

Teton County Idaho Commissioners' Meeting Agenda

Monday, August 24, 2015 - 9:00 am

150 Courthouse Drive, Driggs, Idaho - 1st Floor Meeting Room

9:00 AM Meeting Called to Order - Bill Leake, Chair (*Amendments to Agenda*)
INTERIM WEED SUPERVISOR REPORT - Mike Brown
EXECUTIVE SESSION per IC 74-206(1)(a) Personnel

9:30 AM **Open Mic** (*proceed to next agenda items if no speakers*)

DEPARTMENT BUSINESS

PLANNING & BUILDING - Jason Boal, Planning Administrator
Insignificant Plat Amendment- Fox Creek Village
Land Use Code Discussion
Recreational Coordinator Discussion
Scheduled Public Hearing- Parcels De-Annexed by
Victor Zoning Designation (September 14th, 2015 @ 9:00)

CITY OF DRIGGS (will be dealt with as time permits)

Public Pathway Easement

10:30 AM REPAIRS AT FAIR GROUNDS - Tom Davis

ADMINISTRATIVE BUSINESS (*will be dealt with as time permits*)

1. Approve available minutes
2. Other Business
 - a. Board Appointments: Fair, IFAC, MAD, PZC
 - b. Resolution 2015-0810c Records Destruction, Treasurer
 - c. Certificates of Residency
 - d. Beer & Wine license-Friends of the Teton River event
3. Committee Reports
4. Priorities Check-up
5. Claims

11:00 AM AMBULANCE SERVICE DISTRICT - Robert Veilluex

1. FY 2016 ASD Budget Hearing -Resolution 2015-0810A
2. Quarterly Report
3. Quality Performance Measures

QUARTERLY HOSPITAL FINANCIAL REPORTS

11:45 AM LUNCH at Senior Center - "Meet the Board"

1:00 PM FY 2016 County Budget Hearing

1:10 PM FY 2016 Mosquito Abatement District Budget Hearing
Resolution 2015-0824B adopting budgets for FY 2016



FROM: Planning Staff, Jason Boal
TO: Board of County Commissioners
RE: Planning & Building Department Update
MEETING: August 24, 2015

Applications-

- Fox Creek Village PUD- Amendment to the Plat to reduce side setbacks to 15'.

Long-Range Projects:

- Land Use Code Revision Process- Attached is the beginning of a summary of past/future Document and past/future Meetings. This is based on the conversations that have been had recently. The key piece that I need to move forward with this process planning is answers to these questions:
 - How and when would the BoCC like to be involved in the review?
 - What should the public outreach accomplish in the BoCC's opinion?
 - What does the BoCC need to see or hear from staff and the public in order to support the Code?
 - How will the BoCC judge the end product?

Once I have a better understanding of the BoCC's opinion on these questions I can fill in more detail on future events, documents and meetings.

- Recreation and Public Access Master Plan- Attached is a summary of the response I received from local recreational organizations. There is agreement that a website would be useful, but there also seems to be concerns about another website. Teton Valley News has worked to update their recreational information page over the last few weeks.
- We have a Public Hearing scheduled for September 14th at 9:00 to define the zoning of 60 acres that was de-annexed from the city of Victor.



A REQUEST FOR AN INSIGNIFICANT PLAT AMENDMENT BY:

Robert Kincaid,

WHERE: Fox Creek Village PUD

August 24, 2015

Background-

Fox Creek Village PUD was recorded in 1996 (124033) with setbacks identified on the Plat. The side setback was listed as 30'. The developer, Mr. Kincaid, approached the County in 1999 to amend the setback in Fox Creek Country Club Estates. The BoCC passed a resolution to that effect (133869). Mr. Kincaid and previous planning staff felt this resolution applied to Fox Creek Village as well. There were building permits issued in Fox Creek Village with 15' setbacks. I disagree that the resolution also applies to Fox Creek Village. At this time the applicant is proposing and staff is supporting a proper change, which should have happened in 1999, to the plat to ensure the modified setbacks are applied to Fox Creek Village PUD.

Definition: §9-7-1 (B-2a) Insignificant Changes / Vacations. – The proposed changes to the recorded land records have minimal direct impact on the immediate neighborhood, general vicinity of the subdivision or overall community. These include:

- iv. minor changes to the layout of roads, utilities or other facilities;
- v. other changes of similar magnitude and minimal direct impact.

Procedure for Approval: §9-7-1 (B-4a) Insignificant Changes.

Upon determining the application complete, and that the proposal is an insignificant change or vacation, the Planning Administrator shall recommend to the Board of County Commissioners approval, approval with conditions, or denial the application pursuant to the criteria and standards in the county regulations. The Board may review insignificant changes at a regularly scheduled public meeting.

Criteria for Approval: §9-7-1 (B-3a) Insignificant Changes.

- i. 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, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.
- ii. Insignificant changes to a recorded plat or master plan shall not reduce the area of designated open space or increase the number of lots or the overall amount of area of development.
- iii. Insignificant changes to a recorded plat, master plan, easement, or right-of-way shall not increase or create new and potentially substantial direct or indirect impacts on the neighborhood, vicinity of the subdivision or overall community.

Teton County Planning Administrator has determined that the application is complete and recommends approval by the Teton County Board of County Commissioners pursuant to Teton County regulations.

Findings of Fact:

- **Robert Kincaid**-submitted an application to amend the Plat for Fox Creek Village PUD (124033- original plat).
- The original Plat listed a side setback of 30' on all the lots.
- This application is to modify the side setbacks to 15'.
- Insignificant plat amendments are used to modify layouts of facilities, and similar modifications.
- **§9-7-1 (B-3a) Criteria for Approval:**
 - i. 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, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.
 - **A-2.5 zoning. There was a previous approval for Fox Creek Country Club Estates allowing a 15' side setback. There is no Development Agreement for this development.**
 - ii. Insignificant changes to a recorded plat or master plan shall not reduce the area of designated open space or increase the number of lots or the overall amount of area of development.
 - **No reduction of open space & will not increase the number of lots**
 - iii. Insignificant changes to a recorded plat, master plan, easement, or right-of-way shall not increase or create new and potentially substantial direct or indirect impacts on the neighborhood, vicinity of the subdivision or overall community.
 - **This proposal will not create any additional impacts, there are currently homes built in this subdivision with a 15' setback.**

