Silver Star did not have concerns. Fall River was not present to discuss potential concerns.
- **FIRE PROTECTION:** This project does require Fire Protection. A fire pond has been located on the Concept Plan. The applicant will contact the Fire District directly to discuss the options for fire protection.
- **WASTEWATER TREATMENT:** Fire pond designs to determine setback requirements for septic systems. The slopes on Lot 3 may limit septic system options for that lot. EIPH needs their subdivision application submitted for the Preliminary Review stage.
- **PLANS & STUDIES:** A Landscaping Plan and Natural Resource Analysis will be required at the Preliminary Review stage.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Code. The public hearing for the Planning & Zoning Commission was duly noticed in the Teton Valley News. 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.

COMMENTS FROM NOTIFIED PROPERTY OWNERS AND PUBLIC AT LARGE

Staff has not received any written comments from the public at the time of this report.

CRITERIA FOR APPROVAL

For approval of Concept Review of a proposed subdivision (9-3-2(B-4)), the County shall consider the objectives of Teton County Title 9, application materials, and in a general way, at least the following:

Objective	Applicant Comments	Staff Comments
<p>1. The conformance of the subdivision with the comprehensive plan.</p>	<p>Property is within the “Foothills” area, and the subdivision is designed in a way to align with the desired characteristics of that area, including low density and clustered building envelopes to preserve open space and viewsheds. A Natural Resource Analysis will be conducted in the preliminary stage.</p>	<p>This subdivision is designed in such a way to preserve the characteristics of the Foothills area. It is protecting the natural resources and habitat in the area by designating building envelopes that are clustered, which allows for open space on each lot and steeper slopes are protected. The Natural Resource Analysis will provide more information on the natural resources and wildlife habitat that can be protected on the property, but the applicant intends to implement recommendations from that Mitigation Plan.</p>
<p>2. The availability of public services to accommodate the proposed development.</p>	<p>There are entities accessible for all public services (power, telephone, solid waste, law enforcement, emergency services, health care, and schools).</p>	<p>The subdivision will utilize private well and septic systems. The subdivision will access from a public road, Old Jackson Highway. The property is surrounded by residential lots that have been built on, and one of the three lots in the subdivision has already been built on. Because of this, there are really only two lots proposed that would increase the impact, so it is unlikely that there will be a significant burden placed on public services as they are already utilized in that area. The subdivision will have its own road, maintained by the subdivision. The applicant has proposed a fire pond on the property. There is an option to utilize a nearby fire protection source if available. Having the source on site would create less of a burden on the Emergency Services.</p>
<p>3. The conformity of the proposed development with the capital improvements plan (CIP).</p>	<p>The density is 26.7 units/100 acres. The density assumption was not identified in this area for the CIP because it was assumed it would be annexed into the City of Victor. All applicable impact fees based on the Impact Fee Program/CIP 2008 will be paid.</p>	<p>This development is only three lots, with one already built on. The impact will be from two new lots. Impact fees will be paid during the building permit process that would offset that demand.</p>
<p>4. The public financial capability of supporting services for the proposed development.</p>	<p>Due to the small scale of this subdivision and the absence of any new public infrastructure, it would have a negligible impact on public finances. The Fiscal Impact Calculator was used for this proposal, which shows a slight positive impact.</p>	<p>The size of this subdivision should not cause a significant financial burden on the County; The Fiscal Impact Calculator submitted by the applicant shows a \$27 annual cost for operations and maintenance and a capital improvements one-time cost of \$554. The property taxes will likely increase from the current amounts as the property values will increase when the new lots have been improved.</p>
<p>5. Other health, safety, or general welfare concerns that may be brought to the County's attention.</p>	<p>Wildlife habitat will be considered through the Natural Resource Analysis recommendations. The property is in the Hillside Overlay, but the slopes are mostly less than 10%. The development has also been designed to keep development out of the scenic corridor.</p>	<p>The slopes and the location of the fire pond could affect septic system options, but the applicant has been in contact with Eastern Idaho Public Health. The roads will be constructed to road standards, and the property slopes are lower than the Hillside Overlay requires studies for. At the building permit stage, erosion and steep slope factors would be considered.</p>

POSSIBLE CONDITIONS OF APPROVAL

1. Compliance with all local, state, and federal regulations.
2. Begin working with EIPH for septic approval.
3. Begin working with Teton County Fire District for fire suppression approval.
4. Conduct required studies/plans for Preliminary Review: Landscape Plan, Natural Resources Analysis.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS

- A. Approve the Concept Plan, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve the Concept Plan, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
- C. Deny the Concept Plan application request and provide the reasons and justifications for the denial.
- D. Continue to a future PZC Public Hearing with reasons given as to the continuation or need for additional information.

POSSIBLE MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

APPROVAL

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied with the inclusion of the following conditions of approval:

1. *Compliance with all local, state, and federal regulations.*
 2. *Begin working with EIPH for septic approval.*
 3. *Begin working with Teton County Fire District for fire suppression approval.*
 4. *Conduct required studies/plans for Preliminary Review: Landscape Plan, Natural Resources Analysis.*
- *and having found that the considerations for granting the Concept Plan Approval to Grace Hartman can be justified and have been presented in the application materials, staff report, and presentations to the Planning & Zoning Commission,*
 - *and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,*
 - *I move to APPROVE the Concept Plan for Walipini Subdivision as described in the application materials submitted December 7, 2015 and as supplemented with additional applicant information attached to this staff report.*

DENIAL

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) have not been satisfied, I move to DENY the Concept Plan for Walipini Subdivision as described in the application materials submitted December 7, 2015 and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

1. ...

Prepared by Kristin Rader on 12-30-2015

ATTACHMENTS:

1. Application (5 pages)
2. Letter of Authorization (1 page)
3. Quitclaim Deed #216355 (2 pages)
4. Record of Survey #234885 (1 page)
5. Subdivision/Road Name Request (1 page)
6. Narrative (5 pages)
7. Concept Drawings (1 page)
8. Fiscal Impact Calculator (1 page)
9. Soil Resource Report (3 pages)
10. DRC Meeting Notes (3 pages)
11. Adjacent Landowner Notification (2 pages)

End of Staff Report



WALIPINI SUBDIVISION

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: James Chin Revocable Trust (James Chin - Trustee)

Applicant: Grace Hartman E-mail: gracechinagain@gmail.com

Phone: (307) 699-3887 Mailing Address: P. O. Box 1407

City: Wilson State: WY Zip Code: 83014
Harmony Design Jennifer

Engineering Firm: & Engineering Contact Person: Zung Phone: (208) 354-1331

Address: 18 N. Main, Ste 305 E-mail: jen.zung@harmonydesigninc.com
PO Box 369

Location and Zoning District:

Address: 10645 Old Jackson Highway Parcel Number: RP03N46E198100

Section: 19 Township: 3N Range: 46E Total Acreage: 8.0

Proposed Units/ Lots: 3 Proposed Open Space Acres: 0

Proposing a Subdivision Proposing a Planned Unit Development
 Zoning: A 2.5 A 20 Planned Community Rural Reserve

