



**AGENDA  
PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
May 12, 2015  
STARTING AT 5:00 PM**

**LOCATION: 150 Courthouse Dr., Driggs, ID 83422  
Commissioners' Chamber - First Floor (lower level, SW Entrance)**

1. Approve available minutes
2. Chairman Business
3. Administrator Business

**ITEM #1 – SCENIC CORRIDOR DESIGN REVIEW: Kris Weeks:** For building a new barn/shop and relocating an existing building located at 850 W Highway 33.

**Legal Description:** RP00043002003B; TAX #2890 LESS HWY R-O-W HATCH'S CORNER SUB DIV II

**ITEM #2 - WORK SESSION: Draft Code:** Discussion of the Draft Development Code.  
**Public comment will not be taken regarding the Draft Development Code.**

**ADJOURN**

- 
- Information on the above application(s) is available for public viewing in the Teton County Planning and Building Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
  - The application(s) and related documents are posted, at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov). To view these items select the Planning & Zoning Commission Public Meeting of May 12, 2015. Then select the agenda item in the Additional Information Side Bar.

Any person needing special accommodations to participate in the above-noticed meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting at 208-354-8775.

**TETON COUNTY PLANNING AND ZONING COMMISSION**  
**DRAFT Meeting Minutes from April 14, 2015**  
**County Commissioners' Meeting Room, Driggs, ID**

**COMMISSIONERS PRESENT:** Mr. Cleve Booker, Mr. Chris Larson, Ms. Marlene Robson, Ms. Sarah Johnston, Mr. Bruce Arnold, Mr. David Breckenridge, and Mr. Pete Moyer

**COUNTY STAFF PRESENT:** Mr. Jason Boal, Planning Administrator, Ms. Kristin Rader, Planner

The meeting was called to order at 5:03 PM. An attendance roll call was taken at that time. Mr. Moyer arrived at 5:08 to join the Commission.

**Approval of Minutes:**

**MOTION:** Mr. Breckenridge moved to approve the Minutes from February 15, 2015. Ms. Robson seconded the motion.

**VOTE:** The motion was unanimously approved.

**MOTION:** Mr. Larson moved to approve the Minutes from March 3, 2015. Ms. Johnston seconded the motion.

**VOTE:** The motion was unanimously approved.

**Chairman Business:**

The Commission discussed attendance for the next few meetings, as several members would be taking time off.

**Administrative Business:**

Mr. Boal reminded the commission that there would be a joint meeting with the City of Driggs on April 27th at 5:30 PM to discuss a plat amendment for a lot split.

Mr. Larsen asked the Commission for a moment of silence for the loss of the four locals who recently perished in a plane crash.

**PUBLIC MEETING: Scenic Corridor Design Review: Kory and Jody Hill: For a garage located at 901 W. Highway 33:** Kory and Jody Hill are requesting approval to build a garage/barn on their property, which is completely within the Scenic Corridor Overlay. The garage would be located on the east side of the existing home where it would be accessed by the existing driveway.

Ms. Rader explained that Kory and Jody Hill's property is currently zoned A-2.5. The entire property is within the scenic corridor. Timber Steel Custom Buildings, LLC submitted a scenic corridor design review application on April 1, 2015. The application was not completed until

April 8, 2015. Before the building permit can be approved, a scenic corridor design review must occur and be approved for the structure. The applicant has put down some pit run gravel on site, but construction of the garage has not begun.

Ms. Rader further explained that the proposed garage would be approximately 110 feet from the outer edge of Highway 33's right of way. The garage will be 42 feet wide and 40 feet long. The building will be covered with the same gray siding that is on the existing home. The height of the garage will be 16.5 feet at its highest point. The garage will be used as a storage area for vehicles and workshop area at the proposed location, and no new storage is being requested with this application. There are two existing buildings on the property, a home, and a carport. Both structures are within the scenic corridor, and the home will partially block the view of the garage from Highway 33. Additionally, there are trees in the front yard (along Highway 33 and in the center of the driveway) which will help screen the garage from Highway 33.

Ms. Rader commented that the proposed garage is being located at this site on the property to have access from the existing driveway. This location also allows easy access to the garage from the existing home. The backyard area is fenced in, and the owners have dogs that are kept in the backyard. Building the structure behind the home where it would be completely blocked from view from Highway 33 would require expanding the existing driveway and removing the existing fence.

She discussed the suggested conditions of approval and asked the Commission for any questions. The Commission had no questions at that time.

**Applicant Presentation:**

The applicant stated they were available for questions but had no formal presentation.

**Commission Deliberation:**

The Commission did not have any questions for the Applicant.

Mr. Booker commented he had no problem with the site after having driven by it. He could not see that it blocked any view he could see and felt that it was unobtrusive to those driving by on the highway.

Mr. Arnold commented he felt it was appropriate based on the view from the highway and felt that the areas was very well kept up. He did not see a better place on the site to build the structure.

Ms. Johnson commented the application meets the criteria of the design review and she felt it was acceptable.

**MOTION:** Mr. Arnold moved that having found that the proposed development for Kory and Jody Hill is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. If lights are desired, they must comply with Teton County Code lighting requirements.
4. Building materials shall not be highly reflective materials.

Mr. Larson seconded the motion.

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

The Public Meeting was ended at 5:25 pm. A work session regarding the Comprehensive Plan was then initiated.

