AGENDA
PLANNING AND ZONING COMMISSION
JOINT TETON COUNTY & DRIGGS CITY, ID
WORK SESSION & PUBLIC HEARING
July 13, 2016
STARTING AT 5:30 PM

LOCATION: **150 Courthouse Dr., Driggs, ID**
Commissioners' Chamber – First Floor (lower level, SW Entrance)

ITEM #1 – PUBLIC HEARING: Preliminary Plat Approval for an AMENDMENT to Huntsman Springs PUD, Phase 3A, Block 10, Lot 9A. The Pearson Revocable Trust, represented by Huntsman Springs, Inc. is proposing an AMENDMENT to Huntsman Springs PUD, Phase 3A, which would split Lot 9A (0.86 acres) into two lots (0.4 ac and 0.46 ac). Lot 9A was originally platted as two lots but combined through Amendment No. 2 in 2013. This project is located at approximately 1200 Shasta Daisy Ct., in the City of Driggs Area of Impact.

Legal Description: LOT 9A BLK 10 HUNTSMAN SPRINGS PUD COUNTY PHASE 3A SEC 26, 27 T5N R45E

ADJOURN

- **Written comments received by 5:00 pm, July 6, 2016 will be incorporated into the packet of materials provided to the Planning & Zoning Commission prior to the hearing.**
- Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
- The application(s) and related documents are posted, at www.tetoncountyidaho.gov. To view these items, select the Planning & Zoning Commission department page, then select the 7-13-2016 Meeting Docs item in the Additional Information Side Bar.
- Comments may be emailed to pz@co.teton.id.us. Written comments may be mailed or dropped off at: Teton County Planning Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
- Public comments at this hearing are welcome.

Any person needing special accommodations to participate in the above noticed meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting at 208-354-8775.

A REQUEST FOR A SIGNIFICANT PLAT AMENDMENT APPROVAL

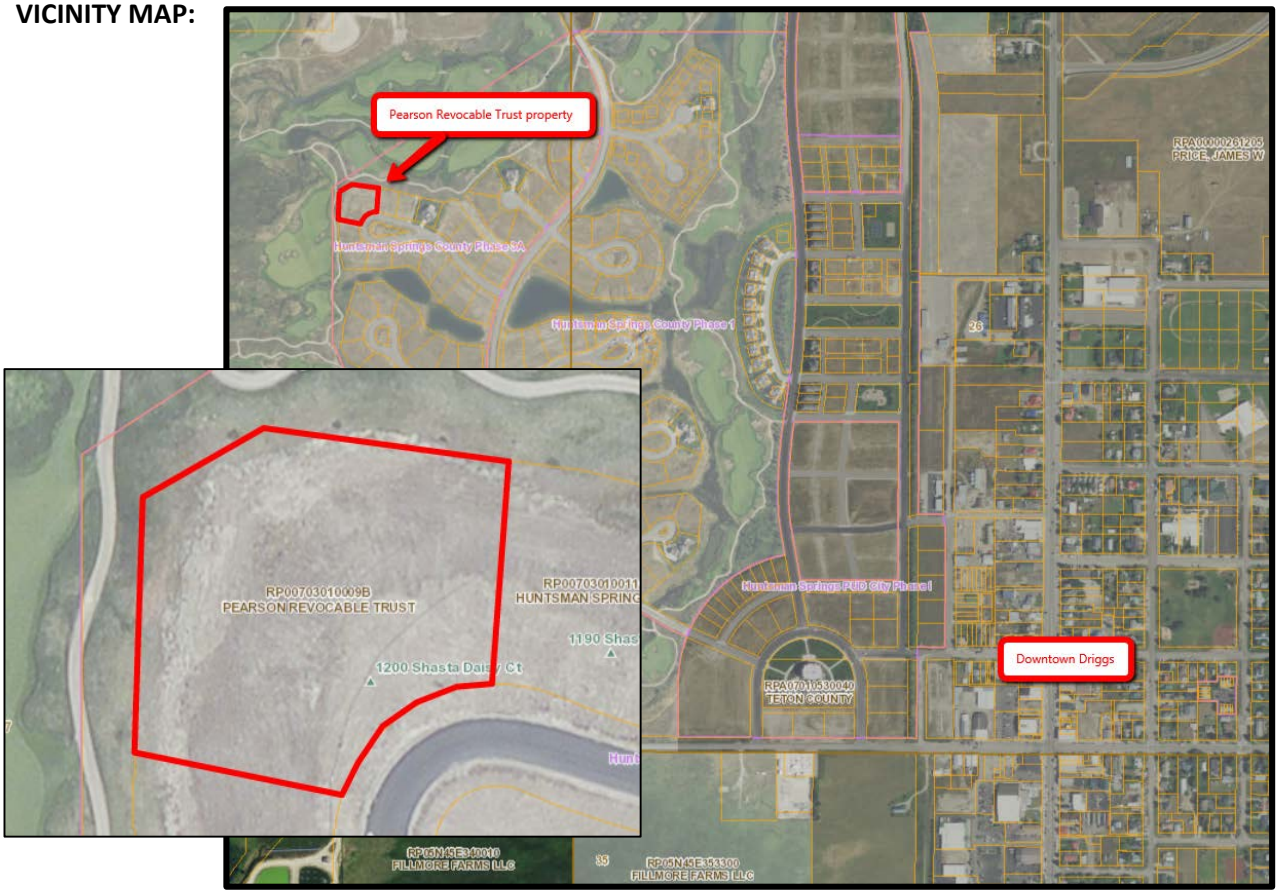
BY:	Pearson Revocable Trust & Huntsman Springs Inc.
FOR:	Huntsman Springs PUD Phase 3A, Blk 10, Lot 9A
WHERE:	1200 Shasta Daisy Ct., Driggs, ID 83422
PREPARED FOR:	Joint Teton County-Driggs Planning & Zoning Commission Public Hearing of July 13, 2016

APPLICANT: Huntsman Springs Inc. & Pearson Revocable Trust
LANDOWNER: Pearson Revocable Trust

REQUEST: The Pearson Revocable Trust, represented by Huntsman Springs, Inc. is proposing an amendment to Huntsman Springs PUD, Phase 3A, which would split Lot 9A (0.86 acres) into two lots (0.4 ac and 0.46 ac). Lot 9A was originally platted as two lots but combined through Amendment No. 2 in 2013.

APPLICABLE COUNTY CODE: City of Driggs Comprehensive Plan 2007-2020; City of Driggs Zoning Regulations (Title 9); Teton County Subdivision Regulations (Title 9); City of Driggs Subdivision Design Standards (Title 10, Chapter 4); City of Driggs Subdivision Improvement Requirements (Title 10, Chapter 5); City of Driggs PUD Regulations (Title 10, Chapter 6); Idaho Statutes Title 67-65, Title 50

LEGAL DESCRIPTION: LOT 9A BLK 10 HUNTSMAN SPRINGS PUD COUNTY PHASE 3A SEC 26, 27 T5N R45E
LOCATION: 1200 Shasta Daisy Ct., Driggs Area of Impact
ZONING DISTRICT: A-2.5
PROPERTY SIZE: 0.86 acres
VICINITY MAP:



PROJECT DESCRIPTION

This amendment proposes to split Lot 9A in Block 10 into two lots: Lot 9 and Lot 10. Lot 9A in Block 10 of Huntsman Springs PUD Phase 3A was originally platted as two lots: Lot 9 and Lot 10. As part of Amendment No. 2 to Huntsman Springs, Lots 9 and 10 were combined into one larger lot in 2013 (Attachment #4). The lots were combined because the property owner had planned to build a larger home. However, the property owner is no longer planning to construct a home and wish to return Lot 9A back to its original, two lots (Attachment #6).