- | | | | |
|-------------------------------------|--|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Latest recorded deed to the property | <input checked="" type="checkbox"/> | Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> | Development name approved by GIS | <input checked="" type="checkbox"/> | Pre-application conference completed |
| <input checked="" 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: 12/3/15

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: _____

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: _____



RECEIVED
BY: K. Rader
DATE: 12-7-2015

WALIPINI SUBDIVISION

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

CONCEPT PLAN

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

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To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

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Applicant: Grace Hartman E-mail: gracechinagain@gmail.com

Phone: (307) 699-3887 Mailing Address: P. O. Box 1407

City: Wilson State: WY Zip Code: 83014

Harmony Design Contact Person: Jennifer

Engineering Firm: & Engineering Contact Person: Zung Phone: (208) 354-1331

Address: 18 N. Main, Ste 305 E-mail: j.en.zung@harmonydesigninc.com
PO Box 369

Location and Zoning District:

Address: 10645 Old Jackson Highway Parcel Number: RP03N46E198100

Section: 19 Township: 3N Range: 46E Total Acreage: 8.0

Proposed Units/ Lots: 3 Proposed Open Space Acres: 0

JAMES K. CHIN
ELIZABETH CHAI VASARHELYI
P.O. BOX 1407
3225 ASTER LANE
WILSON, WY 83014

93-168-929
EZShield™ Check
Fraud Protection

3324

12/3 20 15

Pay to the order of Teton County \$ 214⁰⁰

Two hundred & fourteen Dollars

FIRST INTERSTATE BANK
888-752-3336
WWW.FIRSTINTERSTATEBANK.COM

Teton Co



PLANNING AND BUILDING DEPARTMENT
AFFIDAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

JAMES CHIN, TRUSTEE OF THE "Owner" whose address is P.O. Box 1407
JAMES CHIN REVOCABLE TRUST City WILSON State WY Zip 83014

As owner of property more specifically described as:
10645 OLD JACKSON HWY VICTOR ID 83455
PARCEL # RPD 3N46E198100

HEREBY AUTHORIZES GRACE CHIN 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 [Signature]
(Signature of Owner)

JAMES CHIN Title TRUSTEE
(Print Name)

X _____
(Signature of Co-Owner)

(Print Name) Title _____

X _____
(Secretary or Corporate Owner)

(Print Name)

NOTARY: STATE OF: New York SS. New York

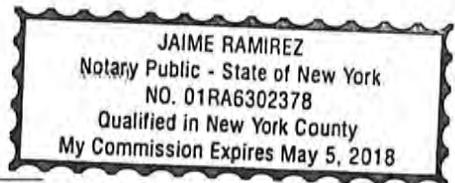
COUNTY OF: New York Zip 10021

Subscribed and sworn to before me by James Kou Wei Chin
this 3 day of December, 2015.

WITNESS my hand and official seal.

X [Signature]
Notary Public

5/5/18
Expiration Date



216355

MAR 29 11 3:34PM

AFTER RECORDING MAIL TO:

James K. Chin
PO Box 1045
Victor, ID 83455

Instrument # 216355

TETON COUNTY, IDAHO
3-29-2011 03:34:00 No. of Pages: 2
Recorded for : FIRST AMERICAN TITLE
MARY LOU HANSEN Fee: 13.00
Ex-Officio Recorder Deputy
Index to: DEED, QUIT-CLAIM

BGR

QUITCLAIM DEED

File No.: **367408-T (tm)**

Date: **March 16, 2011**

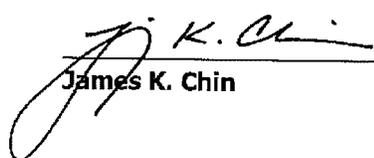
For Value Received, **James K. Chin, an unmarried man**, do(es) hereby convey, release, remise, and forever quit claim unto **James Chin, Trustee of The James Chin Revocable Trust dated August 24, 2010**, whose address is **PO Box 1045, Victor, ID 83455**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