Respectfully Submitted,  
Sharon Fox, Scribe

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Cleve Booker, Vice Chair

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Sharon Fox, Scribe



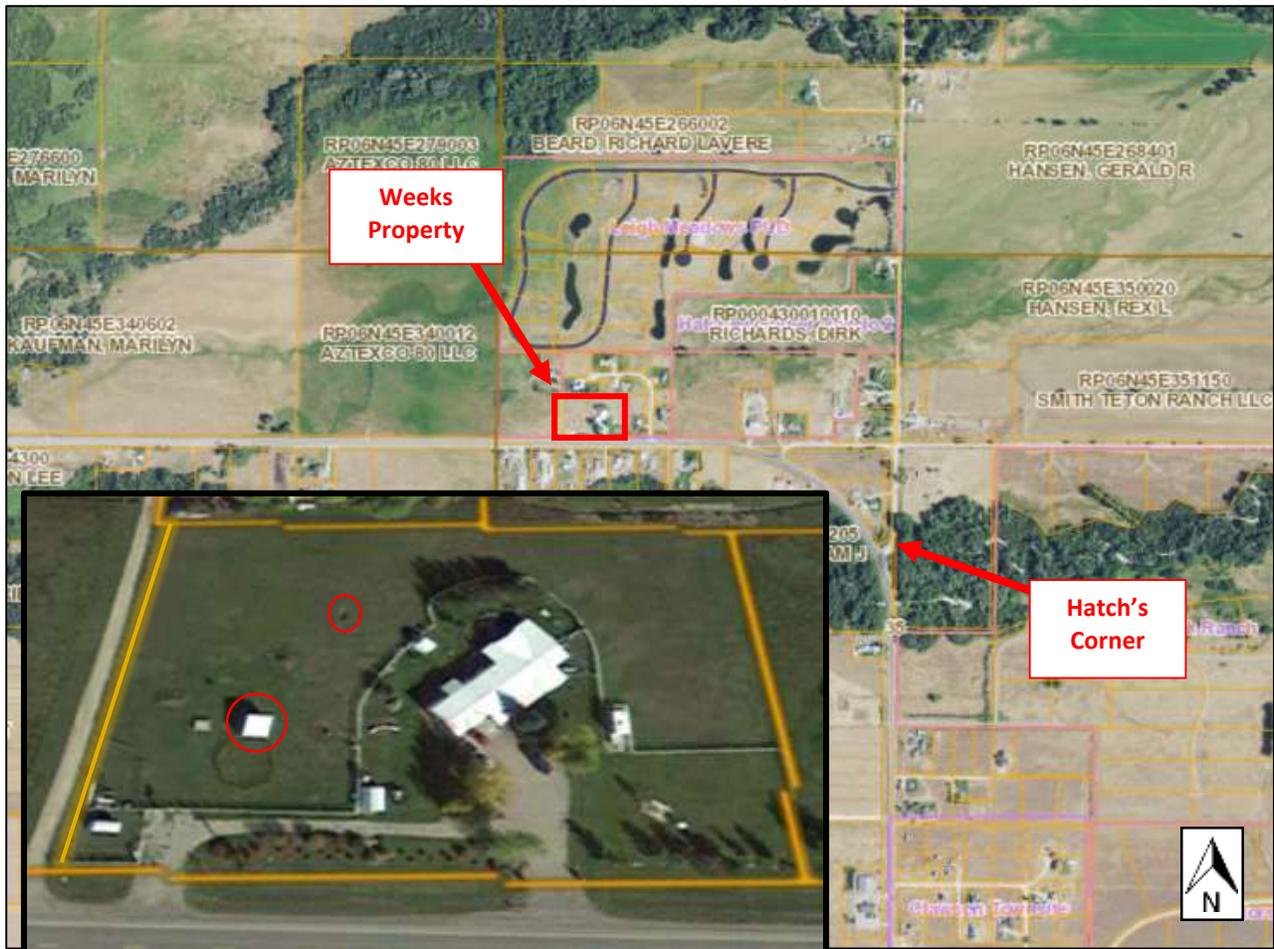
**SCENIC CORRIDOR REVIEW for: Kris Weeks**  
**WHERE: 850 W. Highway 33**  
 Prepared for the Planning & Zoning Commission  
**May 12, 2015**

**APPLICANT:** Kris Weeks  
**LANDOWNER:** Kris and Alan Weeks

**APPLICABLE COUNTY CODE:** Teton County Zoning Ordinance Section 8-5-2-D (SC) Scenic Corridor Overlay Regulations.

**REQUEST:** Kris Weeks is requesting approval to build a barn/shop on her property and relocate a small building. The property is completely within the Scenic Corridor Overlay. The barn would be located on the west side of the existing home, where the small building is currently located, and the small building will be moved northeast, behind the new barn.

**LEGAL DESCRIPTION:** RP00043002003B; TAX #2890 LESS HWY R-O-W HATCH'S CORNER SUB DIV II  
**LOCATION:** 850 W HWY 33  
**ZONING DISTRICT:** A-2.5  
**PROPERTY SIZE:** 3.0 acres  
**VICINITY MAP:**



**PROJECT BACKGROUND:** Kris Weeks' property is currently zoned A-2.5. The entire property is within the scenic corridor. Timber Steel Custom Buildings, LLC submitted a scenic corridor design review application on April 28, 2015, and the application was completed on April 29, 2015. Before the building permit can be approved, a scenic corridor design review must occur and be approved for the structure. Construction of the barn/shop has not begun, and the existing building has not been relocated at this time. This property is also located in the following Natural Resource Overlays: Big Game Migration Corridors and Seasonal Range, Landbird Songbird/Raptor Breeding and Wintering Habitat, and Wetlands/Rare Plants South Leigh Forested.

The proposed barn/shop will be approximately 98 feet from the outer edge of Highway 33's right of way. The barn will be 45 feet wide and 50 feet long. The building will be covered with the same white siding that is on the existing home. The height of the barn will be 16 feet at its highest point. The barn will be used as a storage area and workshop area at the proposed location, and no new storage is being requested with this application. There are three existing buildings on the property, a home and three outbuildings (one brown and two white).

The applicant is proposing to move the brown outbuilding. The appearance of this building would not change. All structures are within the scenic corridor, and one of the white outbuildings will partially block the view of the barn and relocated outbuilding from Highway 33. Additionally, there are bushes in the front yard (along Highway 33) which will help screen the buildings from Highway 33.