INTER-AGENCY AND DEVELOPMENT REVIEW COMMITTEE COMMENTS

On June 16, 2016, we had a DRC meeting with Huntsman Springs Inc. (Todd Woolstenhulme), Teton County Public Works Director (Darryl Johnson), Teton County Prosecutor (Kathy Spitzer), City of Driggs Planning Administrator (Ashley Koehler), and Teton County Planning Administrator (Kristin Rader). Eastern Idaho Public Health (Mike Dronen) emailed comments instead of attending the meeting. From this meeting, the following items were identified (more information can be found in Attachment #7).

- Roads & Utilities: Roads are existing. Two utility stubs and water and sewer hookups are already installed to this lot.
- Sewer: The Huntsman Springs amended plat will require an EIPH subdivision assessment application and review. The proposal will also require a review by DEQ, that will need to be completed before EIPH signs the health certificate.
- Density: The original number of lots approved as part of the Huntsman Springs Master Plan has not been amended. Lots can be platted or adjusted up to the maximum density.
- Signatures on Plat: Only the property owner and Huntsman Springs Inc. will need to sign off on the plat.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-C of the Teton County Zoning Ordinance. The public hearing for the Planning & Zoning Commission was duly noticed in the Teton Valley News. A notification was sent via mail to surrounding property owners within a 300-foot buffer area, as well as all property owners in subdivisions that intersect with the 300-foot buffer. A notice was also posted on the property providing information about the public hearing.

COMMENTS FROM PUBLIC AT LARGE

Staff has not received any written comments from the public at the time of this report.

APPLICATION REVIEW & APPROVAL PROCESS

This application is considered a Substantial Change- Increase Scale, Impact, because it is adding an additional lot (9-7-1 (B-2-b).

9-7-1-B-1 Purpose and Intent

The purpose and intent of this Subsection is to provide an efficient procedure for reviewing changes or proposed vacations to previously recorded rights-of way, easements, to recorded plats of subdivisions and Planned Unit Developments or to recorded Development Agreements. It is the further purpose and intent to ensure the revised plats, and Planned Unit Developments or recorded Master Plans comply with all applicable regulations but it is desirable to avoid unnecessary duplication of studies and analyses that may have been required as part of the initial plat application and approval. The purpose and intent also is to reduce the intrusion of development into sensitive natural areas of the county and reduce governmental costs associated with scattered development by expediting changes to recorded plats that reduce the number of vacant platted lots in the county.

Specific for a Substantial Change- Increase Scale, Impact application - The review process is to follow the Preliminary & Final Plat approval processes (9-7-1 (B-4-b). This means there will be two (2) public hearings for Preliminary approval (PZC & BoCC), and one (1) public hearing for Final Approval (BoCC) (9-3-2).

Specific to the Driggs Area of Impact – The Subdivision Application Review Process: The county Planning Department and county Planning Administrator shall process all subdivision applications filed for land 100% within the Driggs Area of City Impact according to the process established in Title 9 of the Teton County Code, with the following exceptions and modifications:

i. City Planning Administrator Review Required: The city Planning and Zoning Administrator shall participate in all applicant conferences and meetings of the joint Driggs-Teton county Planning Commission and shall provide city reviews and reports to the joint Planning Commission covering at least all aspects of application conformance with the applicable city Plan, zoning regulations, subdivision design standards and subdivision improvement requirements, and additional reviews and reports as requested by the joint Planning Commission.

ii. Water and Sewer Will Serve Letter Requirement: The County shall require any Concept Application proposing connection to the city's water or wastewater systems to include a Will Serve letter from the city approving such connection in order to be deemed a complete application.

OVERVIEW OF PRELIMINARY PLAT APPROVAL

9-3-2-C-1: This two-step Preliminary Plat review process is the phase of the process where the fact-finding details and specifics required by ordinance, and law, are determined. All of the issues surrounding necessary infrastructure will be resolved or have a clearly identified solution to the satisfaction of the County prior to scheduling of the third and final phase of the process. When this phase is finished the necessary information, studies, plats etc. shall be completed to meet the requirements of this phase of development and the requirements of the Final Plat phase. The public hearing for the Final Plat phase of development shall not be scheduled until all documentation is deemed complete by the Planning Administrator.

9-3-2-C-7. Preliminary Plat Hearing(s): The purpose of the hearing, or series of hearings, is to continue discussing the proposed subdivision plan, the development agreement, and the Preliminary Plat for conformity with the Comprehensive Plan, the development's relationship to surrounding development, any site conditions that may require special consideration or treatment, and to discuss and review the requirements of Title 9, Title 8, and Title 6, Chapter 6 of the Teton County, Idaho Development Code. The first hearing of the Preliminary Plat application is also to hear specific comments that may have been submitted by review agencies, which may include local, state, and federal organizations. The Commission or Board may require specific action from the applicant pertaining to the comments received. At the Preliminary Plat hearings, the Commission or the Board may request review by any qualified professional person, and may conduct, or cause to be conducted, investigations, examinations, tests, and site evaluations as it deems necessary to verify the information contained in the application or shown on the plat. The developer grants the Commission or its agent permission to enter upon the land in question for these purposes by virtue of the subdivision/PUD application

CONSIDERATION OF APPROVAL

For a Substantial Change- Increase Scale, Impact application the following is the criteria for approval ((9-7-1 (B-2-b):

i. The master plan and plat for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the current county regulations.

ii. Any proposed changes to a recorded plat or master plan that increase direct or indirect impacts may require additional mitigation pursuant to the criteria and standards of county regulations.

The Commission shall only recommend approval if it finds that all of the following criteria (9-3-2(C-8)) have been met (or if it finds that some of the criteria have not been met, may recommend approval with conditions that would ensure that the proposed development meets the criteria):

a. **The application is consistent with the Comprehensive Plan.**
This application is generally consistent with the Driggs Comprehensive Plan. The goals and objected that are applicable to this application include:

2.0 Property Rights
GOAL: PROTECT FUNDAMENTAL PRIVATE PROPERTY RIGHTS THROUGH ALL LAND USE DECISIONS MADE BY THE CITY OF DRIGGS PURSUANT TO THIS PLAN. –
OBJECTIVE: Protect all persons from being deprived of private property without due process of law.
The County and City of Driggs have adopted approval processes to provide due process of law. This application is going through one of those processes for approval.

3.0 Population
GOAL: DO NOT ALLOW POPULATION GROWTH TO EXCEED PUBLIC SERVICE CAPACITIES OR TO ERODE VALUED COMMUNITY ATTRIBUTES.
This lot will not increase the number of lots previously approved as part of the Huntsman Springs PUD Master Plan. Two City water/sewer hookup and other utilities have already been stubbed to this property.

4.0 Economic Development
GOAL: MAINTAIN A HEALTHY RETAIL SHOPPING & TOURIST DISTRICT IN THE DOWNTOWN CORE.
OBJECTIVE: Encourage the development of residential units within walking distance of the downtown retail shopping district.
The Huntsman Springs PUD residential units are within walking distance of downtown.

10.0 Housing
GOAL: MEET THE HOUSING NEEDS OF ALL RESIDENTS WITH MAXIMUM EFFICIENCY OF PUBLIC SERVICES
OBJECTIVE: Encourage infill of housing where infrastructure currently exists.
OBJECTIVE: Encourage housing location and neighborhood design that allows efficient delivery of public services and facilitates walking, cycling and other alternative modes of transportation, while preserving desired open space and critical environmental areas.
OBJECTIVE: Ensure that development occurs in a manner that is safe, that facilitates efficient delivery of public services and does not outstrip available or potential capacities.
Infrastructure has already been installed in this portion of Huntsman Springs PUD. This property was originally platted as two lots, and utilities are still in place for both lots.

11.0 Public Services
GOAL: PROVIDE PUBLIC SERVICES, FACILITIES AND UTILITIES ON A UNIFORM AND EFFICIENT BASIS TO ALL RESIDENTS OF THE CITY
OBJECTIVE: Ensure that development occurs in a manner that is safe, that facilitates efficient delivery of public services and does not outstrip available or potential capacities.