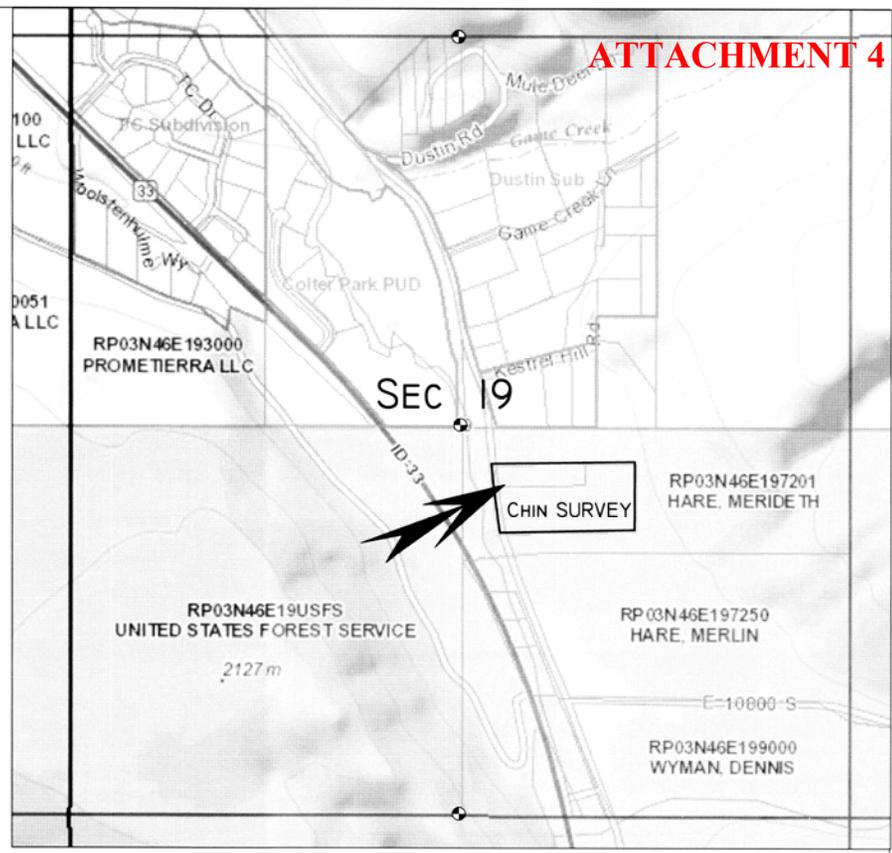
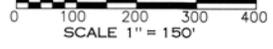
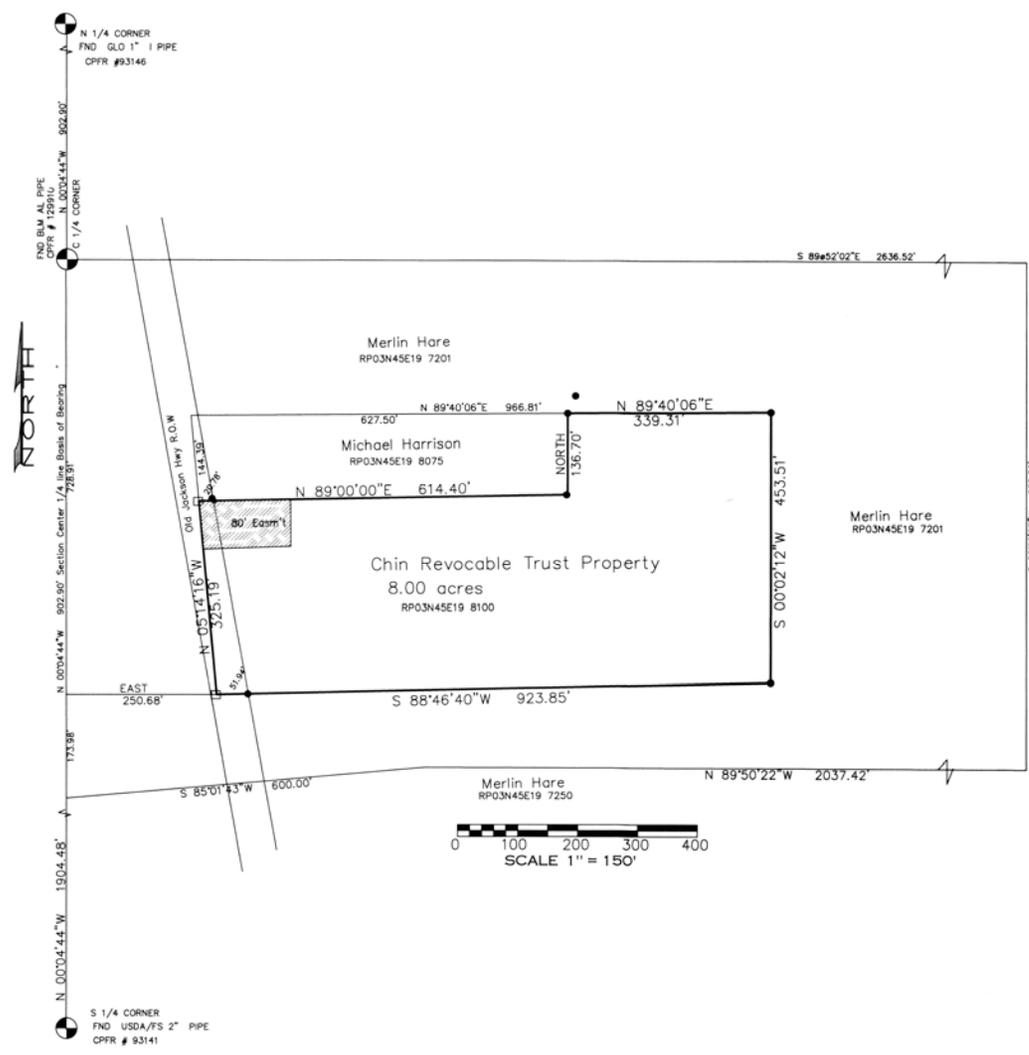
A part of the Northwest quarter Southeast quarter Section 19, Township 3N, Range 46 E, B.M., Teton County, Idaho, being further described as: From the South quarter corner of said Section 19, N00°04'44"W, 1904.48 feet along the center quarter section line of said Section 19, and East 250.68 feet to the POINT OF BEGINNING; thence N05°14'16"W, 325.19 feet along the property line that lies in the Old Jackson Highway county road way to a point; thence N89°00'00"E, 614.40 feet to a point; thence North, 136.69 feet to a point; thence N89°40'06"E, 339.31 feet to a point; thence S00°02'12"W, 453.51 feet to a point; thence S88°46'40"W, 923.85 feet to the TRUE POINT OF BEGINNING.

Also Together with a road and utility easement across a portion of the Western side of Parcel 1A to serve Parcel 1B as per the Survey recorded May 24, 2004 as Instrument No. 161310, records of Teton County, Idaho. Being further described as: From the S1/4 corner of Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho, N00°04'44"W, 1904.48 feet along the West line of the SE1/4, thence East 250.68 feet and thence N05°14'16"W, 325.19 feet to the POINT OF BEGINNING; thence N89°00'00"E, 150.00 feet to a point; thence South 80 feet to a point; thence S89°00'00"W, 142.68 feet to the center of the Old Jackson Highway; thence N05°14'16"W, 80.21 feet to the POINT OF BEGINNING.

together with its appurtenances.

Dated: 3/18/11


James K. Chin



— VICINITY MAP — Scale 1" = 600'
SEC 19, Twp 3N, Rng. 46E, B.M. Teton Co., Id.

LEGEND	
	SECTION CORNER - FOUND OR SET AS NOTED
	FOUND 1/2" IRON PIN
	SET 5/8" REBAR WITH AW CAP
	SECTION QUARTER LINES
	PROPERTY BOUNDARY ADJUSTED LINE
	ROAD EASEMENT LINE AS SHOWN
	60' County Road & Utility R.O.W.

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO # 2860, DO HEREBY CERTIFY THAT I DID CAUSE A SURVEY OF THIS TRACT OF AS HEREIN SHOWN AND PLATTED.

12/11/14
Arnold Woolstenhulme

PROPERTY DESCRIPTION

AN 8.0 ACRE PARCEL IN THE NW 1/4 SEC. 19, TWP. 3 N., RNC. 46 E., B.M. TETON CO. IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE SOUTH 1/4 CORNER OF SAID SECTION 19, N 00°04'44"W, 1904.48 FEET ALONG THE CENTER QUARTER SECTION LINE OF SAID SECTION 19 AND EAST 250.68 FEET TO THE POINT OF BEGINNING;
THENCE N 05°14'16"W, 325.19 FEET ALONG THE PROPERTY LINE THAT LIES IN THE OLD JACKSON HIGHWAY COUNTY ROAD WAY TO A POINT;
THENCE N 89°00'00"E, 614.40 FEET TO A POINT;
THENCE NORTH, 136.70 FEET TO A POINT;
THENCE N 89°40'06"E, 339.31 FEET TO A POINT;
THENCE S 00°02'12"W, 453.51 FEET TO A POINT;
THENCE S 88°46'40"W, 923.85 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 8.00 ACRES MORE OR LESS.

ALSO TOGETHER WITH A ROAD AND UTILITY EASEMENT ACROSS A PORTION OF THE WESTERN SIDE OF PARCEL 1A AS PER THE SURVEY RECORDED MAY 24, 2004 AS INSTRUMENT NO. 161310, IN THE RECORDS OF TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

FROM THE SOUTH 1/4 CORNER OF SAID SECTION 19, TWP 3 N., RNC 46 E., B.M., TETON COUNTY, IDAHO, N 00°04'44"W, 1904.48 FEET ALONG THE WEST LINE OF THE SE 1/4;
THENCE EAST, 250.68 FEET and N 05°14'16"W, 325.19 FEET TO THE POINT OF BEGINNING;
THENCE N 89°00'00"E, 150.00 FEET TO A POINT;
THENCE SOUTH, 80.00 FEET TO A POINT;
THENCE S 89°00'00"W, 142.68 FEET TO THE CENTER OF THE OLD JACKSON HIGHWAY;
THENCE N 05°14'16"W, 80.21 FEET TO THE POINT OF BEGINNING.