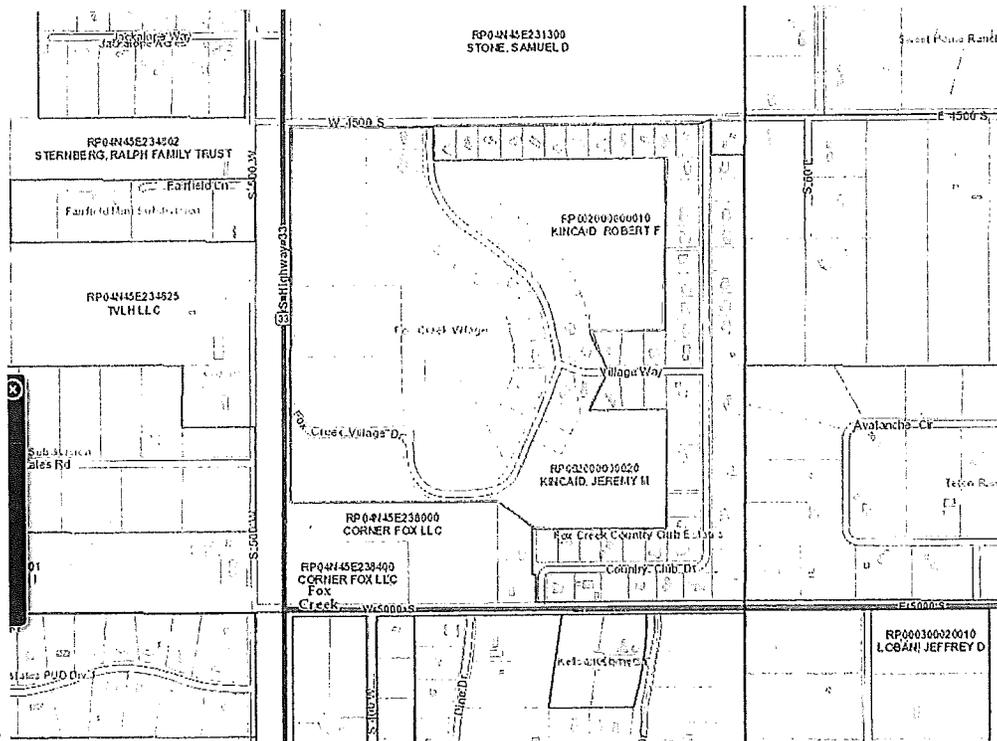
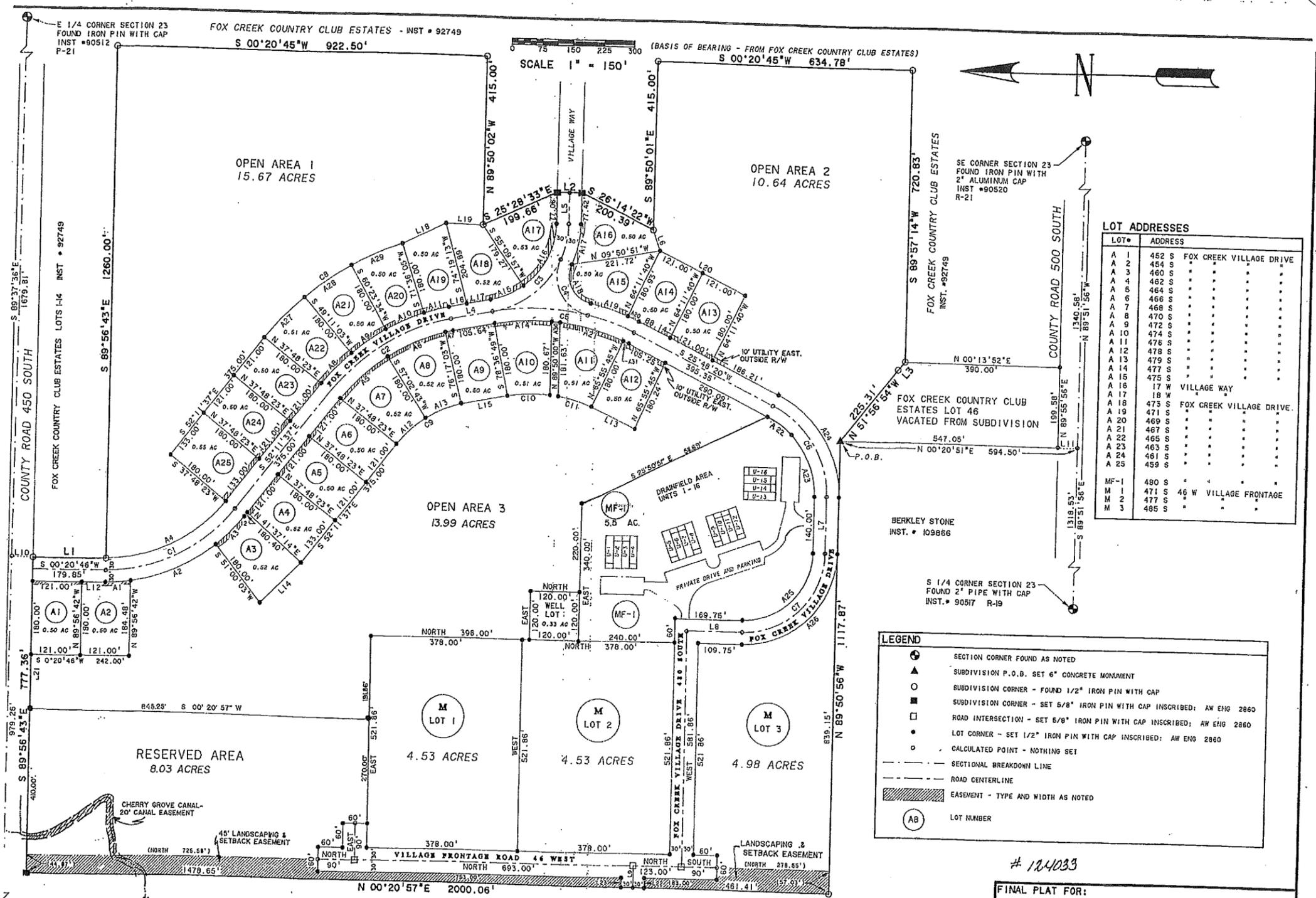


Exhibit A:



LOT ADDRESSES

LOT#	ADDRESS
A 1	452 S FOX CREEK VILLAGE DRIVE
A 2	454 S " " " "
A 3	460 S " " " "
A 4	462 S " " " "
A 5	464 S " " " "
A 6	466 S " " " "
A 7	468 S " " " "
A 8	470 S " " " "
A 9	472 S " " " "
A 10	474 S " " " "
A 11	476 S " " " "
A 12	478 S " " " "
A 13	479 S " " " "
A 14	477 S " " " "
A 15	475 S " " " "
A 16	17 W VILLAGE WAY
A 17	18 W " " " "
A 18	473 S FOX CREEK VILLAGE DRIVE
A 19	471 S " " " "
A 20	469 S " " " "
A 21	467 S " " " "
A 22	465 S " " " "
A 23	463 S " " " "
A 24	461 S " " " "
A 25	459 S " " " "
MF-1	480 S " " " "
M 1	471 S 46 W VILLAGE FRONTAGE
M 2	477 S " " " "
M 3	485 S " " " "