Public services and utilities are already available to this property as two lots. This lot was originally approved and counted toward the total number of lots in the Master Plan, so it is one of the available capacities.

14.0 Land Use

GOAL: PROVIDE FOR A MIX OF LAND USES THAT MEET THE COMMUNITY'S NEEDS AND ARE SUITABLY RELATED TO EACH OTHER AND THEIR NATURAL SETTING, WITHIN AN EFFICIENT PATTERN OF DEVELOPMENT, WITH DENSITY GENERALLY GREATER AT THE CITY'S CORE AND DECREASING TOWARD THE EDGES OF THE CITY, WITH NODES OF HIGHER DENSITY NEAR PRIMARY SERVICES OR OTHER ESTABLISHED INTENSIVE USES.

Huntsman Springs PUD includes a variety of mixed uses. This particular lot would provide residential uses, with a lower density than the City's Core. This property is within walking distance and near higher density areas in the Huntsman Springs PUD.

b. **The application complies with all applicable County regulations.**
This application complies with applicable County & City regulations. The development has not exceeded the total density approved with this PUD. This lot is identified as residential 04.-0.8 acre lots in the Huntsman Springs PUD Master Plan, and the proposed lot sizes comply with this lot size.

c. **If the application is for a PUD, it complies with any regulations applicable to PUDs under Chapter 5 of Title 9, including without limitation regulations controlling the types and locations of open space to be included in the development and the required design and size of development clusters. If the application is for a Planned Community PUD, the application adequately mitigates any impacts identified in those additional studies required by Section 9-3-2(C).**
This PUD was previously approved by the County and City using the open space and clustering requirements at that time. This proposal is not affecting any open space or existing development clusters, aside from adding a lot back into one of the clusters.

d. **The application includes trails and pathways as required by Section 9-4-2(B-4) to the maximum extent feasible.**
Teton County has yet to adopt a trail/pathway plan; however, Huntsman Springs does have trails/pathways throughout the development.

e. **The application is consistent with the results of any Nutrient-Pathogen Study required for the property and includes any conditions or changes required to avoid any potential degradation of surface or groundwater identified in that study.**
This does not apply to this application because a Nutrient-Pathogen Study was not required or adopted as a requirement when this PUD was first approved. The PUD was required to have a wetland delineation done to identify the sensitive, wetland areas throughout the development.

f. **The application is consistent with the recommendations of any report on the adequacy of the proposed sewage system for the development and includes any recommended mitigation measures identified in that report.**
This development is connected to City of Driggs Sewer. Two sewer connections are already installed to this property.

g. **The application is consistent with any Traffic Impact Study required for the property and will not result in a decrease in the level of service (for example, from level of service B to C) on any State Highway or a maintained county road and includes any mitigation measures recommended in the Traffic Impact Study.**
It was previously permitted and this proposal is not significantly different from the original application.

h. **If the application is for land that is not adjacent to a State Highway or a maintained county road, the applicant will bear the costs of constructing roads to connect the proposed development to at least one State Highway or a maintained county road, and adequate for anticipated traffic and will be constructed to County Road Standards.**
N/A

i. **If a Natural Resources Analysis is required, the proposed development will avoid all mapped Overlay Areas (except the AV Airport Vicinity Overlay Area), or will minimize any unavoidable impacts to the mapped Overlay Areas to the maximum extent feasible and mitigate any unavoidable impacts. In the case of land located in the WH Overlay Area, the duty to avoid or mitigate impacts on habitat areas shall only apply if the wildlife habitat assessment reveals evidence of an indicator species or the presence of indicator habitat, and shall only apply to portions of the parcel where the evidence or habitat is found.**
This does not apply to this application because a Natural Resource Assessment was not required or adopted as a requirement when this PUD was first approved. The PUD did include a Resource Management Plan, Grazing Management Plan, and a Deed of Conservation Easement as part of the approved CC&Rs.

j. **The required Public Service/Fiscal Analysis shows that all public services provided to the proposed subdivision or PUD have adequate capacity to service it, or if they do not, the applicant has committed to mitigation or financing to ensure that those services and facilities will be provided within two (2) years after the first unit in the development is occupied and that any shortfall of tax revenues below the costs of providing the services or facilities will be covered without cost to the County.**
All of the infrastructure and services are in place for this property. This property was originally approved and platted as two lots. The utilities stubbed to both lots were not removed when it was amended in 2013.

k. **The application is consistent with any capital improvements plan adopted by the County.**
All new building permits will be required to pay impact fees. The roads in Huntsman Springs are private roads, which connect to City of Driggs roads.

l. **An adequate institutional structure has been created to ensure that long-term maintenance costs of roads, water, sewer, and drainage systems will be collected from within the development and used to maintain such items. If the chosen structure relies on payments of dues (for example, through a homeowners' association) rather than taxes, the county shall be granted the institutional power to enforce payments of those dues in the event the organization fails to do so.**
The institutional structures (water, sewer, stormwater, etc.) have been designed and installed. The development will be responsible for the long term maintenance of those systems.

m. **If land ownership boundaries or natural terrain features make it impossible for the application to meet all of the criteria outlined in Section 9-3-2(C- 3), the application shall meet as many of the criteria as possible.**
This is not applicable.

n. **In addition to the above, for a Planned Community PUD, the application is consistent with the recommendations of any report on the adequacy of the school system to accommodate school aged children anticipated by the development, and includes any recommended mitigation measures identified in that study. If the applicant is obligated to pay an impact fee for schools, then mitigation measures identified in the report will not be required.**
This proposal will add one new lot, which was previously approved. There would be little impact on school age children in the development.

POSSIBLE CONDITIONS OF APPROVAL

1. Begin working with EIPH and IDEQ for approval.

PLANNING & ZONING COMMISSION ACTION

A. Recommend approval of the substantial plat amendment preliminary plat application, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
B. Recommend approval of the substantial plat amendment preliminary plat application, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
C. Recommend denial of the substantial plat amendment preliminary plat application and provide the reasons and justifications for the denial.
D. Continue to a future joint PZC Public Hearing with reasons given as to the continuation or need for additional information.

POSSIBLE MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

APPROVAL

Having concluded that the Criteria for Approval of a Substantial Change - Increase Scale, Impact found in Title 9-7-1(B-2-b) can be satisfied with the inclusion of the following conditions of approval:

1. Begin working with EIPH and IDEQ for approval.

- *and having found that the considerations for granting the Substantial Plat Amendment Preliminary Plat to Pearson Revocable Trust can be justified and have been presented in the application materials, staff report, and presentations to the Joint Teton County-Driggs Planning & Zoning Commission,*
- *and having found that the proposal is generally consistent with the goals and policies of the 2007-2020 City of Driggs Comprehensive Plan,*
- *I move to RECOMMEND APPROVAL of the Substantial Plat Amendment Preliminary Plat for Huntsman Springs PUD Phase 3A as described in the application materials submitted June 7, 2016 and as supplemented with additional applicant information attached to this staff report.*

DENIAL

Having concluded that the Criteria for Approval of a Substantial Change - Increase Scale, Impact found in Title 9-7-1(B-2-b) have not been satisfied, I move to RECOMMEND DENIAL of the Substantial Plat Amendment Preliminary Plat for Huntsman Springs PUD Phase 3A as described in the application materials submitted June 7, 2016 and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

1. …

Prepared by Kristin Rader

Attachments:

1. Application (3 pages)
2. Letters of Authorization (2 pages)
3. Corporation Deed #223715 (1 page)
4. Amended Plat #229316 (1 page)
5. Narrative (1 page)
6. Preliminary Plat Drawings (3 pages)
7. DRC Meeting Notes (1 page)
8. Adjacent Landowner Notification (2 pages)
9. City of Driggs Review (1 page)