COUNTY RECORDER CERTIFICATE

Instrument # 234885
TETON COUNTY, IDAHO
12-17-2014 09:25:00 AM No. of Pages: 1
Recorded for: AW ENGINEERING
MARY LOU HANSEN Fee: \$00
Ex-Officio Recorder Deputy
Index to: PROPERTY SURVEYS

RECORD OF SURVEY		
NW1/4SE1/4 Sec 19, Twp. 3N., Rng. 46E. B.M., Teton County, Idaho		
owner	Chin Revocable Trust	 255 SOUTH MAIN P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952 aweng@ida.net
Client	Eric Spitzer	
Reitor	Driggs, Idaho 83422	
Survey	11/23/2014	dwg: gww revised: 12/11/2014
		proj 2014-159



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: JAMES CHIN VIA. HARMONY DESIGN Phone: 208-354-1331

Date: 12/3/2015 Fax: _____

SUBDIVISION

IS THIS A CITY OR COUNTY SUBDIVISION?

CITY COUNTY

IS THIS AN EXISTING SUBDIVISION APPLICATION?:

Yes No

EXISTING NAME: (If applicable)

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

ROADS

IS THIS AN EXISTING NAME?:

Yes / No

EXISTING NAME: (If applicable)

list in order of preference		FOR OFFICE USE ONLY:		
PROPOSED NAME(S) list in order of preference	YES	NO	NOTES	
1 WAPITI RUN		X	} ALREADY HAVE	
2 WAPITI LANE		X	} WAPITI DRIVE	
3 WALIPINI LANE	X		OK	
4				
5				
6				
7				
8				
9				
10				

FOR OFFICE USE ONLY:	Name	Date
Reviewed:	ROB MARIN	12/4/2015
Database: (SIDE)	ROB MARIN	12/4/2015
Return Notice:	" "	12/4/2015

Walipini Subdivision

Concept Plan Narrative

I. INTRODUCTION AND PROJECT DESCRIPTION

Walipini Subdivision is a proposed single family residential subdivision in Teton County, Idaho. The site is located on the east side of Old Jackson Highway approximately 3 miles from the City of Victor.

Existing Conditions:

The existing site consists of 8 acres of land. One single family home and associated outbuildings exists on the west end of the site, and these are accessed from Old Jackson Highway at the northwest corner of the property. The site is bordered by residential properties on all sides.

Proposed Development:

The proposed development will consist of 3 lots with a minimum lot size of 2.5 acres and a maximum lot size of 3.0 acres. No zone change is proposed.

Setbacks / Building Envelopes:

In all cases, building setbacks will meet or exceed the minimum setbacks required by Teton County code for front yard, side yard, rear yard, stream, and ditch setbacks. Building envelopes are proposed to further restrict building locations to only a portion of the lot in order to preserve mountain views for all lots in the subdivision as well as the adjacent house to the north.

II. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Walipini Subdivision **property lies within the** “Foothills” area as shown on the current Comprehensive Plan Framework Map. This Concept Plan for the Walipini Subdivision aligns with the vision of the Comprehensive Plan for this area. The following is a list of design elements incorporated into the proposed development plan, and a description of how these elements align with the definitive characteristics of the Comprehensive Plan Framework Map area.

Foothills Area

Desired character and land use (from Comprehensive Plan)	Design elements of Walipini Subdivision Concept Plan
Low residential densities with the provision for clustering/conservation development.	Building envelopes are provided for lots 2 and 3 to cluster the homes in close proximity to existing structures and reserve the eastern portion of the development for open space and viewsheds.
Residential development clustered to respect topography.	Existing topography rises to the eastern portion of the site. Building envelopes are located on the western sides of lots 2 and 3.
Access points to public lands.	The site is surrounded by private property on all sides. No access to public lands is possible from this property.
Conservation and wildlife habitat enhancement.	A Natural Resource Analysis is being conducted due to the wildlife overlay. Any recommendations in the Mitigation Plan will be implemented.
Wildland urban interface.	The site is located near an existing roadway and in an area of existing residential development. The eastern edge of the property lies more than 300' from the existing woodland edge.
Development regulated by overlays and development guidelines to protect natural resources and improve public safety.	This site lies within the Hillside Overlay, Scenic Corridor Overlay and Big Game Overlay. Although the site lies within the Hillside Overlay, actual slopes on the property are moderate (generally less than 10%). Only a small portion of the property lies within the Scenic Corridor Overlay and no building is proposed in this area. Wildlife will be considered in the CCR's regarding fencing restrictions and domestic animals as recommended by the Mitigation Plan, which will be submitted with the Preliminary Plat.

III. AVAILABILITY OF PUBLIC SERVICES TO ACCOMMODATE THE PROPOSED DEVELOPMENT

Fire protection:

The developer is investigating the possibility of entering into an agreement to share fire protection with a nearby (within 1 mile driving distance) development with an approved water source. If a nearby water source is not available an engineered fire pond located near the center of the development will provide fire protection. A dry hydrant will be provided and the pond will meet or exceed the requirements of the Teton County Fire District. The fire pond will be located within a proposed fire pond easement on lot 2.

Police protection:

Provided by Teton County Sheriff.

Public road construction and maintenance:

The development will be served by the existing access drive from Old Jackson Highway. Existing grades on the west end of the access drive currently exceed County standards. The existing access drive will be regraded and brought into compliance with County road standards for a local road and will be extended to the east to serve lots 2 and 3. A fire apparatus turnaround will be constructed at the end of the road to meet fire access requirements. Driveways for lots 2 and 3 will extend from the ends of the turnaround. Driveway access to lot 1 will be from the new access road in the approximate location of the existing access. Access to the adjacent lot to the north will be relocated where shown to accommodate new **grading and alignment. The road will be located in a proposed 60' private access and utility easement.** Maintenance of the roadways will be the responsibility of the developer until a Homeowners Association is formed. Once the Homeowners Association is formed, maintenance of the roadways including, repairs, snowplowing, and re-grading, will be the responsibility of the association.

Water (Culinary Water / Drainage / Irrigation):

The proposed lots will be served by individual domestic wells. Installation and **maintenance of each well will be each individual lot owner's responsibility.** Lot 1 is currently served by an existing well.

The natural drainage patterns of the site will be maintained wherever possible. Drainage swales along the roadway edges will convey runoff from the roadway where required. A drainage report and stormwater calculations will be provided with the Preliminary Plat submission. Erosion control measures will be implemented to comply with state and federal regulations. Typical measures that may be implemented include, vehicle tracking control, silt fence, hay bales, wattles, and dust control measures.

The site is located within the Fremont-Madison Irrigation District. An existing ditch runs from east to west along the north boundary and serves this development as well as the adjacent property to the north. This ditch will remain

in its current state and will be accommodated through culverts under proposed **driveways where necessary. A 20' irrigation easement, centered on the existing** ditch is proposed for access and maintenance of the ditch. This property has water rights available.

