

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title 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: Jack Hoopes (Milk Creek Estates)
Applicant: 11 Milk Creek E-mail: jla2yh@gmail.com
Phone: 208 313 2861 Mailing Address: 7957 W Riverfront Dr.
City: Idaho Falls State: Id Zip Code: 83401
Engineering Firm: AW Contact Person: Arnold Phone: () 787 2952
Address: _____ E-mail: _____

Location and Zoning District:
Address: 1037 W Hy 33 Parcel Number: _____
Section: 6 Township: 6N4E Range: 44E Total Acreage: 79(?)
Proposed Units/Lots: 1 Current Units/Lots: 4
Code Approved Under: _____

- | | |
|--|--|
| <input type="checkbox"/> FEES (pursuant to current fee schedule) | <input type="checkbox"/> Affidavit of Legal Interest |
| <input type="checkbox"/> Insignificant | <input type="checkbox"/> Engineer/Surveyor review cost |
| <input type="checkbox"/> Substantial Increase Scale/Impacts | <input type="checkbox"/> Taxes Current |
| <input type="checkbox"/> Substantial Decrease Scale/Impacts | |

Fees are non-refundable.

• Applicant Signature: JC Harris Date: 1/6/12

I, the undersigned, am the owner of the referenced property and do hereby give my permission to JC Harris 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: JC Harris Date: 1/6/12

SECTION II: ADMINISTRATOR DETERMINATION

The Planning Administrator has reviewed the amended plat and/or recorded documents and proposals in accordance with Teton County Subdivision Ordinances Title 9, Chapter 7. The Planning Administrator has determined the changes are:

() Insignificant: The application will be reviewed administratively and approved, approved with conditions or denied. The plat or recorded documents for a subdivision or Planned Unit Development, including the proposed changes, 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.

() Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement and may or may not require additional studies or application materials. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

() Substantial Changes – Decrease Scale, Impact: The application will be reviewed under the code of original approval and a staff report prepared and sent to the Planning and Zoning Commission for concept review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement. No additional studies or application fees will be required. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

SECTION III: ITEMS REQUIRED ON THE AMENDED PLAT OR IN AMENDED RECORDED DOCUMENTS

1. Narrative explaining the changes that are being proposed.
2. Plat, if applicable, is labeled correctly as "Amended Final Plat".
Recorded documents, if applicable, are labeled as "Amended"
3. Itemize briefly the amendments on the original plat and/or recorded documents and the amended plat and/or recorded documents.
4. The following items may also be required, as applicable:
 - Letter of Credit or Bond for financial guarantee of public improvements
 - Engineers cost of public improvements
 - Three (3) Sets of "Final Stamped" construction drawings for public improvements
 - Final approval letter from Eastern Idaho Public Health
 - Final approval letter from Teton County Fire District
 - Acceptance letter from city for sewer hookup from the providing community, if applicable

Teton County, Idaho

Project Profile

Project Name	Milk Creek Estates
Number of Dwelling Units	4
Distance out County Roads	Less Than 1 Mile
Daily Vehicle Miles Traveled	16
Value of One Lot with a Dwelling Unit	\$200,000

	Cost Per Dwelling Unit	Property Tax and Other Revenues Per Dwelling Unit
Annual Operations and Maintenance for All County Services	\$1,235	\$1,072
Capital Facilities County Total for All County Services	\$2,233	\$2,242

Cost-Benefit Per Dwelling Unit	
Annual Operations and Maintenance Cost-Benefit	-\$163
Capital Facilities Cost-Benefit	\$9

Cost-Benefit of Milk Creek Estates

Operations and Maintenance Annual Cost-Benefit		Capital Improvements One-Time Cost-Benefit	
Road Fund	\$730		\$3,027
General Fund	-\$1,190		-\$2,120
Special Revenue Funds	-\$192		-\$869
Total Cost-Benefit	-\$651		\$38

Angie Rutherford

From: Jay Mazalewski
Sent: Tuesday, February 21, 2012 2:58 PM
To: Angie Rutherford
Cc: Wendy Danielson
Subject: Milk Creek Estates Vacation

Angie,

I see no pertinent technical issues in the vacation of the Milk Creek Estates P.U.D. Karma Way (995 North) is currently a county Right of Way via prescriptive rights and will remain so. If you have any questions, please call.