End of Staff Report

ATTACHMENT 1

RECEIVED
BY: K. Rader
DATE: 6-7-2016

Huntsman Springs PUD County Phase 3A AMENDMENT NO. 3

NAME OF SUBDIVSION/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: Huntsman Springs Inc; Pearson Revocable Trust

Applicant: same as above E-mail : tw@huntsmansprings.com (agent)

Phone: (208) 354-9665 Mailing Address: 1839 North 1000 West

City: Driggs State: Idaho Zip Code: 83422

Engineering Firm: Rendezvous Engineering Contact Person: Bob Ablondi Phone: (307) 733-5252

Address: P.O. Box 4858; Jackson, Wy; 83001 E-mail: rtablondi@aol.com

Location and Zoning District:

Address: 1200 SHASTA DAISY CT Parcel Number: Block 10 Lot 9A

Section: 27 Township: 5N Range: 45E Total Acreage: 0.86

Proposed Units/ Lots: 2 (55 total Phase 3A) Current Units/Lots: 1 (54 total Phase 3A)

Code Approved Under: Subdivision Regulations: 6/16/2013 revision date

- ☒ FEES (pursuant to current fee schedule) ($2015)
- ☐ Insignificant
- ☒ Substantial Increase Scale/Impacts
- ☐ Substantial Decrease Scale/Impacts

- ☑ Affidavit of Legal Interest
- ☑ Engineer/Surveyor review cost $200
- ☑ Taxes Current

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 Board of County Commissioners public hearing.

- Applicant Signature: _____ Date: June 7, 2016
  Todd Woolstenhulme, Agent

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Todd Woolstenhulme 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: June 7, 2016
  Todd Woolstenhulme, Agent

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.

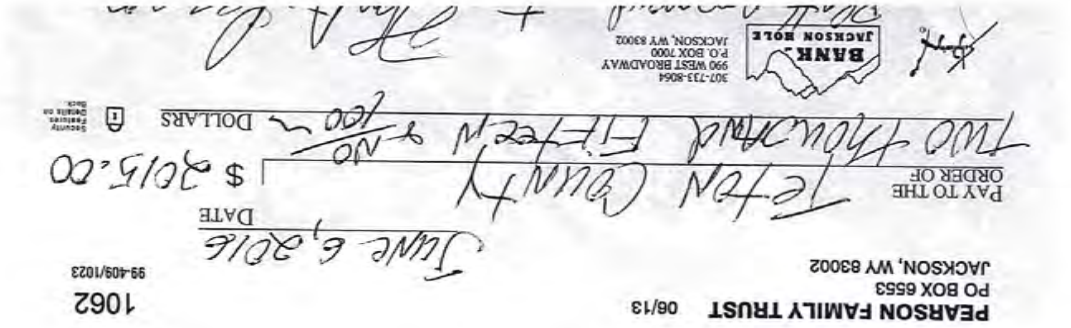
(X) Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. 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. See attached
2. Plat, if applicable, is labeled correctly as "Amended Final Plat". See attached
   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

ATTACHMENT 1



PEARSON FAMILY TRUST 06/13
PO BOX 6553
JACKSON, WY 83002

1062
99-409/1023

June 6, 2016
DATE

PAY TO THE ORDER OF Teton County $ 2215.00

Two thousand Fifteen & No/100 DOLLARS

BANK JACKSON HOLE
307-733-8064
990 WEST BROADWAY
P.O. BOX 7000
JACKSON, WY 83002

Security Features Details on Back

Teton County Planning/Building Weeds

RECEIPT

NUMBER

DATE 6-6-2016

RECEIVED FROM Glenn Pearson

ADDRESS PO Box 6553 Jackson, WY 83002

DOLLARS $ ~~30~~ 2215.00

FOR Huntsman Springs Plat Amendment Lots 9 & 10

checks #1062 & #1063

ACCOUNT			HOW PAID		
BEGINNING BALANCE	2215	00	CASH		
AMOUNT PAID	2215	00	CHECK	2215	00
BALANCE DUE	00	00	MONEY ORDER		

BY K Rader

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PEARSON FAMILY TRUST 06/13
PO BOX 6553
JACKSON, WY 83002

1063
99-409/1023

June 6, 2016
DATE

PAY TO THE ORDER OF Teton County $ 200.00

DOLLARS

Security Features Details on Back

BANK JACKSON HOLE
307-733-8064
990 WEST BROADWAY
P.O. BOX 7000
JACKSON, WY 83002

Thos A Pearson

ATTACHMENT 2

PLANNING AND BUILDING DEPARTMENT
AFFADAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

PEARSON FAMILY TRUST UTD 9-16-1998, "Owner" whose address is P.O. BOX # 6553
City JACKSON State WY Zip 83002

As owner of property more specifically described as: LOTS 9 AND 10 ON BLOCK 10 AT HUNTSMAN SPRINGS

HEREBY AUTHORIZES BOB ABLONDI as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

X Glenn A. Pearson — GLENN A. PEARSON Title TRUSTEE
(Signature of Owner) (Print Name)

X _____ _____ Title _____
(Signature of Co-Owner) (Print Name)

X _____
(Secretary or Corporate Owner)

_____
(Print Name)

NOTARY:
STATE OF: Idaho **SS.** —

COUNTY OF: Teton **Zip** 83422

Subscribed and sworn to before me by Glenn A. Pearson

this 06 day of June, 2016.

KELLY BENTZ NOTARY PUBLIC STATE OF IDAHO

WITNESS my hand and official seal.

X Kelly Bentz — 10-01-2021
Notary Public Expiration Date

Teton County, Idaho
Planning and Building Department
150 Courthouse Drive Suite 107 Driggs, ID 83422
208-354-2593

PLANNING AND BUILDING DEPARTMENT
AFFADAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

PEARSON FAMILY TRUST UTD 9-16-1998 "Owner" whose address is P.O. BOX #6553
City JACKSON State WY Zip 83002

As owner of property more specifically described as: lots 9 AND 10 ON Block 10
AT HUNTSMAN SPRINGS

HEREBY AUTHORIZES TODD WOOLSTENHULME as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

X Glenn A. Pearson (Signature of Owner) GLENNA. PEARSON (Print Name) Title TRUSTEE

X _____ (Signature of Co-Owner) _____ (Print Name) Title _____

X _____ (Secretary or Corporate Owner)

_____ (Print Name)

NOTARY:
STATE OF: Idaho **SS.** —
COUNTY OF: Teton **Zip** 83422

Subscribed and sworn to before me by Glenn A. Pearson

this 06 day of ~~May~~ June KB 20 16.

WITNESS my hand and official seal.

X Kelly Bentz Notary Public

10-01-2021 Expiration Date

KELLY BENTZ NOTARY PUBLIC STATE OF IDAHO

Teton County, Idaho
Planning and Building Department
150 Courthouse Drive Suite 107 Driggs, ID 83422
208-354-2593

ATTACHMENT 3

Instrument # 223715
TETON COUNTY, IDAHO
08-29-2012 14:55:30 No. of Pages: 1
Recorded for: ALLIANCE TITLE - DRIGGS OFFICE
MARY LOU HANSEN Fee: $10.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, CORPORATION WARRANTY

ATEC Order No. 151827

CORPORATION DEED

For Value Received Huntsman Springs, Inc., an Idaho Corporation a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby Grant, Bargain, Sell and convey unto **Pearson Revocable Trust dated 9-16-1998,**
whose current address is: PO Box 691
Nisswa, MN 56468

the following described real estate, to-wit:

Lots 9 and 10 in Block 10 of Huntsman Springs PUD County Phase 3A, a portion of Blocks 9, 10 and 11, as per the plat recorded September 18, 2009 as Instrument No. 207112, Teton County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), heirs and assigns forever. And the Grantor does hereby covenant to and with the Grantee(s), that it is the owner of said premises; that they are free from all encumbrances EXCEPT: current year taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed August 27, 2012.