The proposed barn will be located where the brown outbuilding is currently located. There is a gate in the fence that would allow easy access from the existing driveway, if needed. The existing, brown outbuilding will be relocated where a burn pile currently exists. This is approximately 80 feet from the barn location and approximately 195 feet from the edge of Highway 33's right of way. There is also a gate in the fence near this location.

#### **OVERVIEW OF SCENIC CORRIDOR REVIEW:**

**8-2-1-A. GENERAL DEFINITIONS:** Scenic Corridor Overlay includes all lands lying within 330 feet of both sides of the rights-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs City limits to the Wyoming state line.

**8-5-1-D. PURPOSE:** The purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County are sufficiently protected from unsightly and incompatible land uses.

**8-5-2-D (1) DESIGN REVIEW:** All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.

Title 8 of the Teton County Code authorizes the Planning & Zoning Commission to make a final determination on scenic corridor applications. A development application shall only be approved if the Planning Commission finds that it meets the design review criteria.

<b>8-5-2-D (3). DESIGN REVIEW CRITERIA:</b>		<b>STAFF COMMENTS:</b>
<b>SETBACKS</b>	No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback.	<i>The proposed barn will be located approximately 98 feet from the outer edge of Highway 33's right of way. A-2.5 requires front and side setbacks of 30' and rear setbacks of 40', which this complies with.</i>
<b>BUILDING ENVELOPE</b>	1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.	<i>There is minimal existing vegetation on the property and none that could screen both structures entirely. There are some trees and bushes along the south property line, as well as the existing home, which would help screen the structure from view if driving on Highway 33.</i>
	2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.	<i>The locations for the proposed barn and existing outbuilding are near the edges of the fenced in yard. The proposed barn's location was chosen because it is replacing the existing outbuilding. This location is also near a gate in the fence that can be accessed from the existing driveway. The new location for the existing outbuilding is also near the fence along the back of the house, where another gate is located.</i>
	3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road.	<i>The proposed building will not be located on a ridge or hillside.</i>
<b>BUILDING MATERIALS</b>	All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.	<i>The proposed barn will have a white siding that matches the existing home. The materials will not be highly reflective. The existing building that is being relocated has wood siding and a white, metal roof.</i>
<b>ROADS &amp; DRIVEWAYS</b>	Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible	<i>No new roads or driveways are being proposed with this application. The existing driveway and yard area will be utilized, and there is adequate room available on the property for vehicles to turn around without backing out onto Highway 33.</i>
<b>SCREENING</b>	Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs	<i>There is no outdoor storage proposed with this application that would need to be screened. The barn will be located on the west side of the existing home, which will be visible from the highway. The small building will be northeast of the new barn. There are existing bushes and trees on the south property line that would contribute to screening the building.</i>
<b>THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.</b>		<i>The applicant is not proposing a satellite dish, utilities, or signs. There is an existing building (which will be relocated) on the proposed building site and grass. Disturbance will be minimal for construction, so it is staff's opinion that revegetation is not necessary.</i>

**RECOMMENDED CONDITIONS OF APPROVAL:**

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. If lights are desired, they must comply with Teton County Code lighting requirements.
4. Building materials shall not be highly reflective materials.

**PLANNING & ZONING COMMISSION ACTION:**

A. Approve the scenic corridor permit request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Approve the scenic corridor permit request, 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 scenic corridor permit request and provide the reasons and justifications for the denial.

D. Continue to a future PZC Meeting with reasons given as to the continuation or need for additional information.

**PLANNING STAFF RECOMMENDATION:**

Staff would recommend granting the scenic corridor permit if you feel comfortable that the designs described by the applicant in the application and in the testimony given meet the design criteria of the Scenic Corridor Overlay and you can specify the justification for the approval.

**STAFF SUGGESTS THE FOLLOWING MOTION:**

The following motion could state a finding of fact and conclusion of law if a Commissioner wanted to approve the application:

*Having found that the proposed development for Kris Weeks is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:*

1. *Must comply with all federal, state, and local regulations.*
2. *All structures require a Teton County Building Permit and must comply with the Teton County Building Code.*
3. *If lights are desired, they must comply with Teton County Code lighting requirements.*
4. *Building materials shall not be highly reflective materials.*

Prepared by Kristin Rader

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**Attachments:**

1. Application (4 pages)
2. Deed (1 page)
3. Last Will of Alan Weeks (1 page)
4. a. Lot Split 1990 (1 page)  
b. Subdivision Plat 1981 (1 page)
5. a. Site Plan with setbacks (1 page)  
b. Site Plan: Aerial (1 page)
6. Building Plan (1 page)
7. Site Visit Photos (5 pages)

End of Staff Report



# SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

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

## SECTION I: PERSONAL AND PROPERTY RELATED DATA

703-0911 & 456-0911

Owner: KEIS WEEKS → BLKJAK2@yahoo.com

Applicant: PAUL STEELE E-mail: timbersteel0ff@yahoo.com

Phone: (208) 529-1049 Mailing Address: 3824 E PROFESSIONALWAY STE 15

City: IDAHO FALLS State: ID Zip Code: 83402

**Location and Zoning District:**

Address: 850 W HWY 33 Parcel Number: RP00043002003B

Section: 35 Township: 6N Range: 45E Total Acreage: 3.0

- Latest recorded deed to the property
  - Fees in accordance with current fee schedule received 4/29/15
- Affidavit of Legal Interest *N/A*

I, the undersigned, 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 meeting.

• Applicant Signature: Paul Steele Date: 4/28/15

I, the undersigned, am the owner of the referenced property and do hereby give my permission to PAUL STEELE 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: Keis Weeks Date: \_\_\_\_\_

Fees are non-refundable.

RECEIVED

BY: K. Rader  
DATE: 4-28-2015

## SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

In accordance with 8-5-2 (C) of the Teton County Zoning Ordinance the Scenic Corridor Overlay shall apply to those lands within 330' of both sides of the right-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs city limits to the Wyoming stateline.