Sewer:

The proposed lots will be served by individual septic systems that will be designed and constructed in accordance with Eastern Idaho Public Health regulations. The installation and maintenance of each septic system will be each **individual lot owner's responsibility.** Lot 1 is currently served by an existing septic system.

Parks and open space:

None provided or required.

Recreation:

None provided or required.

Infrastructure open space maintenance:

None provided.

Schools:

Provided by Teton School District 401

Solid waste collection:

Provided by RAD Curbside Trash & Recycling.

Libraries:

Provided by Valley of the Tetons Library

Hospital:

Provided by Teton Valley Hospital, Teton Valley Healthcare

Estimate of tax revenue:

See attached.

IV. CONFORMITY WITH THE CAPITAL IMPROVEMENTS PLAN

The density of Walipini Subdivision is 26.7 units per 100 acres. The density assumptions used in the Capital Improvement Plan are not identified for this area as it was assumed by that study that this area would eventually be annexed to the City of Victor.

This development is very small in scale. The only road proposed will be privately built and maintained. An existing single family home already exists on the

property (Lot 1) so the net gain for this 3 lot subdivision is effectively only two lots.

All required impact fees will be paid in accordance with the Teton county development Impact Fee Program / Capital Improvement Plan, 2008. The current fee is \$2,005.96 per dwelling unit to be paid at the time of building permit issuance.

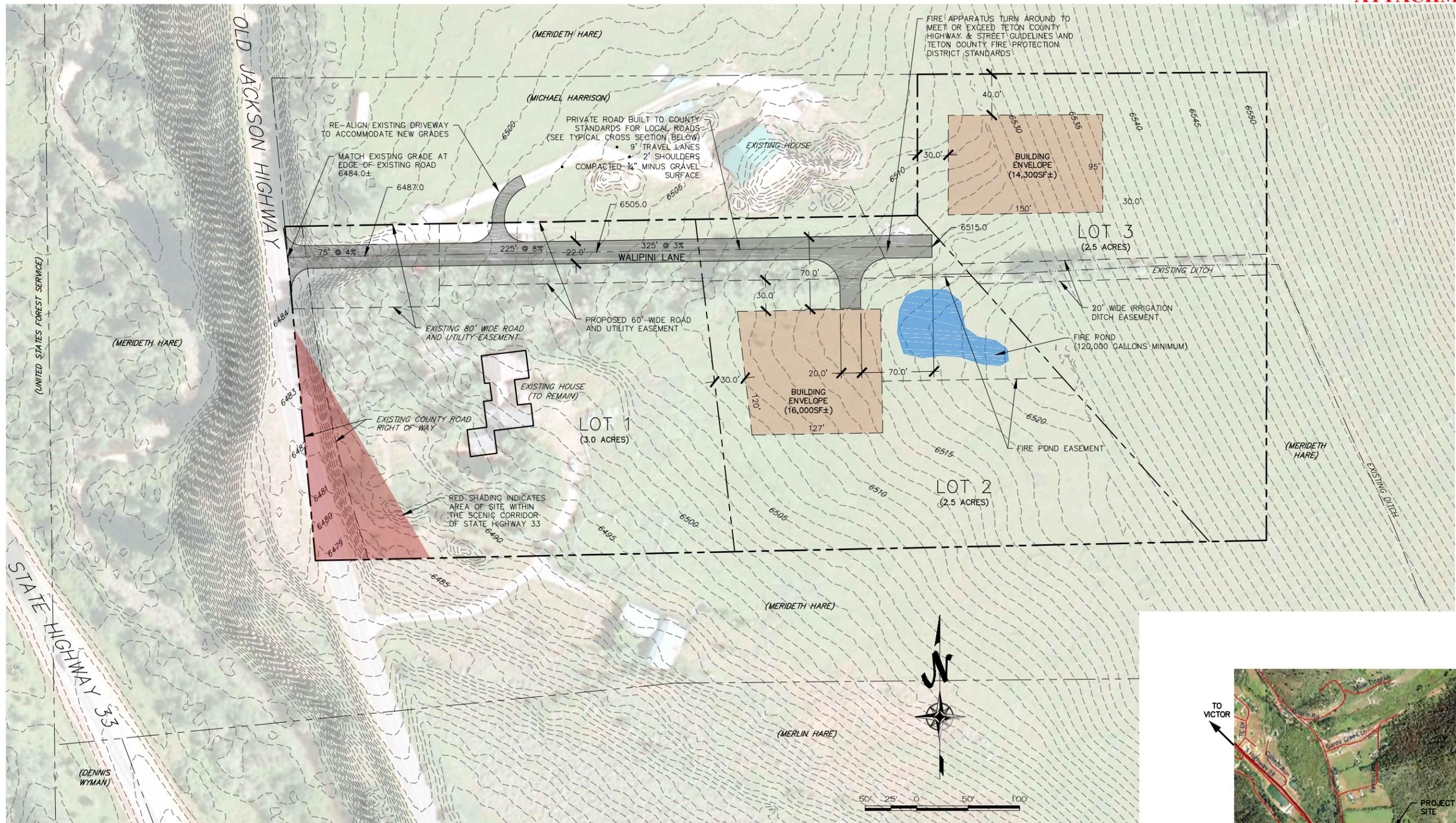
V. THE PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES FOR THE PROPOSED DEVELOPMENT

Due to the small scale of this subdivision and the absence of any new public infrastructure (roads, etc.) that would need to be maintained by the County, it will have a negligible impact on public finances.

The fiscal impact calculator (see attached) shows a slight positive impact.

VI. OTHER HEALTH, SAFETY OR GENERAL WELFARE CONCERNS

A Natural Resource Analysis is being conducted due to the site being located within the wildlife overlay. Any recommendations in the Mitigation Plan that will be submitted with Preliminary Plat will be implemented. The site also lies within the Hillside Overlay. However, actual slopes on the property are moderate (generally less than 10%). Also a small portion of the property lies within the Scenic Corridor Overlay. However, no improvements are proposed in this area and Scenic Corridor provisions only apply at the time of building permit.



DATE: 12/7/2015
REVISIONS:

SCALE: AS SHOWN
DESIGNED BY: RGB
DRAWN BY: RGB
CHECKED BY: JFZ
PROJ.#: 10022-143-1

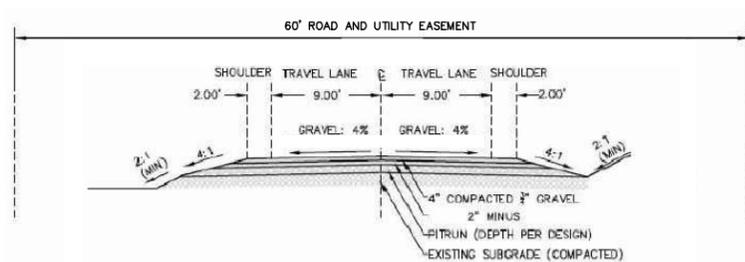
SITE DATA AND GENERAL NOTES

THIS SITE IS LOCATED WITHIN NW ¼, SE ¼ OF SECTION 19, T3N, R46E, TETON COUNTY IDAHO.