Huntsman Springs, Inc., an Idaho Corporation

By: _____

Its: President

State of Idaho }
}ss.
County of }

On this 27 day of Aug, in the year 2012, before me, a Notary Public in and for said state, personally appeared Anthony Snow known to me to be the President of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

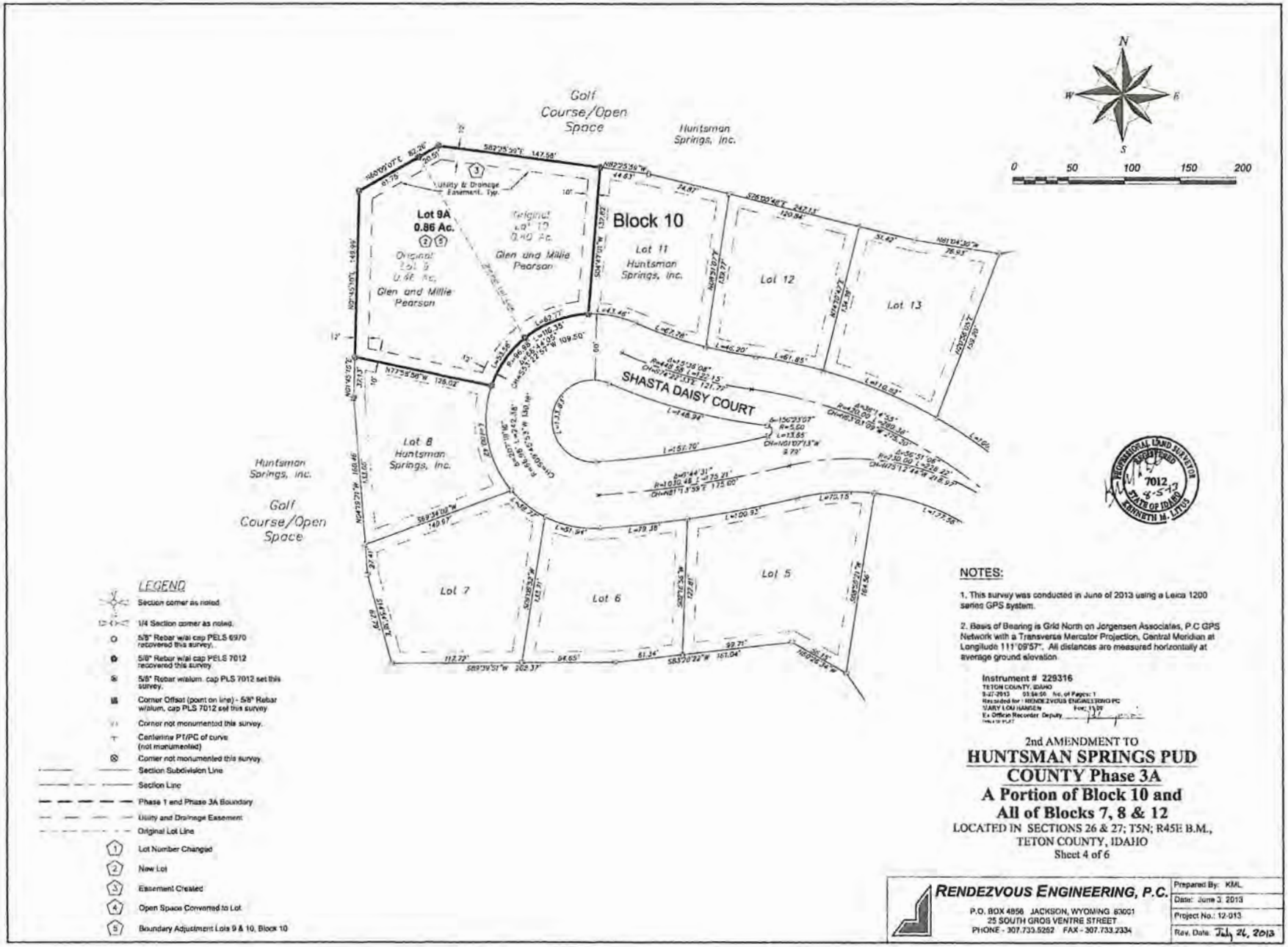
Patricia Nickell

Notary Public for the State of Idaho

NICKELL-ZI

NOT A LEGAL COPY

ATTACHMENT 4



LEGEND

- Section corner as noted
- 1/4 Section corner as noted.
- 5/8" Rebar w/al cap PELS 6970 recovered this survey.
- 5/8" Rebar w/al cap PELS 7012 recovered this survey
- 5/8" Rebar w/alum. cap PLS 7012 set this survey.
- Corner Offset (point on line) - 5/8" Rebar w/alum. cap PLS 7012 set this survey
- Corner not monumented this survey.
- Centerline PT/PC of curve (not monumented)
- Corner not monumented this survey
- Section Subdivision Line
- Section Line
- Phase 1 and Phase 3A Boundary
- Utility and Drainage Easement
- Original Lot Line
- (1) Lot Number Changed
- (2) New Lot
- (3) Easement Created
- (4) Open Space Converted to Lot
- (5) Boundary Adjustment Lots 9 & 10, Block 10

NOTES:

1. This survey was conducted in June of 2013 using a Leica 1200 series GPS system.

2. Basis of Bearing is Grid North on Jorgensen Associates, P.C GPS Network with a Transverse Mercator Projection, Central Meridian at Longitude 111°09'57". All distances are measured horizontally at average ground elevation.

Instrument # 229316
TETON COUNTY, IDAHO
5-27-2013 03:54:56 No. of Pages: 1
Recorded for: RENDEZVOUS ENGINEERING PC
MARY LOU HANSEN Fee: 13.00
Ex-Officio Recorder Deputy

2nd AMENDMENT TO
HUNTSMAN SPRINGS PUD
COUNTY Phase 3A
A Portion of Block 10 and All of Blocks 7, 8 & 12
LOCATED IN SECTIONS 26 & 27; T5N; R45E B.M.,
TETON COUNTY, IDAHO
Sheet 4 of 6

RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4856 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Prepared By:	KML
Date:	June 3, 2013
Project No.:	12-013
Rev. Date:	July 26, 2013

NARRATIVE TO ACCOMPANY AMENDED PLAT APPLICATION HUNTSMAN SPRINGS PUD COUNTY PHASE 3A **AMENDMENT NO. 3** May 31, 2016

1. PURPOSE. The primary purpose of this amendment is to re-create two lots from Lot 9A. The Pearson's (Pearson Revocable Trust) purchased the property in 2012. At that time they had plans for a new residence that spanned both lots. As a part of Amendment No. 2 to Huntsman Springs Phase 3A completed in 2013, Lot 9A was created from Lots 9 and 10 within Block 10. Instrument 229316 recorded on 8-27-2013 shows the current plat for Phase 3A Amendment 2.

However more recently, the Pearson's have changed their plans to construct the house and would like to recreate the original Lots 9 and 10. This would mean returning to the lot configuration shown on Instrument 207112 recorded on 9-19-2019 for Phase 3A Amendment 1 where there is a separate Lot 9 and Lot 10.

2. SPECIFIC PLAT CHANGES. No new survey monuments would be required as this change would simply involve adding the line that separates Lots 9 and 10 as it is shown on Phase 3A Amendment 1. Also no changes to the existing development agreement are anticipated.

3. INFRASTRUCTURE. All infrastructure is in place for water, sewer power and communications to serve both Lot 9 and Lot 10. Also the access road is paved in this area. No new improvements will be required.

4. ENVIRONMENTAL REVIEW. No additional environmental review is anticipated for this amendment. The proposed changes will occur within existing platted lots that were part of the original PUD. No wetlands or other environmentally sensitive areas are associated with these changes.