- Design Review: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.
- Documentation Required: The applicant shall submit plans and drawings showing all existing structures, building envelopes for all proposed structures, setbacks from the closest State Highway or Ski Hill Road, as applicable, existing and proposed landscaping and fences, existing and proposed off-street parking areas, and drawings of exterior elevations of primary structures visible from the closest State Highway or Ski Hill Road. These materials will be submitted with a conditional use or building permit application, and at the preliminary plat stage of a subdivision or PUD application.
- Design Review Criteria: A development application shall only be approved if the Commission finds that it meets the following criteria:

**Setbacks:** No permanent structure shall be constructed within fifty (50) feet of the outer edge of the road right-of-way, unless the parcel does not contain any buildable site outside of the setback area in, which case primary structures shall be located as far from the outer edge of the road right-of-way, as possible.

**Building Envelopes:** The development shall identify building envelopes for all primary and accessory structures. Building envelopes shall comply with the following requirements:

- 1) Building envelopes shall be located so that existing topography and natural vegetation, such as ridges, hills, and existing trees, will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.
- 2) Where existing topography and natural vegetation cannot be used to screen buildings as described in Subsection 1 above, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.

Notwithstanding Subsections 1 and 2 above, building envelopes shall be located so that no portion of a building up to thirty (30) feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road, and the applicant shall submit a sight line analysis in sufficient detail to confirm that this standard has been met.

**Building Materials:** All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.

**Roads and Driveways:** Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.

**Satellite Dishes:** All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact.

**Screening:** Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.

**Revegetation:** The applicant shall revegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

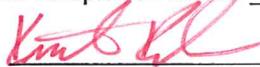
**Utilities:** All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.

**SECTION III: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING**

**SECTION IV: PLANNING AND ZONING COMMISSION ACTION**

**SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION**

**K** Application is considered complete and accepted on this the 29 day of April, 2015.

Planning Administrator/Designee Signature: 



# SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

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: KRIS WEEKS

Applicant: PAUL STEELE E-mail: timbersteeloff@yafad.com

Phone: (208) 529-1049 Mailing Address: 3824 E PROFESSIONALWAY STE 15

City: IDAHO FALLS State: ID Zip Code: 83402

Location and Zoning District:

Address: 850 W HWY 33 Parcel Number: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

- Latest recorded deed to the property      Affidavit of Legal Interest
- Fees in accordance with current fee schedule

I, the undersigned, 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 meeting.

• Applicant Signature: Paul Steele Date: 4/28/15

I, the undersigned, am the owner of the referenced property and do hereby give my permission to PAUL STEELE to be my agent and represent me in the matters of this application. I have read the attached information regarding the

*Pert-Nere-A-Ranch*  
 John Spivey, OR Kris Weeks  
 850 W. Hwy 33  
 Teton, ID 83452  
 208-456-0911

1002  
 92-155/1241

April 29 2015 Date

Pay to the Order of Teton County \$ 200.00

Two Hundred 00/100 Dollars

KeyBank National Association

# VED

RECEIVED

182517

2

2006

QUITCLAIM DEED

TETON CO., ID  
CLERK RECORDER  
For Value Received

Kristene Kaufman also known as  
KRIS WEEKS

do hereby convey, release, remise and forever quit claim unto  
Alan or KRIS WEEKS

whose address is: 82 W Hyw 33 Tetonid ID 83452

Hereinafter called the Grantee, the following described premises situated in \_\_\_\_\_ County,  
to-wit:

2890 Beginning at the SW corner of Lot 2 BLK 2,  
of the Hatch's Corner Subdivision, Division II,  
as per the Recorded plat thereof, TC, ID,  
and running thence North 298.95 feet, Thence East  
437.13 feet, Thence South 298.95 feet, Thence West  
437.13 feet To The Point of beginning.

together with its appurtenances.

Dated: 11/14/06

Kris Weeks

STATE OF Idaho  
COUNTY OF Teton ) ss.

Instrument # 182517  
DRIGGS, TETON, IDAHO  
2006-11-14 03:28:58 No. of Pages: 1  
Recorded for : KRIS WEEKS  
NOLAN G. BOYLE Fee: 3.00  
Ex-Officio Recorder Deputy Nolan G. Boyle  
Index to: DEED, QUIT-CLAIM

On this 14th day of November 2006, in the year of 2006 before me, personally appeared  
Kristene Kaufman AKA Kris Weeks, known or identified to me (or proved to me on the oath of), to  
be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that  
executed the same.

[Signature]  
Notary Public of



# Last Will & Testament of Alan Weeks

-PR\_9 12 12:04PM

## Section 1 Declaration

I Hereby let it be known that I Alan Weeks resident of Tetonia, Id, County of Teton, State of Idaho being of sound mind, declare this to be my last will & Testament revoking all others.

## Section 2 Appointment

I appoint as my executor, that is the person to execute the will & be my personal Representative Kristene. Weeks my Wife of Tetonia Id. As alternate Executor In the event Kristene Weeks cannot serve, I appoint My Son Jeffery Alan Weeks of Apache Jct, Az To take care of all my personal Belongings Property Life insurance & Finances . I Trust my Son Jeffery Alan Weeks to share equally with his brother Howard Jason Weeks.