Thank you,
Jay

Jay T. Mazalewski, PE
County Engineer/Public Works Director
150 Courthouse Way
Driggs, ID 83422
208-354-0245

_____ Information from ESET NOD32 Antivirus, version of virus signature database 6903 (20120221)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Angie Rutherford

From: Maureen Green
Sent: Wednesday, February 22, 2012 10:14 AM
To: Angie Rutherford
Subject: RE: Milk Creek Estates

Good Morning Angie,

MILK CREEK ESTATES: Parcel numbers

RP008790000OP1A – OPEN SPACE 1
RP008790000OP2A – OPEN SPACE 2
RP008790000OP3A – OPEN SPACE 3
RP008790000RDA – ROADS
RP008790000010A – LOT 1
RP008790000020A – LOT 2
RP008790000030A – LOT 3
RP008790000040A – LOT 4

UNDER THE NAMES – JACK AND LORNA HOOPES.

The first half of the 2011 taxes have been paid on these parcels.

Thanks,
Maureen

From: Angie Rutherford
Sent: Tuesday, February 21, 2012 10:15 AM
To: Maureen Green
Cc: Wendy Danielson
Subject: Milk Creek Estates

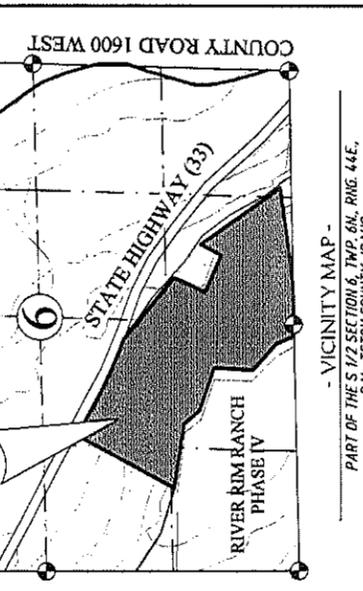
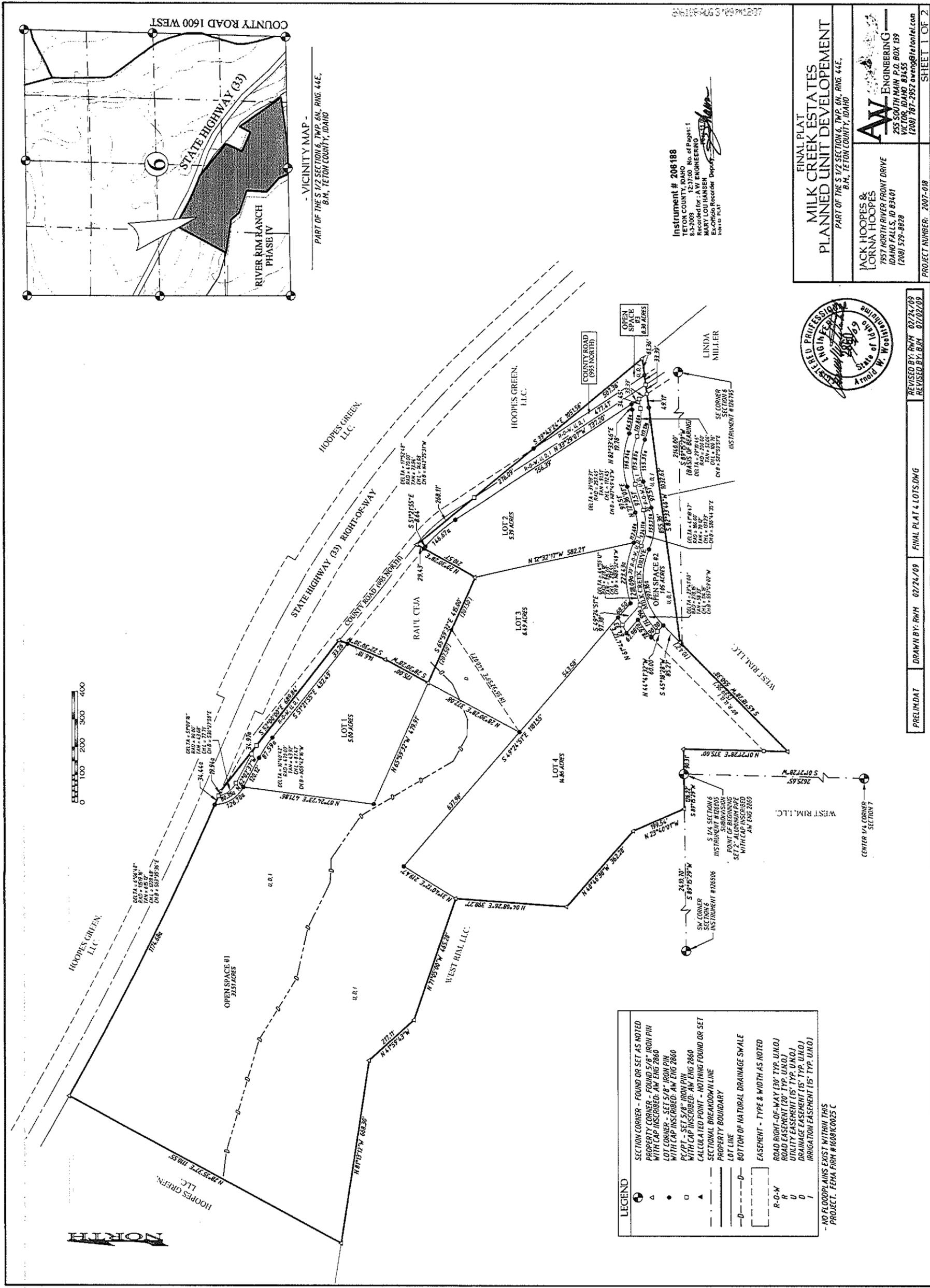
Hi Maureen,
Is Milk Creek Estates current on taxes? Owner Jack Hoopes. They have applied to vacate the entitlements to the PUD.
Thanks.