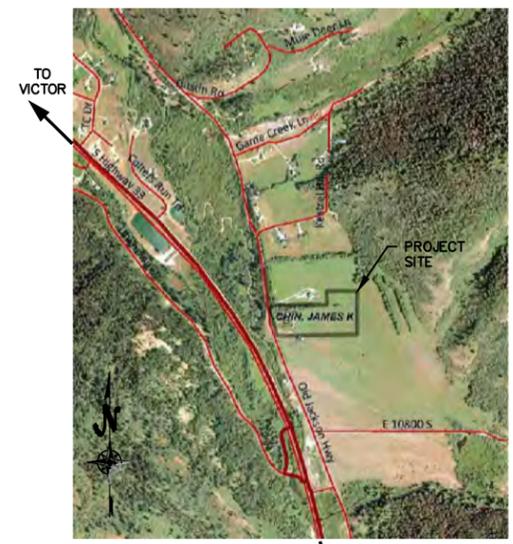
EXISTING ZONING: A/RR:2.5
TOTAL SITE AREA: 8.0 ACRES
TOTAL NUMBER OF LOTS: 3
MINIMUM LOT SIZE: 2.5 ACRES
MAXIMUM LOT SIZE: 3.0 ACRES

MINIMUM SETBACKS:
FRONT 30'
SIDE 30'
REAR 40'
STREAM 50'
DITCH 15'

- THIS SITE LIES ENTIRELY WITHIN THE BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE OVERLAY AREA.
- THIS SITE LIES WITHIN THE HILLSIDE OVERLAY AREA. THE AVERAGE SLOPE ACROSS THE SITE IS 10%.
- THIS SITE DOES NOT CONTAIN ANY KNOWN GEOLOGIC HAZARDS.
- THIS SITE DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA.
- THE SOUTHWEST CORNER OF THE SITE LIES WITHIN THE SCENIC CORRIDOR OVERLAY AREA DEFINED AS 300' FROM THE RIGHT OF WAY OF STATE HIGHWAY 33. NO BUILDINGS OR IMPROVEMENTS ARE PROPOSED IN THIS AREA.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN IS FROM THE NATIONAL ELEVATION DATA SET (EAST SIDE) AND 2012 LIDAR DATA PROVIDED BY TETON COUNTY (WEST SIDE).



TYPICAL ROAD CROSS SECTION
TETON COUNTY LOCAL ROAD STANDARD
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT NAME
**WALIPINI SUBDIVISION
CONCEPT PLAN APPLICATION
CONCEPT MASTER PLAN**

Teton County, Idaho - Fiscal Impact Calculator

Project Profile

Project Name	Walipini Subdivision
Number of Dwelling Units	3
Distance out County Roads	Less Than 1 Mile
Daily Vehicle Miles Traveled	12
Value of One Lot with a Dwelling Unit	\$325,000

	Cost Per Dwelling Unit	Property Tax and Other Revenues Per Dwelling Unit
Annual Operations and Maintenance for All County Services	\$1,235	\$1,244
Capital Facilities County Total for All County Services	\$2,233	\$2,418

	Cost-Benefit Per Dwelling Unit
Annual Operations and Maintenance Cost-Benefit	\$9
Capital Facilities Cost-Benefit	\$185

**Cost-Benefit of
Walipini Subdivision**

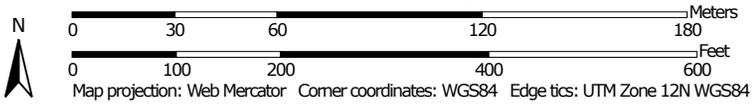
	Operations and Maintenance Annual Cost-Benefit	Capital Improvements One-Time Cost-Benefit
Road Fund	\$548	\$2,270
General Fund	-\$458	-\$1,064
Special Revenue Funds	-\$62	-\$652
Total Cost-Benefit	\$27	\$554

Generated Using the Fiscal Impact Planning System

Soil Map—Teton Area, Idaho and Wyoming
(Chin Subdivision)



Map Scale: 1:2,200 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teton Area, Idaho and Wyoming
Survey Area Data: Version 5, Sep 25, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 20, 2011—Jul 21, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Teton Area, Idaho and Wyoming (ID650)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
43B725	Dranyon silt loam, 2 to 25 percent slopes	16.9	87.6%
13113	Foxcreek mucky peat, 0 to 2 percent slopes	0.6	2.9%
13425	Badgerton-Alpine complex, 2 to 8 percent slopes	1.8	9.5%
Totals for Area of Interest		19.3	100.0%



FROM: Kristin Rader, Planner
TO: Grace Hartman; Jen Zung, Harmony Design & Engineering
CC: Jason Boal, Teton County Planning Administrator; Tom Davis, Teton County Building Official;
Darryl Johnson, Teton County Public Works Director; Earle Giles, Teton County Fire District;
Mike Dronen, EIPH; Michelle Motzkus, Silver Star Communications
RE: Walipini Subdivision, Concept Approval – DRC Meeting Notes
DATE: December 18, 2015

Amended
12-21-2015

Grace and Jen, the purpose of this letter is to summarize the meeting we had on Monday, December 14, 2015.

Roads & Utilities

- The access point from Old Jackson Highway for this subdivision road will be reconstructed. Because of this, the driveway that is currently used to access the parcel to the north of this project will be moved further to the east to account for the change of slopes.
- Public Works does not have concerns with the proposed access road, as the slopes are within 8%.
- Silver Star Communications did not have concerns with the project, but the application has been submitted to their engineering department for review.
- Fall River Electric did not attend the meeting. I recommend that the applicant contact them to confirm there are no issues with this project.

Fire Protection

- This project does require Fire Protection. A fire pond has been located on the Concept Plan. However, there is an option available to connect to an approved water source within 1 mile of the project. Jen was going to contact Earle. Since the Fire District did not attend the meeting, the applicant will contact Earle directly to discuss the options for fire protection.

Septic System & Water Quality

- Eastern Idaho Public Health needs their subdivision application submitted at the Preliminary Review Stage.
- Lot 3 may have steep slopes. Mike can confirm what types of septic systems may work on this lot.
- If a fire pond is located on Lot 2, Mike said it should be lined, and he will need will need to see the designs to determine setback requirements for septic systems.

Plans & Studies

- **Natural Resource Analysis:** This property is located in the Big Game Migration Corridors and Seasonal Range overlay area, so this study will be required for Preliminary Review.
- **Landscaping Plan:** This plan will be required for Preliminary Review. This shall include a vegetation/revegetation plan identifying locations where vegetation will be installed in order to replace existing vegetation or revegetate disturbed areas, a plan for weed management, a stabilization plan to cover any disturbed slopes, and a plan to provide screening from neighboring properties or from State Highways 31, 32, 33 or Ski Hill Road.
- **Hillside Studies:** Although this property is located within the Hillside Overlay, it was determined that the Hillside Studies are not required for this project as development is not occurring on slopes over 20% nor are the access roads to the building sites on slopes over 20%.

