

Planning & Zoning Department



SHORT PLAT APPLICATION

The purpose of a short plat land division is to provide for a division of large, rural, platted parcels in the County, into four (4) or fewer parcels for residential use to allow for limited residential uses in agricultural areas in conjunction with on-going agricultural operations. A pre-application meeting between the applicant and the Planning Administrator or staff is required before submitting an application. Short Plats receive administrative concept review at this stage, Preliminary Plat, then Final Plat application may be submitted for a hearing. Divisions can be utilized in existing parcels located in the RA-34, LA-35, RR-20, FH-10, FH-20, and RN-5 zone districts that have not been previously platted. Number of allowed parcels must comply with average density requirements of Chapter 2 per zone district in the LDC. If property is located in area of Natural Resource Overlay, the full subdivision process shall apply.

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 units/lots: _____ 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.

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: _____

All items need digital copies as well as paper copies.

Checklist

- Two (2) copies of draft deeds (unrecorded) for each of the proposed new parcels that would be created providing the land division is approved. Deeds shall contain a notation clearly identifying the allocation of the residential entitlements, if any, among the resulting parcels.
- Plat of survey created by a licensed land surveyor in the State of Idaho, showing the new Chapter 4 – Application Procedures 4-75 land parcels. Survey shall clearly identify to which parcels the residential entitlements, if any, are assigned.
- Documentation of allocation of residential units among resulting parcels may be accomplished with the notations on the plat map and by a deed restriction placed in the document of conveyance.

SECTION II: CONSIDERATION FOR APPROVAL

Please submit a narrative referencing the following:

- Compliance with the LDC including chapter 4, 6, zoning district, lot configuration, and subdivision development standards.
- Ensure that once essential design elements such as subdivision road layout, access, utilities, and open space meet the minimum standards set forth by Teton County (6-6-1 in LDC).

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAT DOCUMENT

1. Number of plans:

- Two (2) Plans (one 11" X 17" or 18" X 24") and one digital copy prepared by a professional land Surveyor/Engineer.

2. Items on Short Concept:

- Plat is labeled "Preliminary Master Plan"
- All lots, sites, infrastructure, open space, and all public improvements Date prepared and date of any revisions
- North arrow
- Vicinity Map

3. Topographical information:

- Contour lines
- Flood hazard area, if any

4. Design requirements:

- Total acreage
- Number of lots and size
- Street layout including width and designation of county road access with a 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
- Existing structures

SECTION IV: CHECKLIST OF REQUIRED ITEMS

Please submit additional documentation or renderings of the following categories:

1. Documents required

- CC&R's

2. Water resources:

- Description of irrigation, culinary, and waste system
- Water rights
- Natural drainage channels, storm, and surface water drainage

3. Maps Required:

- Soil Types
- Geographical hazards

4. Other Land Use Application to accompany this subdivision:

- Conditional Use Permit
- Variance
- Scenic Corridor Review
- Conditional Use Permit
- Variance
- Zone Change

Section V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on this the _____ day of _____ 20__.

Application is deemed complete and accepted on this the _____ day of _____ 20__.