5. OWNERSHIP / APPLICANT. Lot 9A of Block 10 is owned by the Pearson Revocable Trust and will sign the plat at owners. Huntsman Springs Inc. will also be included as owners who will sign the amended plat.

6. DOCUMENTS TO ACCOMPANY PLAT AMENDMENT The following is a summary of the documents that are to be included with this final plat amendment application. Additional larger format copies of the plat maps and additional copies will be submitted upon request.

DESCRIPTION	COPIES	FORMAT
Amendment Application with filing fee	1	8-1/2 by 11
Narrative describing plat amendment	15	8-1/2 by 11
Plat Amendment No. 3, Phase 3A draft	15	11 by 17
DVD with PDF files of all documents	1	DVD

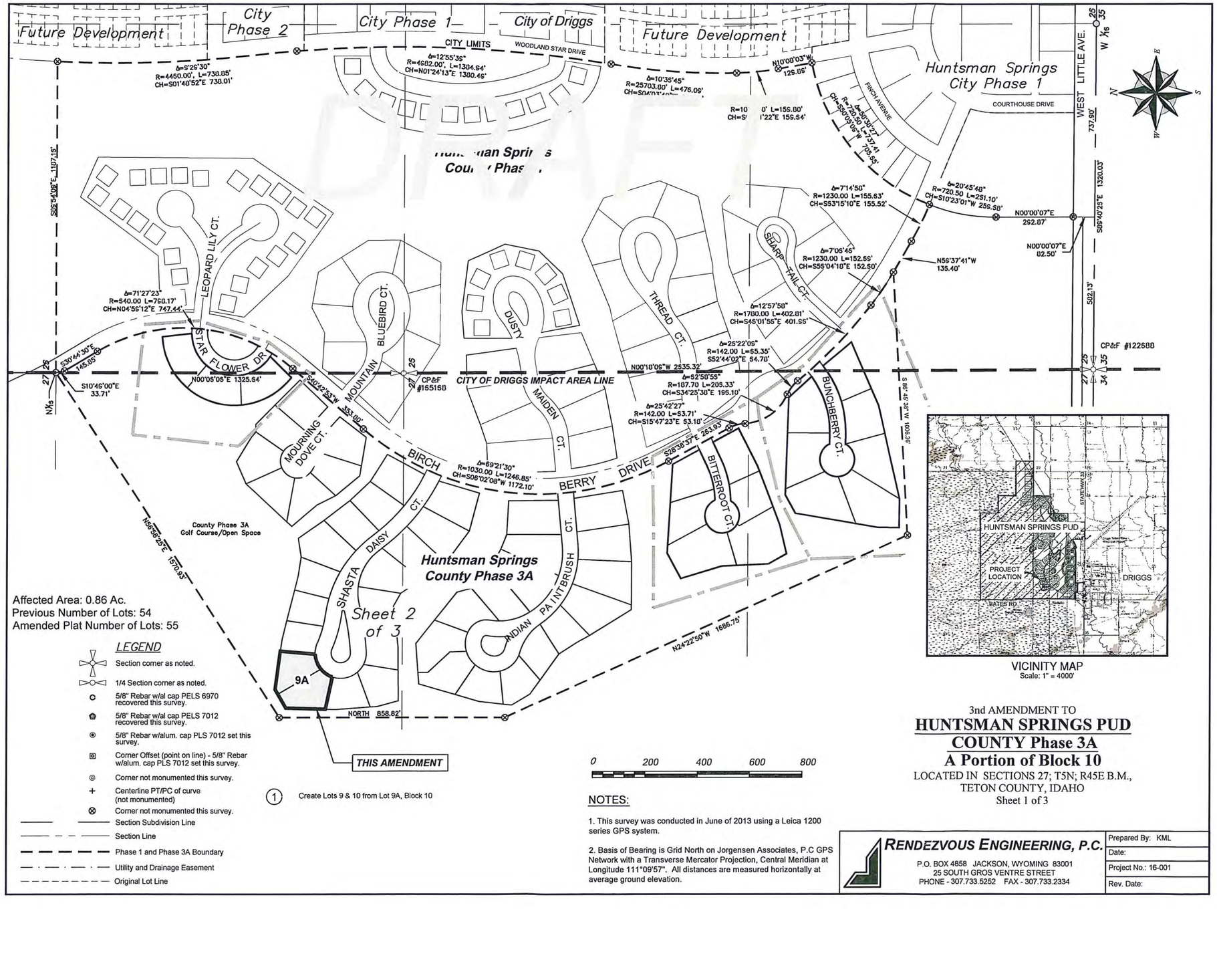
ATTACHMENT 6

Received on: 6-7-2016 By: KMR

Draft # 1 Supersedes previous? Y N

Submitted to BoCC or PZC Hearing Joint PZC w/Driggs

Hearing Date: 7-13-2016



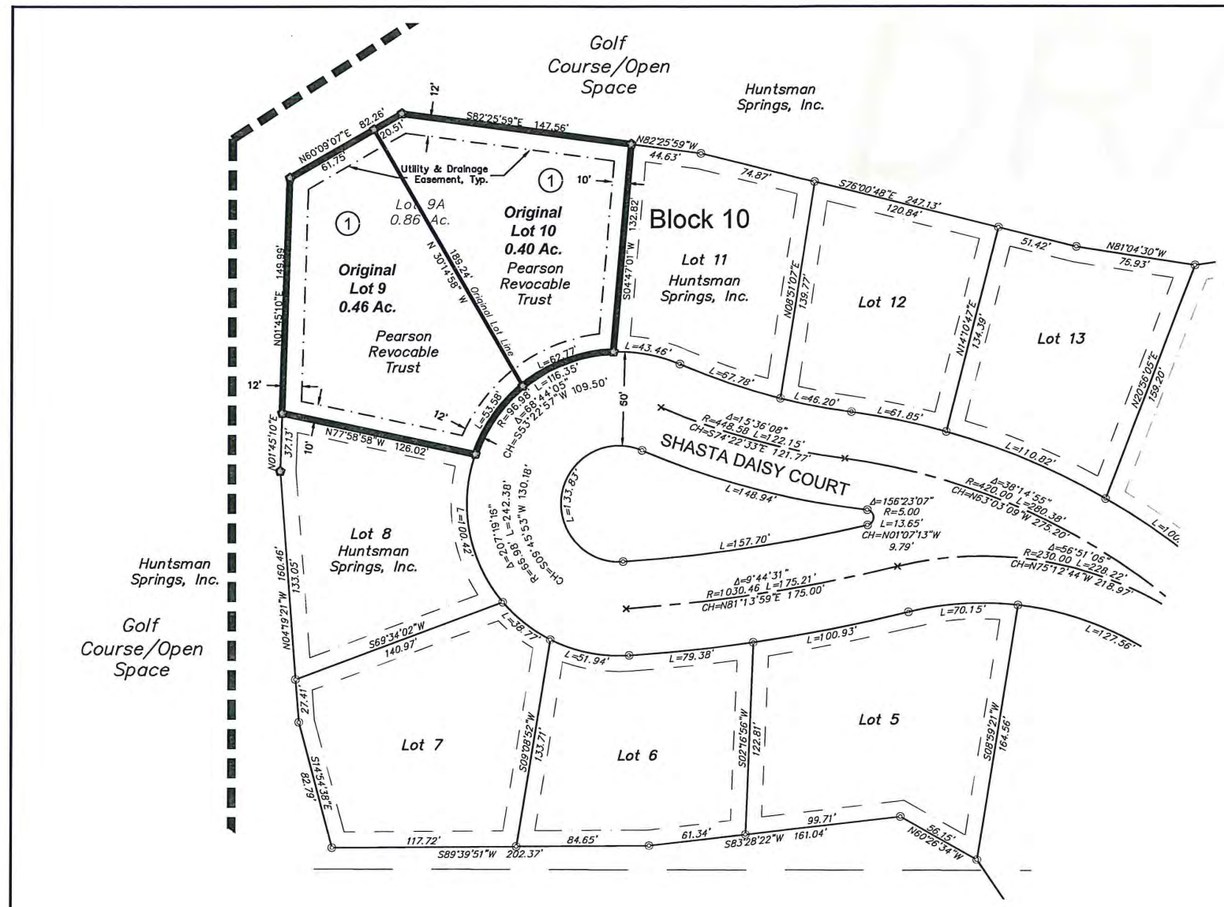
3nd AMENDMENT TO

HUNTSMAN SPRINGS PUD
COUNTY Phase 3A
A Portion of Block 10

LOCATED IN SECTIONS 27; T5N; R45E B.M.,
TETON COUNTY, IDAHO
Sheet 1 of 3

RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Prepared By:	KML
Date:	
Project No.:	16-001
Rev. Date:	



