



Planning & Zoning Department

SCENIC CORRIDOR APPLICATION

Scenic Corridor requirements for Teton County are outlined in the LDC 5-5. These standards apply for physical development located within five hundred (500) feet of Idaho State Highways 31, 32, 33, and Ski Hill Road within Teton County. Resource Development Standards can be found in the LDC 5-5-4.

For Office Use Only

Fees Paid

Check # Credit Card Cash

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. Incomplete applications will not be put on hold. Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: TETON MOUNTAIN INVESTMENTS LLC BY HARLEY WILCOX

Address: Box 362, Victor Zip code: 83455

Project Location

Name of Applicant (if different than owner): Phone: ()
443 W 5000 S & 5048 S 400 W & 48,408 as well as 449 Serviceberry Rd
Project Address (if different than owner address): Zip code: 83455

Email: harley.wgre@gmail.com Subdivision Name: Alpine Acres Lots 1 - 5

Primary Contact (if not applicant):

Email: Phone: ()

Designated Primary Contact

Owner Agent/Representative

Project Info

Proposed units/lots: Total Acreage:

RP#: 001460000010, 001460000020, 001460000030, 001460000040 & 001460000050

Engineering Firm: Design Intelligence LLC



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 reviewed.

Applicant Signature: [Signature] Date: 7-17-23

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

Owner Signature: [Signature] Date: 7-17-23

Checklist

All items need digital copies as well as paper copies.

- Latest recorded deed to the property;
- Affidavit of Legal Interest;
- Site plan and drawings showing:
 - All proposed and existing structures,
 - Setbacks from the closest State Highway or Ski Hill Road,
 - Building envelopes
 - Landscaping plan
 - Existing and proposed off-street parking areas
 - Exterior elevations of primary structures visible from highway of Ski Hill Road
 - Description of building materials

SECTION II: REVIEW CRITERIA

The motion given by the P&Z on an application to build within the scenic corridor will be based on the following criteria:

- Physical development shall be located to maintain open space in relation to the scenic view being regulated. Development should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge (provided it is not in danger of slope failure), rather than in the middle of a meadow, pasture, or hillside.
- Highly reflective roof materials shall not be used, unless the materials are treated to eliminate reflection.
- If birms are used to screen structures located within a meadow or pasture, they shall be setback at least fifty (50) feet from the right-of-way with the side of the berm exposed from designated scenic roads shall rise at no greater than 5% grade. Berms must be planted in native vegetation.
- Revegetation of Disturbed Areas. Lands disturbed by earth moving or berms shall be revegetated per Section 5-3 of the LDC.
- All setback standards are met given in Table 8 per Section 5-5 of the LDC.

Application is submitted on the 17 day of July, 2023.

Application is deemed complete and accepted on the _____ day of _____, 20____.