Signed Alan K. Weeks *Alan Weeks*

Date \_\_\_\_\_

1st Witness *Beth Linneman*

Notary *Ruth Ann [Signature]*

2cnd Witness *Jody Hee*

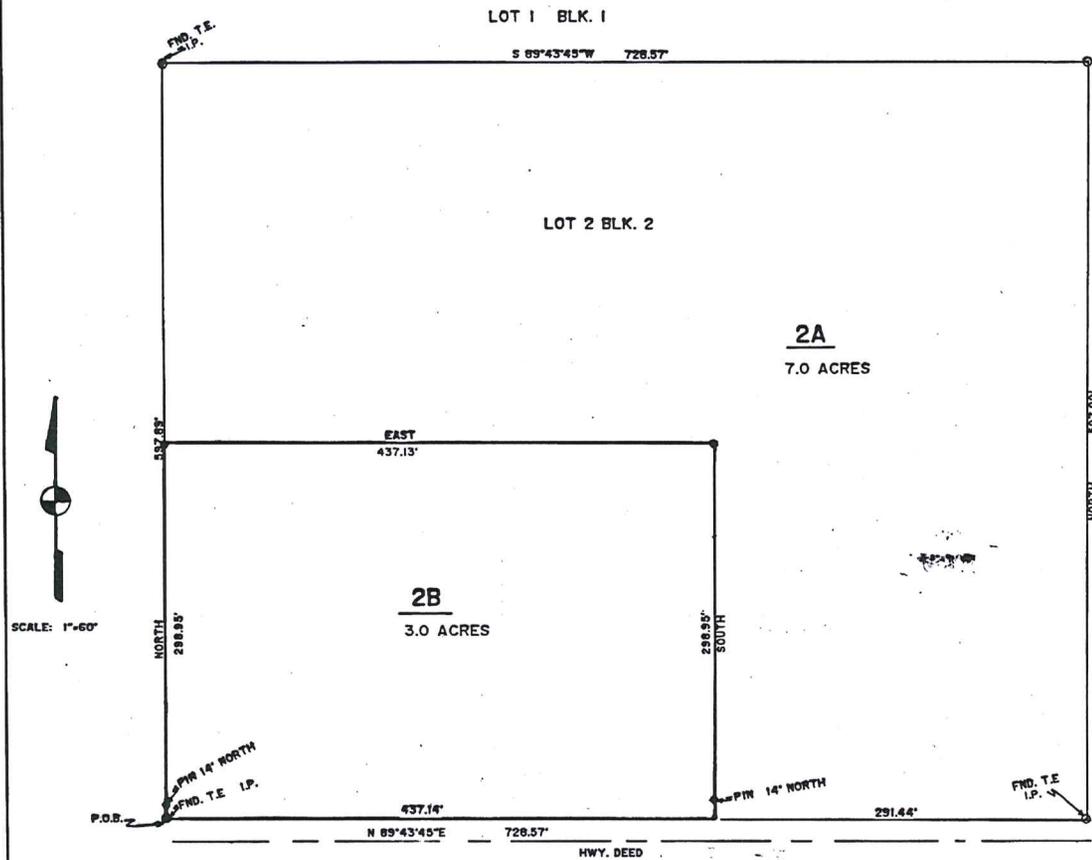
Date 3-6-2012



# LOT SPLIT

LOT 2, BLOCK 2 - HATCH'S CORNER SUBDIVISION - DIVISION 2 - TETON CO. IDAHO  
(as per recorded plat )

" NO FURTHER DIVISION OF THIS TRACT  
IS ALLOWED "



### PROPERTY DESCRIPTION

LOT 2 OF HATCH'S CORNER SUBDIVISION DIVISION II, AS FILED IN THE TETON COUNTY COURTHOUSE, BEING FURTHER DESCRIBED AS BEGINNING AT THE SW CORNER OF LOT 2 OF SAID SUBDIVISION AND RUNNING NORTH 298.95 FT.; THENCE EAST 437.13 FT.; THENCE SOUTH 296.89 FT.; THENCE WEST 89°43'45"W, 437.14 FT. TO THE POINT OF BEGINNING. CONTAINS ACRES MORE OR LESS.

### CERTIFICATE OF SURVEY

I, ARNOLD W. WOOLSTENHULME, BEING A LICENCED LAND SURVEYOR IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I DID SURVEY AND DIVIDE THIS TRACT OF LAND AS HEREIN DESCRIBED AND PLATTED, ACCORDING TO THE LAWS OF THE STATE OF IDAHO.

May 22, 1989  
DATE

*Arnold W. Woolstenhulme*



### COUNTY APPROVAL

*Douglas J. Allen*  
PLANNING & ZONING

6-12-89  
DATE

*Arnold W. Manning*  
COUNTY COMMISSIONERS

6/12/89  
DATE

### HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE, TITLE 50-1326, HAVE BEEN SATISFIED AND THIS LOT SPLIT IS HEREBY APPROVED.

*Burt Jones*  
DIST. 7 HEALTH DEPT.

15 April 1989  
DATE

### RECORDER'S CERTIFICATE

STATE OF IDAHO  
COUNTY OF TETON

106907

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 15<sup>th</sup> DAY OF May, 1989 AT 2:30 P.M. IN BOOK        OF PLATS AT PAGE microfilm AT THE REQUEST OF Anders, Berke

*C. W. Wynn*  
COUNTY RECORDER

### LEGEND

- 1/2"x24" IRON PIN W/ CAP
- CORNER SET BY THOMPSON ENGINEERING
- LINE OF LOT SPLIT
- LINE OF ORIGINAL LOT
- == STATE HWY. 33

MAY, 1988	LOT SPLIT LOT 2, BLK. 2 DIVISION 2 HATCH'S CORNER SUBDIVISION	OWNER: E.H. MANNING
LOT SPLIT	A-W ENGINEERING VICTOR, ID. 2001 787-2952	88-21



# HATCH'S CORNER SUBDIVISION DIVISION NO. 2

T6N, R45 E, B.M. SEC. 35  
TETON COUNTY, IDAHO  
SCALE 1" = 200'