NOTES:

1. This survey was preformed a the request of the Pearson Revocable Trust for the purpose of a splitting Lot 9A of Block 10 of the Huntsman Springs PUD County Phase 3A 2nd Amendment Instrument No. 229316 into Lots 9 & 10 as described in the Record of Survey Instrument No. 207112, Huntsman Springs PUD, County Phase 3A, Plat 1st Amendment, in part of NE1/4 Section 27, T5N, R45E, B.M., Teton County, Idaho.
2. This survey was conducted in May of 2016 using a Leica 1200 series GPS system.
3. Basis of Bearing is Grid North on Jorgensen Associates, P.C GPS Network with a Transverse Mercator Projection, Central Meridian at Longitude 111°09'57". All distances are measured horizontally at average ground elevation.

LEGEND

- ○ 5/8" Rebar w/al cap PELS 6970 recovered this survey.
- ⌂ 5/8" Rebar w/al cap PELS 7012 recovered this survey.
- ◎ Corner not monumented this survey.
- \+ Centerline PT/PC of curve (not monumented)
- ⊗ Corner not monumented this survey.
- Phase 3A Boundary
- Utility and Drainage Easement
- Lot Lines
- (1) New Lots 9 & 10, created from Lot 9A, Block 10

Description for Lot 9, Block 10:
Being a part of Tract of Land formerly known as Lot 9A, Block 10, Huntsman Springs PUD, County Phase 3A, 2nd Amendment located in the NE1/4 of Section 27, T5N, R45E, B.M., of record in the Teton County, Idaho, Clerk's Office in Instrument No. 229316. Being further described as:
Beginning at the Southeasterly corner of Lot 9, herein described, on the western boundary of Shasta Daisy Court, a corner contiguous with the Southeasterly corner of former Lot 9A and Northeast corner of Lot 8, Block 10;
Thence N77°58'58"W 126.02 feet along the boundary of said Lot 9 to the Southwesterly corner of said Lot 9, a corner contiguous with the Northwest corner of said Lot 8;
Thence N01°45'10"E 149.99 feet along the western boundary of said Lot 9;
Thence N 60°09'07"E 61.75 feet along the northwesterly boundary to a corner of said Lot 9 on the northwesterly boundary line of said former Lot 9A, a corner contiguous with Lot 10, Block 10;
Thence S30°14'58"E 189.24 feet along a line dividing former Lot 9A to a corner of Lot 9 on the western boundary of said Shasta Daisy Court on a non-tangent curve, concave to the southeast, having radius of 96.98 feet, a corner contiguous with said Lot 10;
Thence along said curve 53.58 feet, through a central angle of 31°39'15", with a chord bearing S34°50'32"W 52.90 feet to the **Point of Beginning**.

Containing 0.46 acres, more or less.

Description for Lot 10, Block 10:
Being a part of Tract of Land formerly known as Lot 9A, Block 10, Huntsman Springs PUD, County Phase 3A, 2nd Amendment located in the NE1/4 of Section 27, T5N, R45E, B.M., of record in the Teton County, Idaho, Clerk's Office in Instrument No. 229316. Being further described as:
Beginning at the Southeastern corner of Lot 10, herein described, a corner contiguous with the Southeastern corner of said former Lot 9A and the Southwest corner of Lot 11, Block 10, on the northern boundary of Shasta Daisy Court, on a curve, concave to the southeast, having a radius of 96.98 feet ;
Thence along said curve 62.77 feet, through a central angle of 34°04'50", with a chord bearing S 69°12'35" W 61.68 feet to a corner of said Lot 10 on the southeastern boundary of said former Lot 9A, a corner contiguous with Lot 9, Block 10;
Thence N30°14'58"W 189.24 feet along a line dividing said former Lot 9A to a corner of said Lot 10 on the northwesterly boundary of said Lot 9A, a corner contiguous with Lot 9, Block 10;
Thence N60°09'07"E 82.26 feet along said northwesterly boundary to a corner of said Lot 10;
Thence S 82°25'59" E 147.56 feet to a corner of said Lot 10, a corner contiguous with the Northwest corner of said Lot 11, Block 10;
Thence S 04°47'01" W 132.82 feet to the **Point of Beginning**.

Containing 0.40 acres, more or less.

3nd AMENDMENT TO
HUNTSMAN SPRINGS PUD
COUNTY Phase 3A
Lot 9A of Block 10
LOCATED IN SECTIONS 27; T5N; R45E B.M.,
TETON COUNTY, IDAHO
Sheet 2 of 3

RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Prepared By:	KML
Date:	June 3, 2016
Project No.:	16-001
Rev. Date:	

OWNER'S DEDICATION

Be it known that Glen and Millie Pearson do hereby certify that they are the legal owners of the following described property:

LEGAL DESCRIPTION 2: Lot 9A, Block 10, **2nd AMENDED FINAL PLAT HUNTSMAN SPRINGS PUD COUNTY Phase 3A**, situated in part of Sections 26 & 27, T5S, R45E B.M., Teton County, Idaho as recorded in Instrument #229316 in the Office of Clerk and Recorder of said Teton County.

Containing an area of 0.86 acres, more or less.

The purpose of this description is to define the limits of the Lots and Open Spaces amended by this plat.

This description provides no information on any easements, Rights-of-Way, Agreements, Covenants, Conditions, Restrictions or Encumbrances of sight and/or record to which said three Tracts and Lots may be subject, or which may benefit said three Tracts and Lots.

And has caused the same to be platted as the **3rd AMENDMENT TO HUNTSMAN SPRINGS PUD COUNTY Phase 3A** as required by the Teton County, Idaho Subdivision Ordinance.

That said amended PUD is subject to a Declaration of Covenants, Conditions, Restrictions and Reservations, Instrument #189594 and **MASTER PLAN/FINAL PLAT HUNTSMAN SPRINGS PUD COUNTY Phase 3A**, Instrument #193583 and **AMENDED FINAL PLAT HUNTSMAN SPRINGS PUD COUNTY Phase 3A,** Instrument #207112 as filed in the Office of the Clerk of Teton County, Idaho,; and **2nd Amended Huntsman Springs PUD County Phase 3A Instrument** #229316

That each lot shall be connected to the City of Driggs water system;

That each lot shall be connected to the City of Driggs sewer system;

That fire protection of said PUD will be provided by a central fire system;

That as shown on the detail maps of this Plat, certain lots of the foregoing PUD are hereby made subject to easements for underground utilities and drainage benefiting adjoining lots of said PUD and said easements are reserved unto Huntsman Springs, Inc.;

That the foregoing PUD is subject to any other easements, Rights-of-Way, Covenants, Restrictions, Reservations, Agreements or Encumbrances of sight and/or record;

That Huntsman Springs, Inc., owns Water Rights Shares via the Grand Teton Canal Company and Price/Fairbanks Canal; That the use of the water will be for irrigation on Open Space, Park Lots and Private Lots within the P.U.D; That the delivery and use of said irrigation water shall be controlled and maintained by Huntsman Springs, Inc., or their successors in accordance with Idaho Statue 31-3805.

