RECEIVED 4-24-20

NAME OF SUBDIVSION/PLANNED UNIT DEVELOPMENT

PRELIMINARY PLAT

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Preliminary Plat is the second of three steps in the development process. Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. Once the Planning Administrator or his designee has reviewed the staff report and deemed the application complete a public hearing will be scheduled with the Planning and Zoning Commission. 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: Bradley N. Dickey

Applicant: Bradley N. Dickey E-mail : [redacted]

Phone: ([redacted] Mailing Address: P.O. Box 11231

City: Jackson State: Wyoming Zip Code: 83002

Engineering Firm: Harmony Design & Eng Contact Person: Jen Zung Phone: (208)354-1331

Address: 18 N. Main St., Ste 305 (P.O. Box 369) E-mail: jen.zung@harmonydesigninc.com

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 ☒
Zoning: A 2.5 ☒ A 20 ☐

Proposing a Planned Unit Development ☐
Planned Community ☐ Rural Reserve ☐

☒ Latest recorded deed to the property
☒ 60% of total base fee (see current fee schedule)
☒ $1500.00 minimum retainer for Nutrient Pathogen Evaluation Review, as applicable

☐ Affidavit of Legal Interest
☒ Concept Plan approved on 3/11/2020

Fees are non-refundable.

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public hearing.

- Applicant Signature: _____ Date: 4/23/20

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Harmony Design & Eng 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: 4/23/20

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

1. Number of Plan/Plats:
   - Two (2) Preliminary Plats (18" X 27" or 11" X 17") prepared by a professional land surveyor/engineer
   - Two (2) Master Plans (18" X 27" or 11" X 17") prepared by a professional land surveyor/engineer
2. Items on Plan/Plat:
   - Plans and plats are labeled in lower right hand corner
   - Section(s), Township, Range
   - Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, and easements areas to be dedicated for public use, and other important features are shown.
   - Identification for all lots and blocks and road names are clearly shown. Lot lines show dimensions in feet and hundreds.
   - Perimeter subdivision lines are accurately related by distance and bearings to established roads or street lines, or 1/16 section corners, and closures are a minimum if one (1) foot in 5000 feet.
   - True angles and distances to the nearest established street lines or official monuments are accurately described in the plat and shown by appropriate symbol.
   - Radii, internal angles, points and curvatures, tangents, tangent bearings, chord, chord bearings and the lengths of all arcs are shown.
   - Accurate location of all monuments and fire protection to be installed, shown by appropriate symbol, and all of the U.S., State, County, or other official bench marks, monuments, or triangulation stations in or adjacent to the property.
   - Each lot corner is monumented or witnessed with permanent marker, in accordance with the rules and regulations of the State Board of Registration for professional engineers and land surveyors, and the markers are shown either by legend or separate description on the plat.
   - Accurate boundaries and legal descriptions are given of any easement or area to be dedicated for public use, with the purpose indicated thereon, and of any area to be reserved by deed or covenant for the common use of all property owners or the general public.
   - Vicinity map with any existing subdivisions within 1 mile and all existing road names
   - Names of adjoining developments and ownership of surrounding land
   - North arrow
   - Contours
   - Section and incorporation lines in and within 200 feet
   - Boundaries and identification of zoning districts
   - Building envelopes
   - Setback requirements
   - Road names
   - Accurate scale
3. Utilities:
   - Statement in bold letters of proposed water, wastewater and maintenance services
   - Location, width and information of utility right(s)-of-way and easement(s) (telephone, power, water, sewer irrigation)
   - Location and approximate depth of active and abandoned wells and all reservoirs in and within 100 feet
   - Location and sizes of sewers, water mains, culverts, underground facilities in and within 100 feet

4. Improvement standards:
   - Curbs and gutter, if any
   - Trails and pathways - Title 9 Section C-2
   - Public utilities
   - Water supply and sewage disposal
   - Maintenance and operation of public water and sewer, if any
   - Fire protection (pond, well, hydrants. etc)
   - Street lighting, if any
   - Public land access

SECTION III: CHECKLIST OF ITEMS REQUIRED IN DEVELOPMENT AGREEMENT AND PROTECTIVE COVENANTS

1. One copy of the Development Agreement using the County approved template to include:
   - Estimated date the subdivision will be completed
   - The date actual construction will begin
   - The date public improvements will be completed and can be inspected
   - Inspection of public improvements under construction
   - Control during development
   - The developer shall control dust while installing infrastructure
   - A registered professional engineer's stamped estimate of costs for all improvements
   - Any other conditions agreed to
   - Irrevocable bank Letter of Credit (Letter of Intent from financial institution)
   - Reduction and release of guarantee
   - Guarantee of completion of improvements
   - Penalty in case of failure to complete construction of a public improvement
   - Lots shall not be sold and recorded until final plat recording
   - No building permits may be issued until the fire protection, including roads, are operational
   - No Certificates of Occupancy will be issued until public improvements are complete
   - The developer shall provide a stamped letter from the engineer stating the roads have been built in accordance with the submitted road plans and are up to county standards
   - Subdivision entrance sign and street signs

2. One copy of draft Final Protective Covenants (CC & R's) shall include at least the following:
   - Homeowners Association
   - Right to Farm provision
   - County setbacks and height restrictions
   - Architectural style and building design
   - Maintenance of landscaping
   - Screening
   - Garbage areas
   - Private road
   - Storage areas
   - Maintenance building
   - No further divisions of lots
   - Low wattage lighting downward directed
   - Weed control
   - Sanitary rules/regulations
   - Mention that the following items cannot be changed by the HOA:
     - Weed maintenance and control
     - Teton County dark skies requirements
     - No further lot split statement
     - County setback and heights
     - Right to Farm Act
     - The EIPHD has authority over the HOA