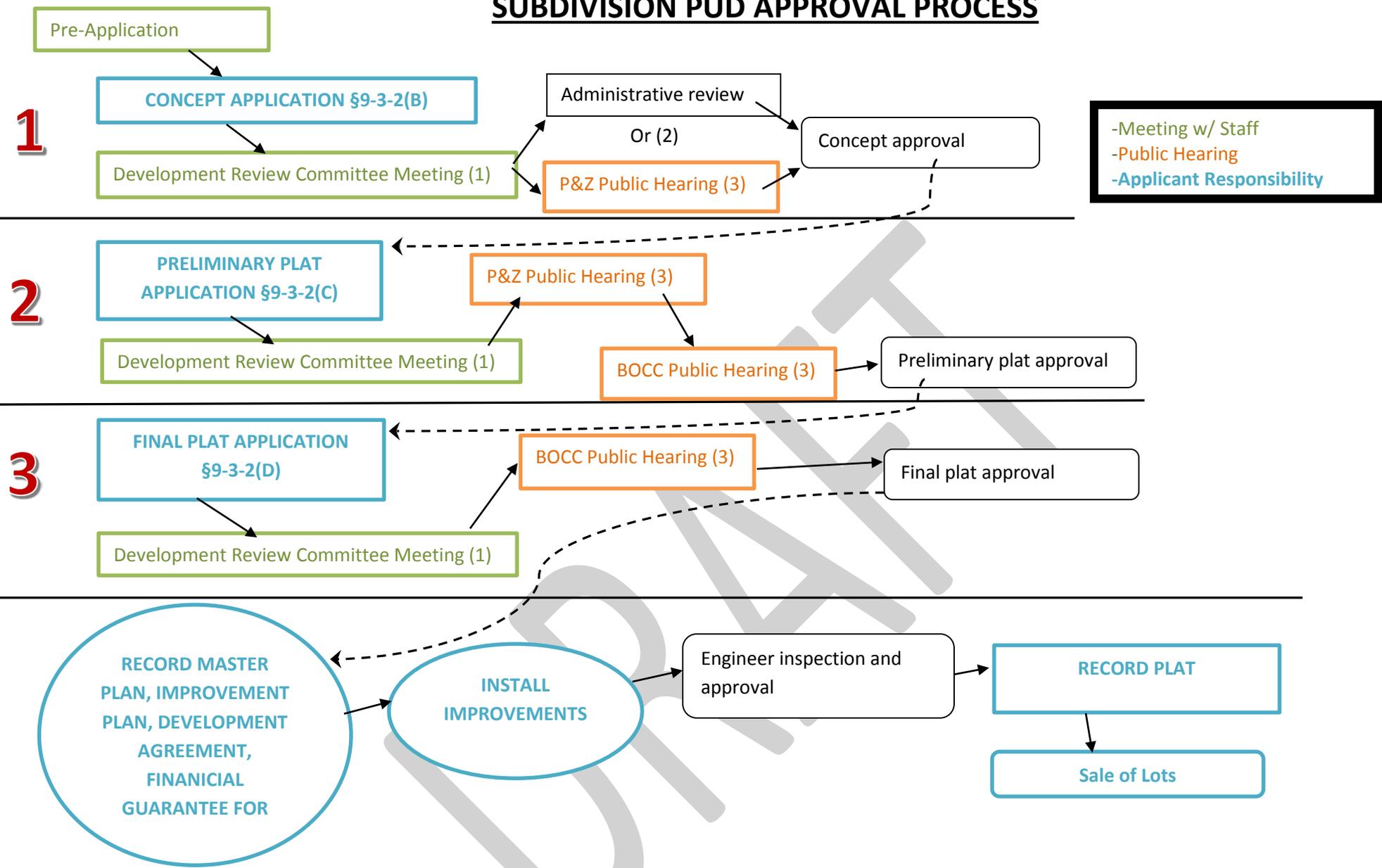
More information on the required studies can be found in the [Teton County Code, Title 9](#).

Public Hearing Information:

You are scheduled for the Teton County Planning and Zoning Commission public on **Tuesday, January 12, 2016 at 5:30 PM**. This public hearing is at the Teton County Courthouse, 150 Courthouse Drive, Driggs, Idaho. A notice, agenda, and meeting packet will be sent to you no later than the week before the meeting. Public hearings are required for the Preliminary and Final stages of this process. The scheduling of those will depend on your application submittal dates.

Attachments: 1. Process Flow Chart; 2. 2016 Hearing & Meeting Schedule

SUBDIVISION PUD APPROVAL PROCESS



- (1) Staff will need adequate time to review submitted and/or required documents prior to DRC meetings & Public Hearings.
- (2) Subdivisions with greater than 10 lots, within an overlay area, or will have a large impact on the neighborhood or public require a public hearing at the concept phase.
- (3) Public Hearings must be noticed according to state code §65-67:6509, 6511, 6512 & 6519.



PLANNING AND BUILDING DEPARTMENT

150 Courthouse Drive, Room 107 Driggs, Idaho 83422

Phone: 208-354-2593 | Fax: 208-354-8410

2016 Hearing Schedule and Deadlines (BoCC & PZC)

Submittal Deadline	DRC	Notice Due	Staff Report Due	Public Comment Due	Hearing Date PZC	Hearing Date BoCC
12/8/2015	12/15/2015	12/18/2015	12/30/2015	1/1/2016	1/12/2016	1/11/2016
1/5/2016	1/12/2016	1/15/2016	1/27/2016	1/29/2016	2/9/2016	2/8/2016
2/2/2016	2/9/2016	2/12/2016 <u>(2/19/2016)</u>	2/24/2016	2/26/2016 <u>(3/4/2016)</u>	3/8/2016	<u>3/14/2016</u>
3/8/2016	3/15/2016	3/18/2016	3/30/2016	4/1/2016	4/12/2016	4/11/2016
4/5/2016	4/12/2016	4/15/2016	4/27/2016	4/29/2016	5/10/2016	5/9/2016
5/10/2016	5/17/2016	5/20/2016	6/1/2016	6/3/2016	6/14/2016	6/13/2016
6/7/2016	6/14/2016	6/17/2016	6/29/2016	7/1/2016	7/12/2016	7/11/2016
7/5/2016	7/12/2016	7/15/2016	7/27/2016	7/29/2016	8/9/2016	8/8/2016
8/9/2016	8/16/2016	8/19/2016	8/31/2016	9/2/2016	9/13/2016	9/12/2016
9/6/2016	9/13/2016	9/16/2016	9/28/2016	9/30/2016	10/11/2016	10/11/2016*
10/4/2016	10/11/2016	10/14/2016 <u>(10/21/2016)</u>	10/26/2016	10/28/2016 <u>(11/4/2016)</u>	11/8/2016	<u>11/14/2016</u>
11/8/2016	11/15/2016	11/18/2016	11/30/2016	12/2/2016	12/13/2016	12/12/2016

*Holiday conflict-date may change



December 17, 2015

RE: Notice of Public Hearing and Solicitation for Comments from property owners within 300 feet of a property that has an application for a proposed subdivision.