### BOUNDARY DESCRIPTION

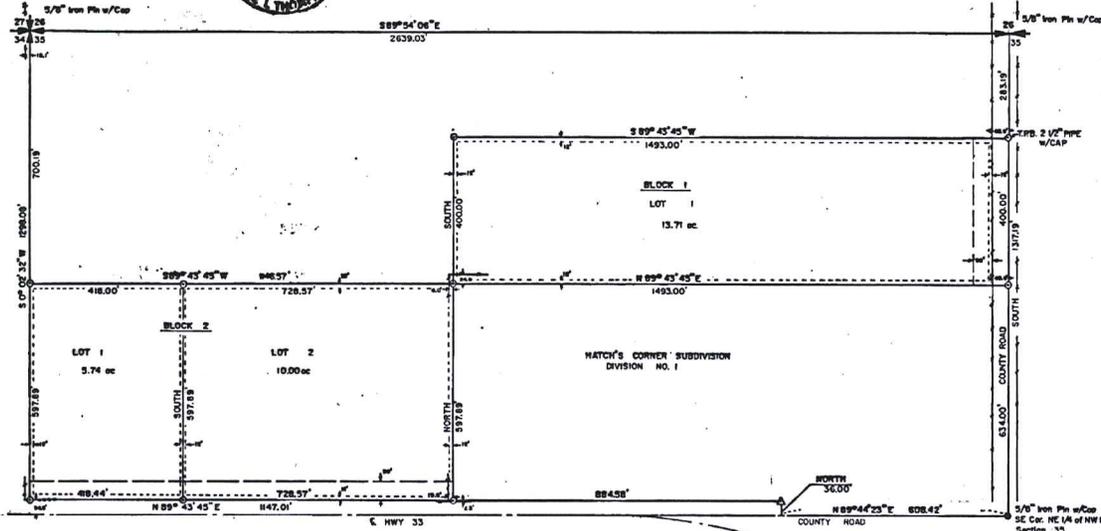
A PARCEL OF LAND SITUATED IN TETON COUNTY, STATE OF IDAHO, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, SECTION 35, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTH QUARTER CORNER OF SEC. 35, T6N, R45E, B.M., THENCE SOUTH FOR A DISTANCE OF 283.19 FEET TO THE TRUE POINT OF BEGINNING. THENCE S89°43'45"W FOR A DISTANCE OF 1493.00 FEET; THENCE SOUTH FOR A DISTANCE OF 400.00 FEET; THENCE S89°43'45"W FOR A DISTANCE OF 1146.57 FEET; THENCE S07°02'32"W FOR A DISTANCE OF 597.89 FEET; THENCE N69°43'45"E FOR A DISTANCE OF 1147.01 FEET; THENCE NORTH FOR A DISTANCE OF 597.89 FEET; THENCE N69°43'45"E FOR A DISTANCE OF 1493.00 FEET; THENCE NORTH FOR A DISTANCE OF 400.00 FEET, TO THE TRUE POINT OF BEGINNING CONTAINING 29.45 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, LYLE I. THOMPSON, DEPOSE AND SAY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION ATTACHED HEREUNTO, THAT SAID TRACT HAS BEEN STAKED ON THE GROUND ACCORDING TO THE TRUE LAW AND THE MAP SHOWN HEREON.

CERTIFICATE NO. 2482

LYLE I. THOMPSON, R.L.S.



### DEED OF DEDICATION

BE IT KNOWN THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS HATCH'S CORNER SUBDIVISION DIVISION NO. 2, DO HEREBY GIVE, GRANT AND DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE OF ALL EASEMENTS AND STREETS HEREON UNLESS OTHERWISE NOTED, FOR THE PURPOSE AS NOTED ON THE ACCOMPANYING MAP. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 24 DAY OF DECEMBER 1981 A.D.

*John D. Brown*  
*Bonnie Pierce*

### ENGINEER'S CERTIFICATE

I, LYLE I. THOMPSON, DEPOSE AND SAY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION ATTACHED HEREUNTO, THAT SAID TRACT HAS BEEN STAKED ON THE GROUND ACCORDING TO THE TRUE LAW AND THE MAP SHOWN HEREON.

CERTIFICATE NO. 2482  
LYLE I. THOMPSON, P.E.



### CERTIFICATE

I DO HEREBY CERTIFY THAT SANITARY RESTRICTIONS REQUIRED BY THE IDAHO CODE TITLE 50, CHAPTERS 39 118, AND CHAPTER 19, SECTION 50 1926 HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY FILING OF THIS CERTIFICATE HEREWITH.

DATE 22 Dec 1981  
*David Dixon* E.H.S.  
DISTRICT 7 HEALTH DEPARTMENT

### ENGINEERS APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT CORRECT AND ACCEPTABLE.

DATE 12/23/81  
*John O. Kingsley*  
COUNTY AND/OR CITY ENGINEER

### PLANNING COMM. APPROVAL

THE ACCOMPANYING PLAT WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF TETON COUNTY, IDAHO.

*Charles H. Rigby*  
CHAIRMAN OF PLANNING BOARD

### COUNTY ACCEPTANCE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS THIS 27 DAY OF DECEMBER 1981 A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTESTED  
*Bonnie Pierce*  
CHAIRMAN

DATE Dec 29 1981  
*Wayne H. Pickley*  
Teton County Treasurer

### ACKNOWLEDGEMENT

STATE OF IDAHO  
COUNTY OF TETON  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE PERSONS LISTED ABOVE 2 IN NUMBER, KNOWN TO ME TO BE THE SIGNERS OF THE DEED OF DEDICATION AND DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THIS PURPOSE THEREIN MENTIONED.

DATED AT 11 A.M.  
THIS 24 DAY OF DECEMBER 1981, A.D.  
MY COMMISSION EXPIRES 1/1/83  
*John D. Brown*  
NOTARY PUBLIC

### RECORDERS CERTIFICATE

NUMBER 50247  
STATE OF IDAHO, COUNTY OF TETON, I HEREBY CERTIFY THAT THIS PLAT WAS FILED Dec 21 1981 A.D. AT 2:20 P.M., IN BOOK RECORDED OF PLATS AT BASE 1st American, AND I FURTHER CERTIFY THAT THE TRACING OF THIS PLAT BEARING MY SIGNATURE IS AN EXACT COPY OF THE ORIGINAL MAP.

*Dwight C. Stone*  
COUNTY RECORDER  
By *Bonnie Pierce*  
TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF TETON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50 1908, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL.