3. In the case of a PUD:
   - Open Space use type

- Deeding or dedication of Open Space
- Open Space Management Plan
    - Management of agricultural land
    - Management of recreation facilities
    - Management of existing and created natural lands

SECTION IV: DESIGN AND IMPROVEMENT STANDARDS

1. Design standards:
    - Dedication of street public- private
    - Street and road locations
    - Intersections
    - Easements and rights-of-way and dedicated entity
    - Irrigation easements - Title 8 Section 8-4-4
    - Blocks are clearly defined on the master plat
    - Lots
    - Planting strips and reserve strips
    - Landscaping Plan - Title 9 Section C-3-A
    - Access to public roads/buildings

2. Maps/Studies/Plans:
    - Map access routes to public lands/waterways - Title 9 Section C-2-a
    - Overlay Areas mapped - Title 9 Section C-2-b
    - Wetlands determination, as required - Title 8 Section 8-5-2
    - Scenic Corridor, as required - Title 8 Section 8-5-2
    - Nutrient-Pathogen Study, as required - Title 9 Section C-3-B
    - Flood Hazard areas, as required - Title 8 Section 8-5-2
    - Geographical Hazards, if any
    - Sight Line Analysis - Title 9 Section 4-B
    - Natural Resource Analysis - Title 9 Section C-2-b
    - Wildlife Habitat Assessment, as required - Title 9 Section C-2-c
    - Hillside Assessment, as required - Title 9 Section C-2-c
    - Public Services/Fiscal Analysis (twenty lots or more) - Title 9 Section C-4-A
    - Traffic Impact Study (ten lots or more) - Title 9 Section C-3-D
    - Natural Resources Impact Mitigation Plan, as required - Title 9 Section C-2-c
    - Open Space Management Plan, as required - Title 9 Section C-2-c
    - Facilities Map include existing structures
    - Written determination signed by a qualified professional that the above condition(s), as applicable, do not exist on the property

3. Other Land Use Applications, as needed:
    - Scenic Corridor - Title 8 Section 8-5-2
    - Zone Change - Title 8 Section 8-3-6
    - Conditional Use Permit - Title 8 Section 8-6-1
    - Variance - Title 8 Section 8-8-1
    - Other:_____

SECTION V: CHECKLIST OF REQUIRED ITEMS/INTERAGENCY COORDINATION

1. Correspondence Required:
    - Financial "Letter of Intent"
    - Letters of Preliminary Approval:
        - Fire Marshall
        - DEQ, if applicable
        - Irrigation District/Canal Company

- Idaho Public Health Department:
  - Property not requiring DEQ approval
    - Letter of approval for preliminary plat from Idaho Public Health
  - Property with DEQ involvement or unique concerns identified by Public Health Department
    - Letter of recommendation from DEQ prior to hearing
  - Final Plat Hearing will not be scheduled with the Board until the final approval letters are submitted.
- "Will Serve Letter" from the City, if applicable

2. Infrastructure Improvement Plans:
   Two (2) copies of preliminary infrastructure improvement plans:
   - Fire Suppression
   - Water System, if any
   - Sewer System, if any
   - Storm and Erosion Plan
   - Landscaping Plan

3. Roads:
   - Road Access Permit (Road and Bridge Department)
   - Intent for County road improvements (Board of County Commissioners)
   - Description to assure adequate funds for maintenance of roads within the development
   - Two (2) copies of preliminary road plans prepared by a registered Idaho Civil Engineer including at a minimum the following:
     - Pavement/gravel design including necessary cross sections
     - Road will be constructed at a minimum of eight (8) ft. from the edge of the roadway easement to the nearest edge of traveled way
     - Cross-section of pavement and turn around
     - Cut and fill cross section sheets indicating sections spaced in consideration of gradient of the road
     - Plan and Profile and typical cross sections of roads and turn-arounds, Plan and Profile should be based at a minimum in consideration of gradient of the road
     - Road system for un-platted portions of the property
     - Easements dedicated to the public/Arterial and Collector roads are platted to appropriate separate entities
     - Mailboxes and pullouts
     - Fire pullouts
     - Bridges preliminary design

     (See Teton County Highway and Street Guidelines road specifications for further information.)

     * The Teton County Road and Bridge Department, the Teton County Fire District and the Teton County Building Official shall comment to the Planning Administrator on the proposed development. The applicant is responsible for insuring the standards set forth by these agencies are satisfied.

4. Water Rights:
   - Evidence that development will not interfere with existing agriculture water rights and access for maintenance.

SECTION VI: STAFF SUMMARY

- **Required Notification in Accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code:**

This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6509 and 67-6511.

- **Ordinance And Standards Used In Evaluation of This Application:**

This subdivision application is being reviewed under the provision of Titles 6, 8 and 9 of Teton County, Idaho, code as applicable. The above checklist is self explanatory as to the requirements that are necessary to grant approval of this application.

SECTION VII: PLANNING AND ZONING COMMISSION ACTION:

Reasons For Approval - Denial - Continuance:
This application is scheduled for a public hearing on _____, 20___ with the Planning and Zoning Commission. This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6509 and 67-6511. At this hearing the Commission shall consider public comment. After thorough consideration the Commission shall recommend approval or denial to the Board as the application meets/does not meet the criteria for approval as outlined in the findings and reasoning of this report.

Approved or Denied on this the _____ day of _____20__.

_____

Chairman Signature: