

Planning & Zoning Department



MAJOR MODIFICATION OF A PLAT

The purpose of Major Modification of a plat is to review changes to previously recorded plats of subdivisions, planned unit developments, or vacations to previously recorded right-of-way or easement that do not fall under a minor amendment. A pre-application meeting between the applicant and the Planning Administrator or staff is required before submitting an application. All revisions must comply with applicable current regulations. A proposed modification to an approved plat will be considered a major change when subject to one or more proposed changes referenced in the subsection in Chapter 4 of the LDC.

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: _____

Address: _____ Zip code: _____

Project Location

Name of Applicant (if different than owner): _____ Phone: () _____

Project Address (if different than owner address): _____ Zip code: _____

Email: _____ Zoning District: _____

Primary Contact (if not applicant): _____

Email: _____ Phone: () _____

Designated Primary Contact

Owner Agent/Representative

Project Info

Proposed modification: _____ Total Acreage: _____

RP#: _____



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 by the Planning Administrator and scheduled for public hearing.

Applicant Signature: _____ Date: _____

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: _____ Date: _____

Checklist

All items need digital copies as well as paper copies.

- Complete application and fee.
- Narrative explaining the changes that are being proposed.
- Plat, if applicable, labeled correctly as "Amended Plat".
- Revised maps showing a proposed vacation or revision to the layout of lots or buildings and any reduction in the number of lots or buildings.
- Drafts of recorded documents labeled as "Amended Plat"; approval letter from EIPH, approval letter from Teton County Fire District, acceptance letter from city for sewer hookup from the providing community, if applicable.
- Changes to correct a property boundary, combining of lots, or changes in a single lot only require the property owner of the affected lots to sign the plat and application.
- Modification of open space, density, common area, road/Right of Way realignment, change of use, and similar changes require signatures from all property owners in the platted subdivision to sign amended plat and application.

SECTION II: APPLICABILITY

- A proposed modification to an approved plat will be considered a major change and therefore subject to this subsection where the proposed changes result in one or more of the following:
 - Vacations of portions of a plat, except where platted open space acreage would be reduced in acreage, the value of the protected resource may be diminished or where land/easements are dedicated to the public.
 - Amendments to the recorded Master Plan that do not change use of density.
 - The re-arrangement or relocation of five (5) or fewer lots or buildings that do not encroach further into natural recourse areas dedicated open space.
 - A boundary adjustment between a lot in a platted subdivision and an adjacent non-platted property.
 - Minor changes to the layout or roads, utilities, or other facilities.
 - A reduction in the number of lots or parcels.
 - The re-arrangement or relocation of lots that encroach further into natural recourse areas, overlay areas, or move closer to neighboring property.
 - The relocation of parking facilities, buildings, or other elements of the development that encroach further into natural resource areas, overlay areas, or move closer to neighboring property.
 - Addition or change in uses identified in the original approval.

SECTION III: CONSIDERATION FOR APPROVAL

Please submit narrative referencing the following:

- Any proposed changes to an easement, public right-of-way, or planned unit development, shall comply



with all applicable criteria and standards of the County regulations, and conditions of approval established in the previous approval.

- The subdivision master plan and plat for a subdivision or planned unit development, including the proposed changes, shall reduce governmental costs for operations and capital expenses.
- The revised plat or plan shall reduce the impact to neighboring properties.
- The revised plat or plan shall reduce the intrusion of development into areas identified on the County's Natural Resource Overlay Map and updated identification of areas where indicator habitats and/or habitats for indicator species are found as documented by input that is accepted by the County from Idaho Department of Fish and Game or other qualified wildlife professionals.
- Review criteria applicable to a Major Modification to a preliminary or final plat include those applicable to the original approval process for the preliminary or final plat, respectively.
- Any proposed changes to a plat, shall comply with all applicable criteria and standards of the current County regulations, and conditions of approval established in the previous approval.
- Any proposed changes to a recorded plat or subdivision mater plan that increase direct or indirect impacts may require additional mitigation pursuant to the current criteria and standards of County regulations.

SECTION III: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on the _____ day of _____, 20____.

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