DATE Dec 24 1981  
*John D. Brown*  
COUNTY TREASURER

**TE THOMPSON ENGINEERING INC.**  
CONSULTING ENGINEERS  
227 E. FREMONT ST. RIGBY, IDAHO  
745-8771

DRAWN JCH  
SURVEYED LIT, JH  
DRAWING CHECKED LIT  
DATE 10-27-81

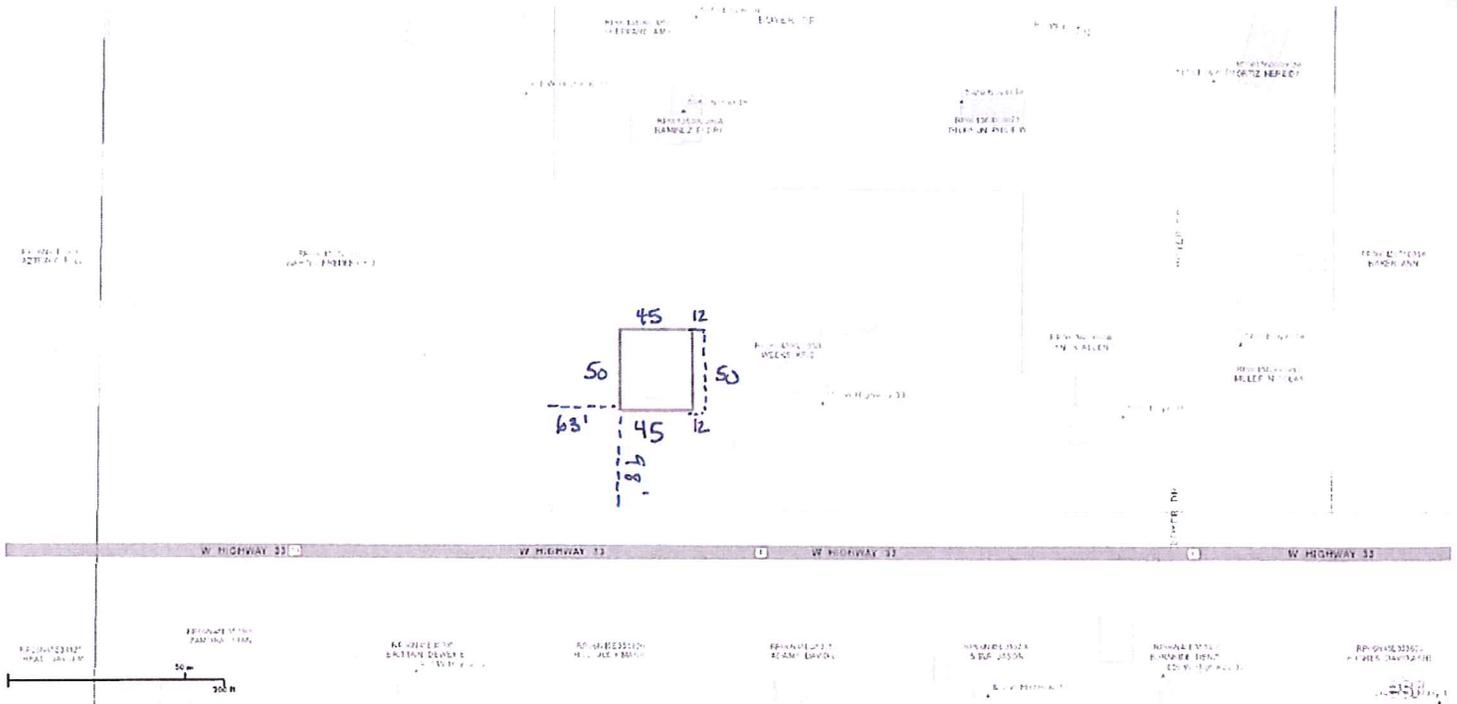
### LEGEND

- 1/2" IRON PIN w/CAP
- △ HIGHWAY RIGHT-OF-WAY MONUMENT
- FENCE LINE
- - - SET BACK LINE
- UTILITY EASEMENT

48

# Teton County GIS Data

5A



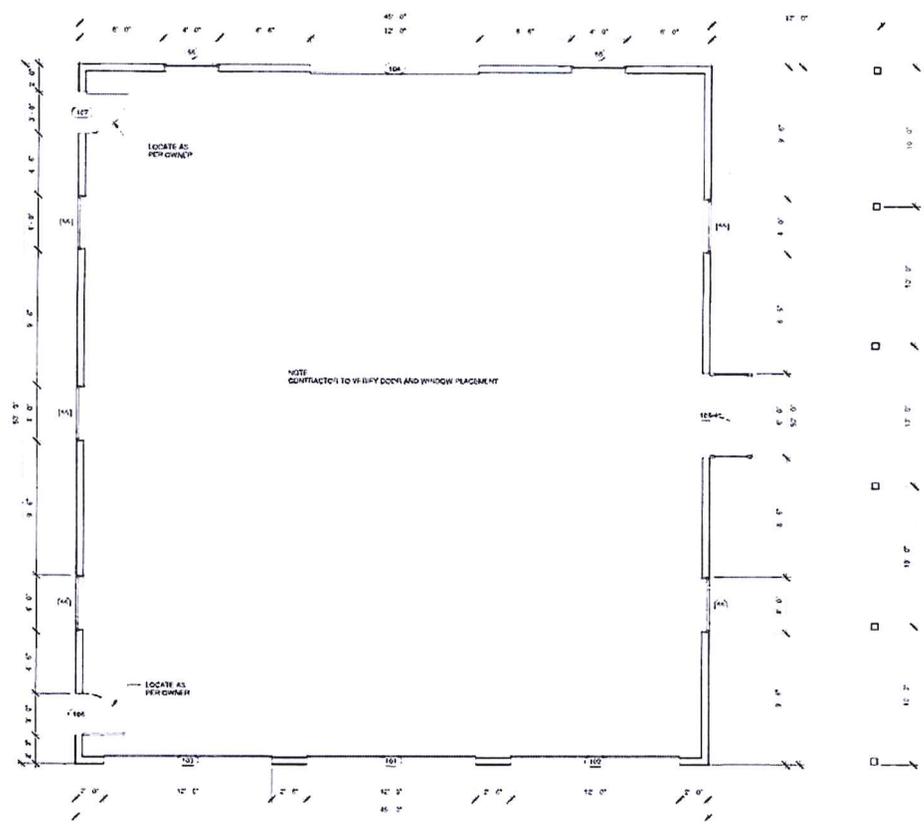
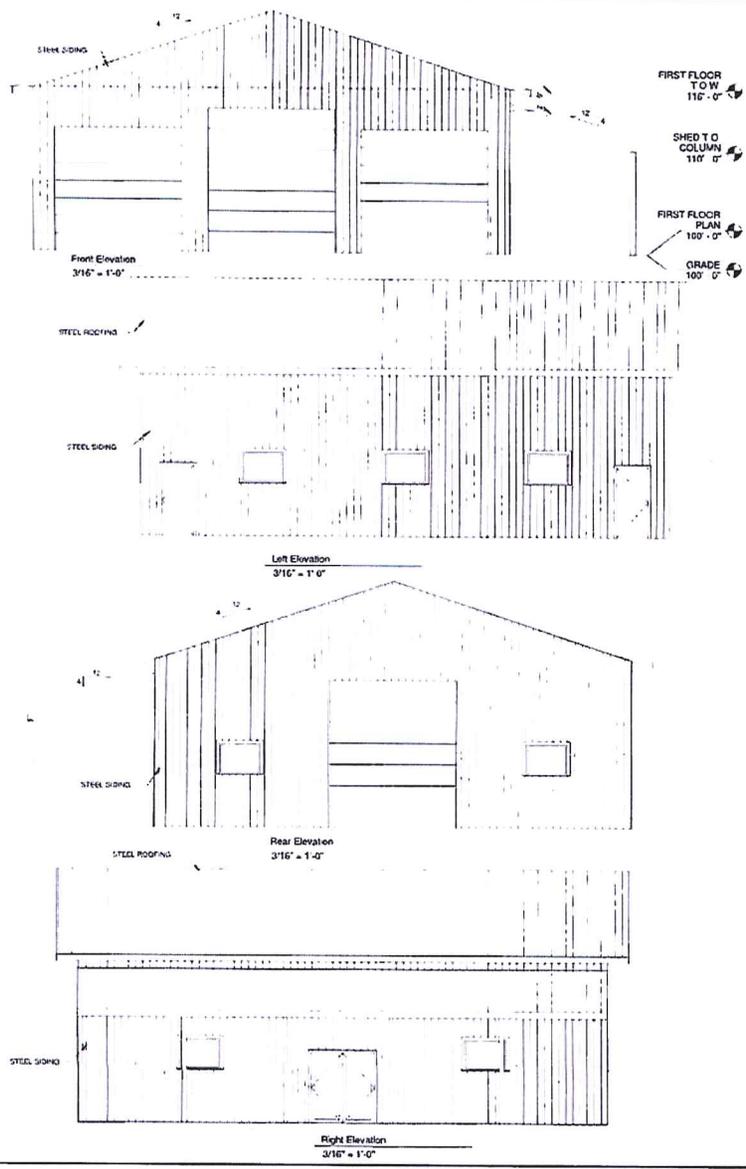
Front Set Back - 98'

Side Set Back - 63'

BUILDING HEIGHT 16'



Wed Apr 29 2015 02:27:51 PM.



**FIRST FLOOR PLAN**  
144' - 1'-0"

Door Schedule				
Mark	Height	Width	Count	Comments
101	14'-0"	12'-0"	1	
102	12'-0"	12'-0"	1	
103	12'-0"	12'-0"	1	
104	14'-0"	12'-0"	1	
105	6'-8"	6'-0"	1	
106	6'-8"	3'-0"	1	
107	6'-8"	3'-0"	1	

Window Schedule				
Type Mark	Width	Height	Count	Comments
35	4'-0"	3'-0"	7	

**KRIS WEEKS SHOP**  
850 W HWY 33  
TETONA, IDAHO

ALL DRAWINGS, SPECIFICATIONS, AND EXHIBITS ARE THE PROPERTY OF TETONIAN ARCHITECTS AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DRAWING OR SPECIFICATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TETONIAN ARCHITECTS. ALL RIGHTS ARE RESERVED. THIS DRAWING IS THE PROPERTY OF TETONIAN ARCHITECTS AND SHALL BE KEPT IN CONFIDENCE.

CHECKED BY	DATE
MOG	04-20-15
REVISIONS	BY
DATE	BY

**TETONIAN**  
**DRAWING SERVICES**

1345 SOUTH STATE STREET SHELLEY IDAHO 83274  
PHONE (208) 357-2420 FAX (208) 357-2419

PROJECT NO: 2-12

SHEET NO: **A1**

OF ONE



Existing building that will be relocated on the property. This is the location for the proposed barn/shop.



View from Highway 33 driving from Driggs to Tetonia. The existing white building will help screen the proposed barn/shop and the relocated building from view.



View from Highway 33 directly in front of the building locations. Existing bushes and fence will help screen the proposed barn/shop and the relocated building from view.

Location for proposed barn/shop.

Burn pile: proposed location for the existing building.

5/ 1/2015 12:27

View from Highway 33 directly in front of the building locations. The proposed barn/shop will be designed to match the existing home with white siding.

Location for proposed barn/shop.



5/ 1/2015 12:21

View from Highway 33 driving from Tetonian to Driggs. Existing fence will help screen the proposed barn/shop and the relocated building from view.

Location for proposed barn/shop.

Burn pile: proposed location for the existing building.

5/ 1/2015 12:26