LEGEND

- ⊙ SECTION CORNER FOUND AS NOTED
- ▲ SUBDIVISION P.O.B. SET 6" CONCRETE MONUMENT
- SUBDIVISION CORNER - FOUND 1/2" IRON PIN WITH CAP
- SUBDIVISION CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED; AW ENG 2860
- ROAD INTERSECTION - SET 5/8" IRON PIN WITH CAP INSCRIBED; AW ENG 2860
- LOT CORNER - SET 1/2" IRON PIN WITH CAP INSCRIBED; AW ENG 2860
- CALCULATED POINT - NOTHING SET
- - - SECTIONAL BREAKDOWN LINE
- - - ROAD CENTERLINE
- ▨ EASEMENT - TYPE AND WIDTH AS NOTED
- (AB) LOT NUMBER

124033

FINAL PLAT FOR:
FOX CREEK VILLAGE
 PLANNED UNIT DEVELOPMENT

A PORTION OF THE SE 1/4 SECTION 23, TWP. 4N, RNG. 45E., B.M., TETON COUNTY, IDAHO

OWNER/DEVELOPER:
TOM HUNTER
 FOX CREEK INVESTMENTS, LLC
 JACKSON, WY 83001

AW ENGINEERING
 P.O. BOX 139
 VICTOR, IDAHO 83455
 (208) 787-2952

DRAWN NLC	02-05-98	PROJECT 93 - 042	sec 23
REVISED NLC	04-12-98	FOXFINAL.GCD	Sheet 1 of 2
SURVEYED AWW	6-23-93		

NOTES :

CENTRAL WATER SYSTEM TO SERVE FOX CREEK VILLAGE & FOX CREEK COUNTRY CLUB ESTATES
 SEWER SYSTEMS: NO CENTRAL SEWER SYSTEM - LOTS A 1 - 25 INDIVIDUAL SEWER SYSTEMS, U 1 - 16 COMMON SYSTEM
 OPEN AREAS ARE DESIGNATED EASEMENTS FOR UTILITIES UPON APPROVAL OF HOMEOWNERS ASSOC.



E 1/4 CORNER SECTION 23
 FOUND IRON PIN WITH CAP
 INST #90512
 P-21

FOX CREEK COUNTRY CLUB ESTATES LOTS 1-4
 INST # 92749

S 89°56'43"E 1260.00'
 S 89°56'43"E 1260.00'

C 1/4 CORNER SECTION 23
 FOUND 2" PIPE WITH CAP
 INST # 90521 P-19

SE CORNER SECTION 23
 FOUND IRON PIN WITH
 2" ALUMINUM CAP
 INST #90520
 R-21

BERKLEY STONE
 INST. # 109866

S 1/4 CORNER SECTION 23
 FOUND 2" PIPE WITH CAP
 INST. # 90517 R-19

STATE HIGHWAY 33 - INST # 2633; # 26106; # 26708; # 26957

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	PIVOT BEARING
C 1	52°32'23"	405.21	571.57	200.00	158.41	S 75°55'26"E
C 2	40°48'26"	497.38	549.23	185.00	349.74	S 31°47'24"E
C 3	78°26'40"	228.64	110.31	185.00	286.64	S 60°36'37"E
C 4	100°0'48"	162.00	74.59	119.24	153.24	N 53°06'10"E
C 5	37°11'32"	549.84	484.92	185.00	360.48	S 27°12'30"W
C 6	64°20'22"	243.26	213.27	153.07	150.15	S 67°59'11"W
C 7	80°50'56"	200.53	114.16	200.00	283.22	N 14°55'20"W
C 8	73°41'42"	707.36	417.22	214.88	411.76	S 26°17'40"E
C 9	38°26'40"	287.36	192.98	50.29	89.37	S 32°27'17"E
C 10	17°38'24"	330.84	104.73	52.78	105.31	S 32°33'30"E
C 11	14°23'48"	138.84	85.39	31.92	85.27	S 18°52'27"W

ARC DATA TABLE

ARC	ARC LENGTH	ANG	ANG LENGTH
A 1	62.49'	A 17	102.79'
A 2	236.26'	A 18	122.21'
A 3	100.22'	A 19	95.85'
A 4	344.06'	A 20	32.07'
A 5	116.93'	A 21	150.62'
A 6	156.93'	A 22	74.10'
A 7	19.00'	A 23	165.64'
A 8	104.72'	A 24	307.01'
A 9	103.16'	A 25	267.93'
A 10	103.16'	A 26	352.02'
A 11	64.54'	A 27	140.81'
A 12	96.29'	A 28	139.30'
A 13	96.48'	A 29	138.58'
A 14	140.98'	A 30	20.00'
A 15	88.75'	A 31	15.71'
A 16	180.48'	A 31	15.71'

NOTE:
THIS PLAT IS FILED AT THE REQUEST OF TETON CO. P & Z, DEPARTMENT TO VALIDATE THE CHANGE OF SIDE SET BACK FROM 30 FEET AS SHOWN ON THE ORIGINAL FILED PLAT INST. # 124033 FILED 5/31/1996 TO 15 FEET AS PREVIOUSLY APPROVED BY TETON COUNTY ADMINISTRATORS.

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	S 00°20'46"W	180.00'
L 2	S 00°10'24"E	60.00'
L 3	N 48°42'02"W	27.17'
L 4	S 11°23'11"E	109.64'
L 5	S 89°58'00"E	71.24'
L 6	N 20°18'14"E	53.98'
L 7	N 89°58'58"E	150.00'
L 8	NORTH	139.75'
L 9	EAST	84.04'
L 10	N 00°20'46"E	51.66'
L 11	S 00°20'51"W	37.42'
L 12	S 00°20'46"W	15.70'
L 13	S 25°48'20"E	121.00'
L 14	S 45°35'47"E	141.30'
L 15	S 10°00'00"E	11.32'
L 16	S 11°23'11"E	49.20'
L 17	S 11°23'11"E	80.37'
L 18	N 25°10'00"W	120.00'
L 19	N 01°10'00"E	90.32'
L 20	N 25°48'20"E	242.00'
L 21	S 89°56'43"E	17.38'
L 22	EAST	23.23'
L 23	WEST	23.88'

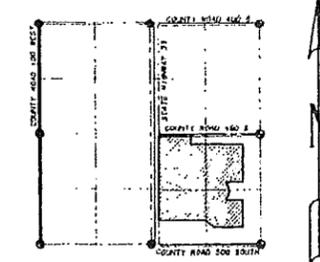
P. U. D. NOTES

TOTAL ACRES IN P. U. D. 87.02
ACRES IN RESIDENTIAL LOTS 12.71
ACRES IN MULTI-FAMILY UNITS LOT 3.87
ACRES IN LIGHT INDUSTRIAL "M" LOTS 14.04
ACRES IN WELL-LOTT OPEN AREA 0.33
ACRES IN OPEN AREAS -10.30
ACRES IN RECREATION AREA 8.00
ACRES IN ROADS 0.26
TOTAL NUMBER OF RESIDENTIAL LOTS 10
AVERAGE RESIDENTIAL LOT SIZE IN ACRES 0.51
* A CENTRAL WATER SYSTEM IS PROPOSED
* NO KENTON SEWER SYSTEM IS PROPOSED; INDIVIDUAL SEPTIC SYSTEMS ONLY
* ALL LOTS ARE EXEMPT FROM BUILDING ENVELOPES WITH CITY STANDBY SETBACKS WILL APPLY AS FOLLOWS:
FRONT 15'
SIDE 15' CHANGED FROM 30'

LIGHT INDUSTRIAL LOTS NOTES "M"

LOT	UNIT TYPES	#	SQ FT
(1)	STORAGE UNITS	41	12,000
(2)	COVERED RENTAL UNITS	32	16,000
(3)	LIGHT INDUSTRIAL UNITS	15	28,000
(4)	STORAGE UNITS	41	12,000
(5)	COVERED RENTAL UNITS	32	16,000
(6)	LIGHT INDUSTRIAL UNITS	15	28,000
(7)	WASH HOUSE	1	40,000
(8)	STORAGE UNITS	82	24,000
(9)	COVERED RENTAL UNITS	17	8,000
TOTALS		276	186,000

1.27 ACRES OF LAND COVERED IS IN ACRES TOTAL LOTS
THE FOLLOWING NOTES WILL NOT BE ALLOWED ON INDUSTRIAL LOTS:
1) REAR STORES
2) STORAGE OF FLAMMABLE LIQUIDS IN BULK
3) HAZARDOUS WASTE
ALL USES IN INDUSTRIAL "M" LOTS WILL REQUIRE A JOINT FINAL USE PERMIT



VICINITY MAP
SECTION 23, TWP. 4N, RNG. 45E, B.M., TETON COUNTY, IDAHO
SCALE 1" = 2000'

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHAME, BEING A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO NO. 2660, DO HEREBY CERTIFY THAT I DID CAUSE THIS PLAT TO BE DRAWN TO SHOW THE CHANGE IN SIDE SET BACKS FROM 30 FEET TO 15 FEET AS SHOWN IN THE NOTES CHANT
ARNOLD W. WOOLSTENHAME
DATE

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME APPROVE THIS REQUEST TO AMEND PLAT FOR SET BACK CHANGED FROM 30 TO 15
CHAIRMAN COUNTY COMMISSIONERS _____ DATE _____
NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET ALLEY, OR ROAD WITHIN THIS SUBDIVISION

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS REQUEST TO AMEND PLAT FOR SET BACK CHANGED FROM 30 TO 15, WAS APPROVED AND ACCEPTED.
CHAIRMAN, PLANNING AND ZONING _____ DATE _____

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE
COUNTY ASSESSOR _____ DATE 1-21-96

TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT
COUNTY TREASURER _____ DATE 1-26-96

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTION 10-336-20, IDAHO CODE HAVE BEEN SATISFIED, WITH A MAXIMUM DRAINFIELD DEPTH OF 180 TO 120 FEET FOR LOTS #1 - #20. THE INDUSTRIAL LOTS AND MULTI-FAMILY LOTS (IN ANE, MFD) WILL BE REQUIRED TO SUBMIT A SEWER SYSTEM DESIGNED BY A REGISTERED ENGINEER FOR APPROVAL BY DISTRICT 7 HEALTH DEPT. THIS PLAT IS HEREBY APPROVED FOR FILING
DISTRICT 7 HEALTH DEPARTMENT
DATE

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SUBDIVISIONS
DATE 1-21-96

TETON COUNTY FIRE MARSHALL

THE APPLICATION FOR PLATING FOX CREEK VILLAGE WAS FILED IN JAN 1993, MONTHS BEFORE THE FIRE PROTECTION RESOLUTION WAS PASSED. I GARY HENNE HAVE HEREBY WORKED WITH AN ENGINEERING AND WITH TOM HUNTER TO HAVE THEIR PROJECT CONFORM TO THE FIRE RESOLUTION. THE WATER SYSTEM PLANS PRESENTED TO OUR OFFICE ON 5/6/96 BY AN ENGINEERING APPEAR TO MEET THE RESOLUTION CRITERIA. I HEREBY APPROVE SAID SUBDIVISION PLAT SUBJECT TO THE CONDITION THAT PLANS FOR THE INDUSTRIAL LOTS (M LOTS) BE PRESENTED TO THE FIRE MARSHALL BEFORE BUILDING PERMITS ARE ISSUED ON THEM
GARY F. HENNE
TETON COUNTY FIRE MARSHALL
DATE 5/13/1996

RECORDER'S CERTIFICATE #124033

STATE OF IDAHO)
COUNTY OF TETON)
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 30 DAY OF May 1996 AT 10:30 a.m. AT THE REQUEST OF A.W. Engineering INSTRUMENT NUMBER 124033
Dana D. Deak / Claire Smith
COUNTY RECORDER

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREBY PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS.
THAT THE NAME OF THE SUBDIVISION SHALL BE FOX CREEK VILLAGE PLANNED UNIT DEVELOPMENT.
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 450 SOUTH AND STATE HIGHWAY 23.
THAT THE SUBDIVISION IS SUBJECT TO THE DELEGATION OF GOVERNMENT'S AND RESTRICTIONS OF RECORD.
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD AND AS CREATED BY THE FILING OF THIS PLAT.
THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY.
THAT THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE.
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE UNLIMITED USE OF ELECTRIC, TELEPHONE, AND CABLE TV (IF/WHEN AVAILABLE) UTILITIES.

DESCRIPTION OF LANDS BEING DIVIDED:
A PORTION OF THE SE 1/4 SECTION 23, TWP. 4N, RNG. 45E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE SE CORNER OF SAID SECTION 23, THENCE N 89°51'56"W, 1240.58 FEET ALONG THE SOUTHERN SECTION LINE, AND THENCE N 0°20'51"E, 504.80 FEET TO THE POINT OF BEGINNING;
THENCE N 89°50'58"W, 1117.87 FEET TO A POB ON THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33;
THENCE N 0°20'51"E, 2000.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT THENCE S 89°50'43"E, 277.38 FEET TO A POINT;
THENCE S 0°20'44"W, 180.00 FEET TO A POINT;
THENCE S 89°56'43"E, 1260.00 FEET TO A POINT;
THENCE S 0°20'45"W, 922.50 FEET TO A POINT;
THENCE N 89°50'00"W, 415.00 FEET TO A POINT;
THENCE S 25°28'33"W, 199.68 FEET TO A POINT;
THENCE S 0°15'25"E, 40.00 FEET TO A POINT;
THENCE S 28°14'52"W, 300.30 FEET TO A POINT;
THENCE S 89°50'01"W, 415.00 FEET TO A POINT;
THENCE S 0°20'45"W, 824.78 FEET TO A POINT;
THENCE S 89°51'14"W, 700.83 FEET TO A POINT;
THENCE N 40°42'02"W, 27.17 FEET TO A POINT;
THENCE N 51°56'54"W, 225.31 FEET TO THE POINT OF BEGINNING
CONTAINS 87.02 ACRES, MORE OR LESS
186 PARTS
PRESIDENT, FOX CREEK INVESTMENTS, L.L.C.
* SEE ACCOMPANYING CERTIFICATES OF CONSENT TO PLAT

ROBERT F. KUNCAD

STATE OF IDAHO)
COUNTY OF TETON)
ON THIS DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE SHOWN ABOVE, PERSONALLY APPEARED ROBERT F. KUNCAD, IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

RECORDERS CERTIFICATE

FINAL PLAT FOR:
FOX CREEK VILLAGE
PLANNED UNIT DEVELOPMENT
A PORTION OF THE SE 1/4 SECTION 23, TWP. 4N, RNG. 45E., B.M., TETON COUNTY, IDAHO
OWNER/DEVELOPER:
TOM HUNTER
FOX CREEK INVESTMENTS, LLC
JACKSON, WY 83001
AW ENGINEERING
P.O. BOX 139
VICTOR, IDAHO 83465
(208) 787-2952
DRAWN: MLC 02-06-96 PROJECT: R3-042 sec 23
SURVEYOR: AMW 8-21-93 FOX CR VILLAGE Sheet 2 of 2

Teton County, Idaho

Land Use Code Revision Process Documents

PROJECT GOALS		ESTIMATED START	ESTIMATED FINISH	ACTUAL START	ACTUAL FINISH	ESTIMATED DURATION	ACTUAL DURATION
1. Pre-Code Directional Documents							
A. PZC Action Item Ranking							
These documents are to be completed prior to code drafting							
This is a ranking of the action items from the Comp Plan that PZC will focus on in the revision process.		12/10/2013	1/15/2014			0	35
B. Process for Completing the Land Use Code							
This is a general summary of the process that will be followed to revise the Land Use Codes.		12/1/2013	3/20/2014			0	109
C. PZC Findings Report							
This is a summary of PZC "findings" in reviewing the Comp Plan, existing codes, and outside examples of codes.		1/21/2014	4/8/2014			0	77
D. "New" Zone Descriptions							
This is a general summary of the ideal new zoning descriptions and purposes.		4/22/2014	7/16/2014			0	84
E. "New" Land Division Options							
This is a general summary of several new options for dividing land.		4/22/2014	7/17/2014			0	85
F. Outline							
This is a general outline of the layout of the new Land Use Code		4/22/2014	10/1/2014			0	159
						0	0
						0	0
2. Code Versioning							
A. "Consultant" Draft Code							
This draft is intended to be the starting point for code revisions. It incorporates many ideas and concepts that were proposed by Code Studio, PZC and Staff.		11/13/2012	10/1/2015	12/1/2012		1038	0
Code Studio shall provide a draft code that is similar in many ways to Driggs' and Victor's proposed codes.		11/13/2012	7/1/2014	12/1/2012	4/27/2015	588	866
PZC shall work to review portions of Code Studio's proposal to ensure it meets the Comprehensive Plan.		7/1/2014	7/20/2015	10/9/2014	7/20/2015	379	281
PZC Review							
Staff will work to review Code Studio's Code to ensure concepts discussed with the public and PZC are adequately addressed. Staff will work to ensure the document is properly formatted, inclusive and coherent.		7/1/2014	10/1/2015	10/9/2014		450	0
Staff Review							
Teton County, Driggs and Victor will meet regularly (weekly/biweekly) to review revisions to the code to help ensure similar standards are found in each community where appropriate.							
Although the previous version of the code has been available for the public to view on TetonValleyCode.org, this is the version of the code where public input will be highly sought after and included through the revisioning process.		2/25/2015	10/1/2015	2/25/2015		216	0
Inter-Agency Review (Cities/County)							
B. "Public Review" Draft Code							
PZC shall review the "Consultant" Draft through line by line review, as well as scenario reviews. Proposed revisions will be incorporated.		10/1/2015	2/28/2016			147	0
PZC Review							
Public comment will be sought after through online forums, large presentation meetings and smaller stakeholder meetings (See Meetings Chart)		10/1/2015	2/1/2016			120	0
Public Review							
Local/Regional/National agencies will be forwarded our PZC revised draft so they can have adequate opportunity to comment and offer suggested revisions to the code. (PZC will be responsible for deciding what revisions are appropriate)		10/1/2015	12/31/2015			90	0
Inter-Agency Comments (Local/Regional/National)							
BoCC will have the opportunity to review the code. They may offer suggestions for revision, however the PZC is responsible for incorporating (or not incorporating the BoCC comments).		10/1/2015	12/31/2015			90	0
BoCC Review							
The County may utilize one or more 3rd party (parties) to review the draft and offer an opinion if the code will work towards meeting the goals of the comprehensive plan, is legally sound or has conflicting provisions.		10/1/2015	12/31/2015			90	0
Multi-disiplinary 3rd Party Review						0	0
C. "PZC Hearing" Draft Code							
This draft will include all the revisions deemed necessary by the PZC. It will be the draft used for the public hearing process. There may be recommended changes that get incorporated prior to the recommendation to the BoCC.		3/1/2016	4/1/2016			30	0
PZC Hearing "Draft Code"						0	0
This is the draft code that the BoCC will utilize for their public hearings. It will begin as the recommended draft from PZC. The BoCC may revise it as they see fit prior to or after holding public hearings		4/11/2016	5/10/2016			29	0
"BoCC Hearing" Draft Code						0	0
E. Final Code							
This is the code that is approved by the BoCC after holding public hearing and making changes the deem necessary. It will be codeified with the rest of Teton County codes.		5/24/2016	5/24/2016			0	0
Final Code							
3. Zoning Map							
This is the instrument that shows where the specific zones are located.						0	0
This map was created using the districts identified in the Comprehensive Plan. It was used to help visualize the Character Area zoning concept.		7/16/2014	9/9/2014			0	53
A. General Comp Plan Conversion Map							
Utilizing GIS several maps will be created that show: existing density, public utilities, land cover, land use, slopes, wetlands, etc. to determine a development suitability map. This map can be utilized to inform proposed zoning boundaries.							
The PZC will develop zoning boundaries as a starting point for public outreach. This map will be based on the two previous maps, along with PZC's opinion on appropriate zoning. Workshops will be held with the public to help inform and revise this map.		6/1/2015	10/1/2015	6/1/2015		120	0
Land Use GIS analysis Map							
C. PZC Public Review Map							
The PZC will develop zoning boundaries as a starting point for public outreach. This map will be based on the two previous maps, along with PZC's opinion on appropriate zoning. Workshops will be held with the public to help inform and revise this map.		10/1/2015	2/1/2016			120	0

PROJECT GOALS	Description	ESTIMATED START	ESTIMATED FINISH	ACTUAL START	ACTUAL FINISH	ESTIMATED DURATION	ACTUAL DURATION
D. PZC Hearing Map	When the PZC conducts their public hearings there will be a draft map that is included and possibly revised based on testimony. The BoCC will receive their recommended map from the PZC and have an opportunity to review and modify the boundaries on the map as they deem necessary. Once public hearings are held and all revisions are made this would be considered the final map.	3/1/2016	4/1/2016			30	0
E. BoCC Review Map	This is the map that is approved by the BoCC and is codified with the rest of the code.	4/11/2016	5/10/2016			29	0
F. Final Zoning Map		5/24/2016	5/24/2016			0	0
4. Analysis Documents						0	0
A. Comprehensive Plan/Code Analysis	An analysis of the Comprehensive Plan and the "Consultant Draft" code may be conducted. This analysis coincides with the "Multi-disciplinary 3rd Party Review". It is the actual document or documents that are produced from that review. Teton County needs to identify the specific goals/needs this analysis will address. It should be agreed upon by the BoCC, staff and PZC. Once the goals are identified a scope of work should be developed.	7/29/2015	9/15/2015			46	0
Identification of goals for the analysis		7/13/2015	10/1/2015	7/13/2015		78	0
Scope of work for the analysis						0	0
B. Summary of the Code Process	This is a summary written by staff expaling the process, steps and input points that happed through the code revision process. It is inteded to provide a summary to the public detailing the effort that went into this code. Each article will be summarized in a similar format to provide a summary of the new concepts that are incorprated into the new code, the cross reference to the old code, cross reference to the comprehensive plan policies and explanation of major changes from the old code.	10/1/2015	11/1/2015			30	0
						0	0
C. Article Summaries		1/15/2015	10/1/2015	1/15/2015		256	0
						0	0
4. Process Documents						0	0
A. Public Outreach Plan	This document will be developed so that when the "Public Review Draft" is ready to be released there will be a public outreach plan coincide with the release. It will identify meetings, opportunities for input and schudles for the input gathering. Teton County needs to identify specific goals for the public outreach. This will allow the public outreach plan to be tailored to meet those goals.	9/15/2015	10/1/2015			16	0
Goals for Public Outreach		7/29/2015	8/24/2015			25	0

Entity	What is your biggest need in providing recreational opportunities to Teton Valley?	The Recreation Master Plan identifies the creation of a website to provide a clearinghouse of recreation information as an initial step in implementing the plan. Would the inclusion of your organization and information about your organization on such a website be helpful?	Are there other online services that would be helpful to you (i.e. interactive mapping, online or centralized registration, online payment, event scheduling, etc.)?	What role, if any, would you like to see the County take in relation to your organization?	Do you currently use a company to provide a web presence, or do you do it in house? (If using an outside company, would it be possible to get the name of the company providing those services?)
	Our biggest need (thinking really big here) would be some sort of centralized transportation system for Teton Valley. Working with kids that train multiple days a week and travel all over the valley, it's a huge burden on parents to get them to practice, meets, and competitions. I know we might be light years away from that, but that is honestly our biggest need. Also, see our response to question 4 for more short term help.	Yes, we would love to be on this website with information. We would still keep our own info on our website as it a little more manageable. The website for great snow fest did this well last year with info about individual events and then directing folks to the organization's own website.	We have online registration and payment so would probably keep that in house. However, I've heard lots of gripes from parents having to fill out insurance, health, and registration forms over and over for every organization or thing their kids are involved in. I think some kind of initial form that organizations could supplement off would be helpful. This would need to be online and updated as close to real time as possible. Event scheduling is always a crunch in this valley so some kind of centralization would be helpful.	We operate basically at Grand Targhee Resort and on Nordic ski trails throughout the valley. From our perspective, any advocacy the county can to assist or supplement the current offerings for Nordic skiing in Teton Valley would be helpful. One upcoming project would be the Southern Valley-Urban Interface Project in Victor. We've proposed 5k of Nordic trails there which would allow us a minimum distance to hold races there. Additionally, they proposed trails would add hilly, treed trails (especially in the south end of the valley). Currently the only hilly, treed trails are located at Targhee, which is a long way for some valley residents.	We currently do things in house using WordPress and are building a new site using Weebly. Both work, WordPress is more of a blogging tool, while Weebly is a little flashier. We also use www.skiclubpro.com for online registration.
VSEF	If the common theme of funding is not everyone's response I would be surprised. That said I think second on the list is educating the public on what we do provide. Many people think the forest service groom the trails and the county oversees the ice rink. Public education is the greatest need in my opinion.	True a common clearinghouse website would be great, but only if it had a full time staff person overseeing it. There are plenty of web-sites that communicate recreational opportunities and organizations in the valley including our own. Keeping those up to date and relevant is the most important part.	These all would be very helpful to have online. I would love to a place where some could learn about our organization, what we provide for the community recreationally, be able to donate to us and learn about our events. A community calendar with someone that oversees it constantly would be very helpful.	A lead role if possible. At this point having support from the county is important, very important, but I also feel the county would need to put significant resources in terms of a full time person to oversee it. Anything less would likely give us more of the same of what we have and I would rather not enter into something unless we go forth in earnest.	I currently use Writenow Designs, Pat Fortino, and I am very happy with his services. http://writenowdesign.com/
VTAP VF	the children that use the facility and having a facility to work out of.	Yes that a website would be great to have information about my program on.	I would not have online registration but scheduling and mapping would be useful.	The county has always been very supportive and thank them for that. If there was ever a grant opportunity I would jump on that! But I know since I am not a non profit that becomes tricky.	I do have a website, unfortunately I am not a computer person. I am still trying to work on making it user friendly. I use WordPress and do it on my own, I need help though!!
TSA	Resources and outreach. We need a consistent funding stream to fund paid trail crew work and Victor bike park maintenance and we need to be able to reach willing volunteers to help us on trail days and to get involved in advocacy issues. We also need to publicize better that Teton Valley has a world class trail network for both residents and visitors to enjoy.	A link to our website will be very helpful. We are about to launch a phenomenal new website that will help visitors and residents navigate teton valley.	Our new website will handle most of that for us. However, we could really use way finding signs in town that direct people towards trail areas and trail heads. Teton County is not easy to navigate for visitors, especially towards trails.	Help with implementing a recreation fee or fund that would fund things like bike parks, city parks, baseball fields and trails. Trails are relatively inexpensive in comparison to other traditional facilities to maintain and offer multi-user access easily and free of charge. Public funding, even if very small, would indicate support for our work and raise awareness.	Jake Hawkes is doing our website and he is fantastic.
VBT					

Teton County, Idaho
Land Use Code Revision Process
Meetings/Events

PROJECT GOALS	Actual Date	Proposed Start Date	Proposed End Date	Notes
1. Planning & Zoning Commission Meetings				
Loosell Code presentation	11/12/2013			Combined with BoCC
Code Development Process	12/10/2013			
Comprehensive Plan Review	1/14/2014			
Comprehensive Plan Review	1/21/2014			
Current Code Review	2/11/2014			
Current Code/ Comp Plan Review	2/18/2014			
Residential Zones/ Draft Report	3/11/2014			
Commercial Zones/Outreach for Draft Report	3/18/2014			Public Comment Taken
Preliminary Findings Report	4/8/2014			
Public Comment/Process/Draft Report- Review	4/22/2014			
Outline for New Code	5/13/2014			
Outline for New Code	6/10/2014			
Outline for New Code	7/8/2014			
Zones	7/15/2014			
Character Areas/Zones	8/12/2014			
Approval Process	9/9/2014			
Non-Conforming Uses	9/18/2014			
Article 3, Article 10, Land Use Table	10/14/2014			
Land Use Chart	10/21/2014			
IAC Training	11/11/2014			
Article 14 Administration	11/18/2014			
Article 14 Administration	12/9/2014			
Article 14 Administration	1/13/2015			
Article 14 Administration	1/20/2015			
Article 1, Article 14	2/10/2015			Code Studio Presentation
Article 8, Article 2, Article 11	2/17/2015			
Review of the Model Code	3/3/2015			
Article 10 Draft Code	3/17/2015			
Article 10, Residential Districts	4/14/2015			
Article 3 Rural Districts	5/12/2015			
Article 3- Rural Zoning Densities	5/19/2015			
Open Space requirement in Article 3	6/9/2015			
Roles, Policies, Public Involvement of the Draft Code	6/16/2015			Combined with BoCC
Articles 3-9	7/14/2015			
Articles 3-9	7/21/2015			
Public Review Draft (Text & Map)	10/13/2015	2/16/2016		Ideally this would include a presentation from the 3rd party reviews as well.
BoCC Combined Review Meetings				
Scenario Review				
Line by line review				
Public Hearing				
PZC Hearing Draft Code /Map Review				Review of the draft code prior sending it to BoCC
2. BoCC Meetings				
Code Development Process	12/10/2013			Combined with PZC
Code Preview	3/3/2015			Code Studio Presentation
Roles, Policies, Public Involvement of the Draft Code	6/16/2015			Combined with PZC
Public Review Draft (Text & Map)				
PZC Combined Review Meetings				
BoCC Hearing Code /Map Draft Review				
Public Hearing				
3. Code Studio Meetings				
Stakeholder Interviews	11/13/2012			On November 13 and 14, 2012, Code Studio, conducted a series of informal interviews with a broad spectrum of individuals or groups who have an interest in the outcome of the code drafting process.
Design Charrette	7/27/2013			Design Workshops, charrettes, and open houses which resulted in mapped character areas for downtowns and a draft Land Use Code for the cities.
Combined Driggs, Victor, Teton County, Mtg.	5/29/2014			
Drictor/AOI Workshop	5/31/2014			Code Studio held a multiday design charrette on Drictor. The Scenic Corridor ordinance is a result of this exercise.
PZC Meeting/ Presentation	8/19/2014			Code Studio provided training to the region on the use of the Model Code
Code Studio Model Code Training	1/22/2015			Staff from Driggs, Victor and Teton County review the code and discuss issues in our jurisdictions and edits that need to be made to the draft.
4. Inter-Agency meetings				
Articles: 1, 14	1/14/2015			
Article 14	1/28/2015			
Article 10	2/25/2015			
Article 11	4/16/2015			
Article 2	6/22/2015			
Articles: 6, 8	7/8/2015			
Article 11	7/30/2015			
Article 11	8/6/2015			
Article 10	8/13/2015			
Article 10	8/20/2013			
4. Other meetings				
Findings Report Presentation	4/9/2013			A presentation given by staff presenting the process, goals and scope of the revision process.
Character Area /Land Division Option Open House	8/18/2014			All day open house that allowed the public to come at their convenience and talk with staff & Code Studio, as well as submit comments they had.
Code Presentation/Open House	4/28/2015			Well attended open house with training session provided by Code Studio.
Outreach Events:				Opportunities for the public to talk to staff about what is happening with the code revision process.
Music on Main	7/23/2015			
4th of July (Driggs)	7/4/2015			
Teton County Fair	8/8/2014			
Music on Main	8/13/2014			
Driggs Farmer's Market	8/15/2014			
Outreach Kick-Off				This is intended to lay out the plan for review, outreach, public education and participation, as well as present the code/maps.
Open House				All day open house for public to come and talk with staff about changes to the code
Workshops				Public meeting where the public is given a short presentation, then given a specific problem to work on in smaller groups. It is intended to be an interactive meeting with a hands on approach of learning about the code and maps.
Stakeholder Meetings				Offer time slots for specific groups (i.e. Realtors, Builders, Business Community, Large Land Owners, etc.) to have time with staff to discuss the code.
Presentations				This is a PowerPoint or presentation given by staff to a group of people focused on a specific topic.
Site Visit				On site visits to better understand how the goals and objectives of the new code will be applied on the ground.
3rd Party Review Presentation				A presentation of the 3rd party review findings.

PERMANENT NON-MOTORIZED PUBLIC PATHWAY EASEMENT

Teton County, Idaho, and State of Idaho, GRANTORS, owners of real property affected hereby, in consideration of one dollar and other valuable consideration in hand paid, do hereby grant to the CITY OF DRIGGS, a municipal corporation of the State of Idaho, PO Box 48, Driggs, Idaho 83422, GRANTEE, and its agents and assigns, a non-exclusive easement for the purpose of constructing and maintaining a non-motorized public pathway, located in the City of Driggs, Teton County, Idaho, to wit:

A twenty-foot wide easement located across the Westernmost 20ft of Tax Lot 1287, Teton County, Idaho, in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County Idaho and being more particularly described as follows (the "Easement") and shown in EXHIBIT 'A':

Commencing at the Center Quarter corner of said Section 26 that is recorded in the Teton county courthouse as Corner Perpetuation and Filing Record, Instrument No. 186116, said Center Quarter corner being S.00°00'00"E 2647.52 feet from the North Quarter corner of said Section 26, said Center Quarter corner also being N. 28°48'10"W. 9.21 feet from a previously recorded Center Quarter corner recorded in the Teton County courthouse as Corner Perpetuation and Filing Record, Instrument No. 122668 and running thence N. 00°00'00" E. 206.57 feet along the section line; thence N. 90°00'00" E. 52.96 feet to the TRUE POINT OF BEGINNING; thence N. 00°04'01" E. 525.43 feet; thence S. 89°55'24" W. 20.00 feet; thence S. 00°04'01" E. 525.43 feet; thence S. 89°55'24" W. 20.00 feet to the TRUE POINT OF BEGINNING.

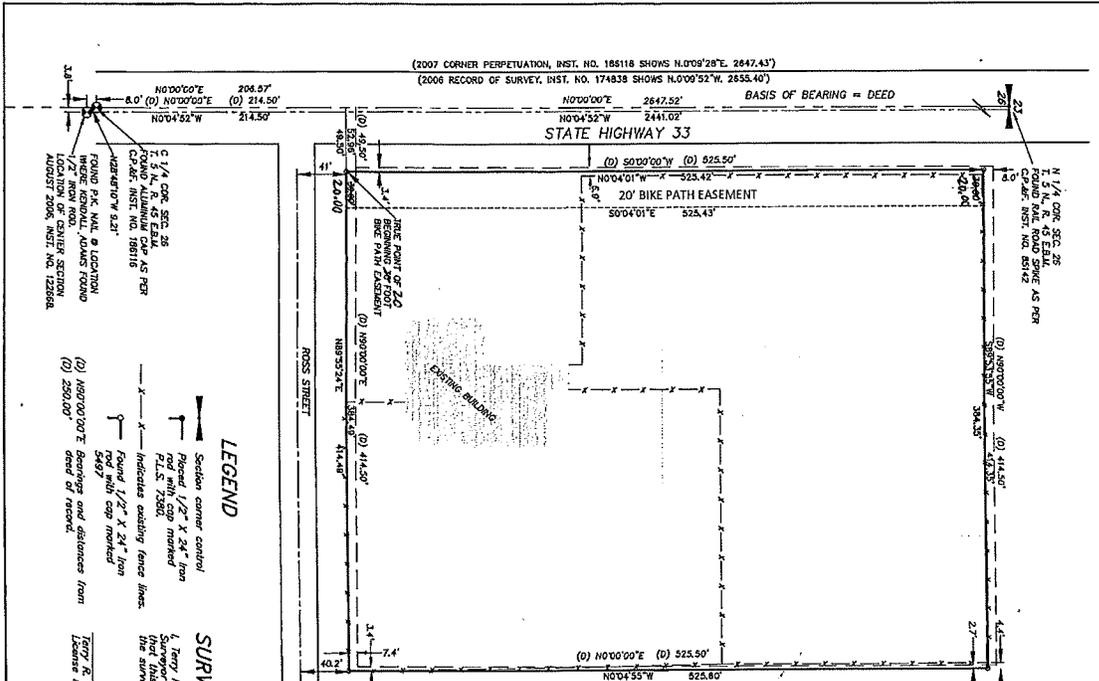
GRANTORS, their successors and assigns, reserve the right to improve said easements area as long as such improvement shall not unreasonably interfere with the construction, operation, maintenance, repair and/or reconstruction of the pathway or its attachments and accessories. GRANTORS agree that they and their assigns will not build or place any new encroachment thereon which will unreasonably interfere with the right of the GRANTEE.

This grant is made subject to the following terms, provisions, and conditions applicable to GRANTEE, its permittees, contractors, successors, heirs, and assigns:

- A. Within the Easement the Grantee may construct a ten-foot wide or less asphalt surfaced pathway constructed to standards adopted by the City or national design standards for off-road trails and greenway facilities as defined by the American Association of State Highway Transportation Official (AASHTO) (the "Pathway").
- B. The Pathway may only be used for non-motorized transportation.
- C. The pathway must be maintained in good repair and the easement kept free of litter, animal deposits and debris by Grantee.

EXHIBIT 'A' - PATHWAY EASEMENT SURVEY

**PART OF
THE SW 1/4 OF THE NE 1/4 OF
SEC. 26, T. 5 N., R. 45 E.B.M., TETON COUNTY, IDAHO**



LEGEND

- Section corner control
- Projected 1/2" x 24" iron rod with cap marked T.S. N. R. 45 E.B.M. C.P.#65 INST. NO. 198116
- Found 1/2" x 24" iron rod with cap marked 5467
- Found 1/2" x 24" iron rod with cap marked 5467
- Section corners and distances from 20.00' bearing

SURVEYOR'S CERTIFICATE

I, Terry R. Heppner, a Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is an accurate representation of the survey completed by me or under my supervision.

Terry R. Heppner
Licenses No. 7260

DAHO NATIONAL GUARD
789 NORTH 450 EAST
FRUIT, IDAHO 83236
impepen@gmail.com

RECORDERS CERTIFICATE
Instrument No. _____
Date of 2007 _____
Recorded in Teton County, Idaho _____
County Recorder _____

20' x 30' FOOT BIKE PATH EASEMENT

Part of the Survey of the Northwest Quarter of Section 26, Township 5 North, Range 45 East, E.B.M., Idaho County, Idaho described as follows:

Beginning at a point 13 rods North and 3 rods East of the Southwest Corner of the Section 26, Township 5 North, Range 45 East, E.B.M.; and running thence East 414.50 feet, thence North 525.50 feet, thence West 414.50 feet, and South 525.50 feet to the point of beginning.

LEGAL DESCRIPTION

NARRATIVE:

Part of the Survey of the Northwest Quarter of Section 26, Township 5 North, Range 45 East, E.B.M., Idaho County, Idaho described as follows:

Beginning at a point 13 rods North and 3 rods East of the Southwest Corner of the Section 26, Township 5 North, Range 45 East, E.B.M.; and running thence East 414.50 feet, thence North 525.50 feet, thence West 414.50 feet, and South 525.50 feet to the point of beginning.