Angie Rutherford
Planning Administrator
Teton County, Idaho
150 Courthouse Drive
Driggs, ID 83422
208 354-2593
arutherford@co.teton.id.us
www.tetoncountyidaho.gov



Information from ESET NOD32 Antivirus, version of virus signature database 6903 (20120221)

NORTH



LEGEND

●	SECTION CORNER - FOUND OR SET AS NOTED
▲	PROPERTY CORNER - FOUND 5/8" IRON PIN WITH CAP INSCRIBED: AN ENG 2860
•	LOT CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AN ENG 2860
○	PC/PT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AN ENG 2860
▲	CALCULATED POINT - NOTHING FOUND OR SET
---	SECTIONAL BREAKDOWN LINE
---	PROPERTY BOUNDARY
---	LOT LINE
---	BOTTOM OF NATURAL DRAINAGE SWALE
---	EASEMENT - TYPE & WIDTH AS NOTED
R-O-W	ROAD RIGHT-OF-WAY (30' TYP. UNCL.)
R	ROAD EASEMENT (20' TYP. UNCL.)
U	UTILITY EASEMENT (15' TYP. UNCL.)
D	DRAINAGE EASEMENT (15' TYP. UNCL.)
I	IRRIGATION EASEMENT (15' TYP. UNCL.)

- NO FLOODPLAINS EXIST WITHIN THIS PROJECT. FEMA FIRM #16081C0025 C

Instrument # 208188
TETON COUNTY, IDAHO
8-3-2008 12:37:00 No. of Pages: 1
Recorded for: A.W. ENGINEERING
MARY LOU HANSEN
E.O. Office Recorder
Depot: 701



FINAL PLAT
MILK CREEK ESTATES
PLANNED UNIT DEVELOPMENT
PART OF THE S 1/2 SECTION 6, TWP. 6N., R1NG. 44E.,
B.M., TETON COUNTY, IDAHO

JACK HOOPES & LORNA HOOPES
7957 NORTH RIVER FRONT DRIVE
IDAHO FALLS, ID 83401
(208) 519-8828

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-3552 aweng@tetonid.com

PROJECT NUMBER: 2007-018
SHEET 1 OF 2

PRELIMINAT DRAWN BY: RMH 02/26/09 FINAL PLAT 4 LOTS.DWG
REVISED BY: RMH 02/24/09
REVISED BY: BMH 07/02/09