Dear Property Owners:

This letter is to notify you that an application for Subdivision Concept Review has been submitted to the Teton County Planning Department by a nearby landowner. According to the Teton County Code (9-3-2B), the purpose of the Concept Review is to discuss, in general, the feasibility and possibility of building the proposed subdivision, including its conformity with the Comprehensive Plan, its relationship to surrounding development, any site conditions that may require special consideration or treatment, and to discuss and review the requirements of the Teton County Code. It is not to determine the exactness of each item required in the checklists of the preliminary and final plat process.

Because the proposed subdivision is located in Natural Resource Overlay areas, a public hearing with the Teton County Planning & Zoning Commission (PZC) is required for Concept Review approval. For approval of Concept Review of a proposed subdivision, the County shall consider the objectives of Teton County Title 9, in addition to the applicant's narrative explaining the impact of the development, and in a general way, at least the following:

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

The planning staff is soliciting comments from people in the vicinity of the applicant's property, so we can be aware of neighborhood issues related to the application and incorporate your comments into the staff report to the PZC. Please provide comments related to this application and the criteria of approval listed above.

Applicant: Grace Hartman **Landowner:** James Chin Revocable Trust **Zoning District:** A 2.5; partially in Scenic Corridor
Legal Description: RP03N46E198100; TAX #6313 SEC 19 T3N R46E
Parcel Size: 8 acres **Physical Address:** 10645 Old Jackson Highway, Victor, ID 83455

Description of Application: Grace Hartman is proposing a 3 lot subdivision on an 8-acre parcel owned by the James Chin Revocable Trust. Two lots will be 2.5 acres, and the third lot will be 3 acres. A small portion of this property is located in the Scenic Corridor; however, no development is proposed there, so a Scenic Corridor Design Review is not required.

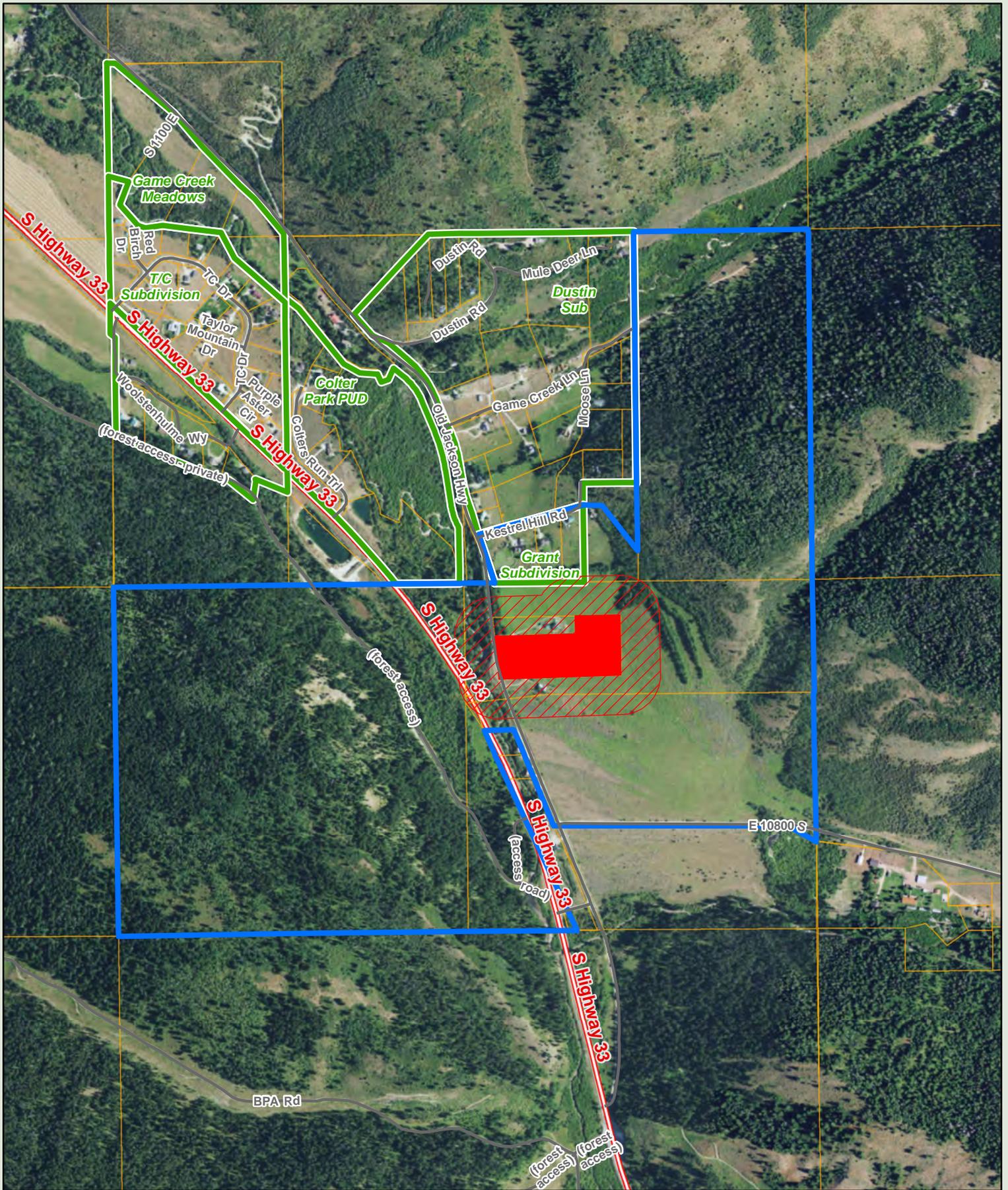
PUBLIC HEARING

The Teton County Planning and Zoning Commission will hold a hearing in the Commissioners' Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive, Driggs, Idaho on **January 12, 2016** on this matter. This application is scheduled as the second item on the agenda, at **5:30pm**. The meeting will begin at 5:00 p.m.

Information on the above application is available for public viewing in the Teton County Planning Department at the Teton County Courthouse in Driggs, Idaho. The development application and various related documents are also posted, as they become available, at www.tetoncountyidaho.gov. To view these items, go to the PZC department page, then select the Public Hearing of January 12, 2016 item in the Additional Information Side Bar. Written comments will be included in the packet of information provided to the Commission for consideration prior to the hearing if they are received in the Planning Department no later than 5:00pm on Friday, January 1st. Written comments may be e-mailed to pz@co.teton.id.us, mailed to the address above, or faxed. You may also present your comments in person at the hearing.

The public shall not contact members of the Planning and Zoning Commission or Board of County Commissioners concerning this application, as their decision must, by law, be confined to the record produced at the public hearing.

If you have any further questions, please do not hesitate to contact the Teton County Planning & Building Department.



Legend

- 300 ft Notification Buffer
- Subject Parcel
- Subdivisions / Phases
- Parcels
- Notified Parcels

**WALIPINI SUBDIVISION
CONCEPT APPLICATION NOTIFICATION**

Printed: December 15, 2015