IN WITNESS THEREOF, I have hereunto set my hand.

_____
Dale Prows
CEO Huntsman Springs, Inc.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

On this _____ day of _____, 2016, before me the undersigned, a notary public in the State of _____, personally appeared David Prows, identified or known to me to be the CEO of Huntsman Springs Inc. and acknowledged to me that he executed this Owner's Dedication on behalf of Huntsman Springs, Inc. and acknowledged to me that Huntsman Springs Inc. executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____

Notary Public for: _____
Residing at: _____
My Commission Expires: _____

IN WITNESS THEREOF, I have hereunto set my hand.

_____ _____
Glen Pearson, Trustee — Millie Pearson, Trustee
Pearson Revocable Trust — Pearson Revocable Trust

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

On this _____ day of _____, 2016, before me the undersigned, a notary public in the State of _____, personally appeared Glen Pearson and Millie Pearson, identified or known to me to be Trustees of the Pearson Revocable Trust dated September 16, 1998 and have acknowledged to me that they are authorized to execute this Owner's Dedication on behalf of the Pearson Family Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for: _____
Residing at: _____
My Commission Expires: _____

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

_____
County Assessor — Date

COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners on the following date at which time this PUD was approved and accepted.

_____
Chairman, County Commissioners — Date

TETON COUNTY TREASURER

I certify that all taxes due have been paid on the tract of land as shown on this plat.

_____
County Treasurer — Date

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with the appropriate building permits if drinking water or sewer facilities have been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be re-imposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval and no sewer/septic facilities shall be allowed.

_____
Eastern Idaho Public Health District — Date

TETON COUNTY FIRE MARSHALL CERTIFICATE

I hereby certify that the provisions for fire protection for this PUD meet the Teton County Fire Code and have been approved by my department.

_____
Fire Marshall — Date

CITY OF DRIGGS CERTIFICATE

Presented to the City of Driggs, Idaho, at which time this amendment was approved and accepted.

_____
Mayor, City of Driggs — Date

_____
City Clerk — Date

PLANNING AND ZONING CERTIFICATE

Presented to the Planing and Zoning Commission, at which time this amendment was approved and accepted.

_____
Chairperson, Planning and Zoning — Date

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be analytically correct and acceptable as required in section 50-1305 of the State of Idaho Code.

_____
Name — Date

SURVEYOR'S CERTIFICATE

I, Kenneth M. Litus, a duly Registered Professional Land Surveyor in the State of Idaho, Number 7012 do hereby certify that this plat was made from surveys conducted by me or under my direction in June of 2013 and from Instruments #193583 and #207112 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and conforms with Idaho Code relating to plats and surveys.

_____
Kenneth M. Litus — License No. — Date

RECORDER'S CERTIFICATE

3rd AMENDMENT TO
HUNTSMAN SPRINGS PUD COUNTY Phase 3A
A Portion of Block 10
LOCATED IN SECTIONS 27; T5N; R45E B.M.,
TETON COUNTY, IDAHO
Sheet 3 of 3

RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Prepared By:	KML
Date:	
Project No.:	16-001
Rev. Date:	

ATTACHMENT 7

Teton County Planning Department
150 Courthouse Drive, Room 107 | Driggs, ID 83422
Phone (208) 354-2593 | Fax: (208) 354-8410
www.tetoncountyidaho.gov

FROM: Kristin Rader, Interim Planning Administrator
TO: Todd Woolstenhulme
CC: Darryl Johnson, Teton County Public Works Director; Kathy Spitzer, Teton County Prosecuting Attorney; Mike Dronen, EIPH; Ashley Koehler, City of Driggs Planning & Zoning Administrator
RE: Huntsman Springs Phase 3A Plat Amendment– DRC Meeting Notes
DATE: June 16, 2016

Todd, the purpose of this letter is to summarize the meeting we had on Tuesday June 14, 2016.

Roads & Utilities

- Roads are existing. Two utility stubs and water and sewer hookups are already installed to this lot.

Sewer

- From Mike Dronen:
  - The Huntsman Springs amended plat will require an EIPH subdivision assessment application and review. The proposal will also require a review by DEQ, that will need to be completed before EIPH signs the health certificate.

Density

- Ashley looked into Driggs' files, and she did not find a record of an amendment to the PUD, only specific plats.
- Kristin did not find a record of an amendment to the PUD, other than specific plats, in the County's files either.
- We believe that the original number of lots approved through the PUD is still valid and the platting process just applies them, so Huntsman can plat or unplat those units up to the maximum number. If Kathy Spitzer determines otherwise, we will notify you.

Signatures on Plat

- The 2010 CC&Rs (inst. #214067) state "no Lot or Unit shall ever by further subdivided by an Owner into smaller lots or parcels or units" on page 32.
- On page 33, the CC&Rs state the Declarant (defined as Huntsman Springs, Inc. on page 7) "reserves the right to subdivide tracts or to Condominiumize, provided any necessary County approvals are obtained…"
- Because of this, all lot owners in this platted phase will not need to sign off on the plat. Only the property owner and Huntsman Springs, Inc.

Public Hearing Information:

You are scheduled for the Teton County Joint Planning and Zoning Commission public on **Wednesday, July 13, 2016 at 5:30 PM**. This public hearing is at the Teton County Courthouse, 150 Courthouse Drive, Driggs, Idaho. A notice, agenda, and meeting packet will be sent to you no later than the week before the meeting. Public hearings are required for the Preliminary and Final stages of this process. The scheduling of those will depend on your application submittal dates.

ATTACHMENT 8

Teton County Planning Department
150 Courthouse Drive, Room 107 | Driggs, ID 83422
Phone (208) 354-2593 | Fax: (208) 354-8410
www.tetoncountyidaho.gov

June 24, 2016

RE: Notice of Public Hearing and Solicitation for Comments from property owners within 300 feet of a property that has an application for a Subdivision Amendment – "Substantial Changes – Increase Scale, Impact".

Dear Property Owners:
This letter is to notify you that an application for a Subdivision Amendment to amend the Plat has been submitted to the Teton County Planning Department by a nearby landowner. Subdivision Amendments are allowed in Idaho State Code and the Teton County Code. This process is intended to provide an efficient procedure for reviewing changes or proposed vacations to previously recorded subdivisions and PUDs, to ensure the revised documents comply with all applicable regulations, and to reduce the intrusion of development into sensitive natural areas of the county and reduce governmental costs associated with scattered development.

The planning staff is soliciting comments from people in the vicinity of the applicant's property so that we can be aware of neighborhood issues and then include your comments in the packet of information provided to the Joint Teton County-Driggs Planning & Zoning Commission for their consideration prior to the hearing. Please provide comments related to this application and the Subdivision Amendment criteria of approval. According to the Teton County Code (9-7-1-B-3), a "Substantial Changes – Increase Scale, Impact" amendment has the following criteria of approval:

1. The master plan and plat for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the current county regulations.
2. Any proposed changes to a recorded plat or master plan that increase direct or indirect impacts may require additional mitigation pursuant to the criteria and standards of county regulations.

Applicant: Pearson Revocable Trust and Huntsman Springs Inc.
Landowner: Pearson Revocable Trust
Legal Description: LOT 9A BLK 10 HUNTSMAN SPRINGS PUD COUNTY PHASE 3A SEC 26, 27 T5N R45E
Zoning District: A-20; Driggs City Area of Impact

Description of the Request: The Pearson Revocable Trust, represented by Huntsman Springs, Inc. is proposing an AMENDMENT to Huntsman Springs PUD, Phase 3A, which would split Lot 9A (0.86 acres) into two lots (0.4 ac and 0.46 ac). Lot 9A was originally platted as two lots but combined through Amendment No. 2 in 2013. This project is located at approximately 1200 Shasta Daisy Ct., in the City of Driggs Area of Impact.

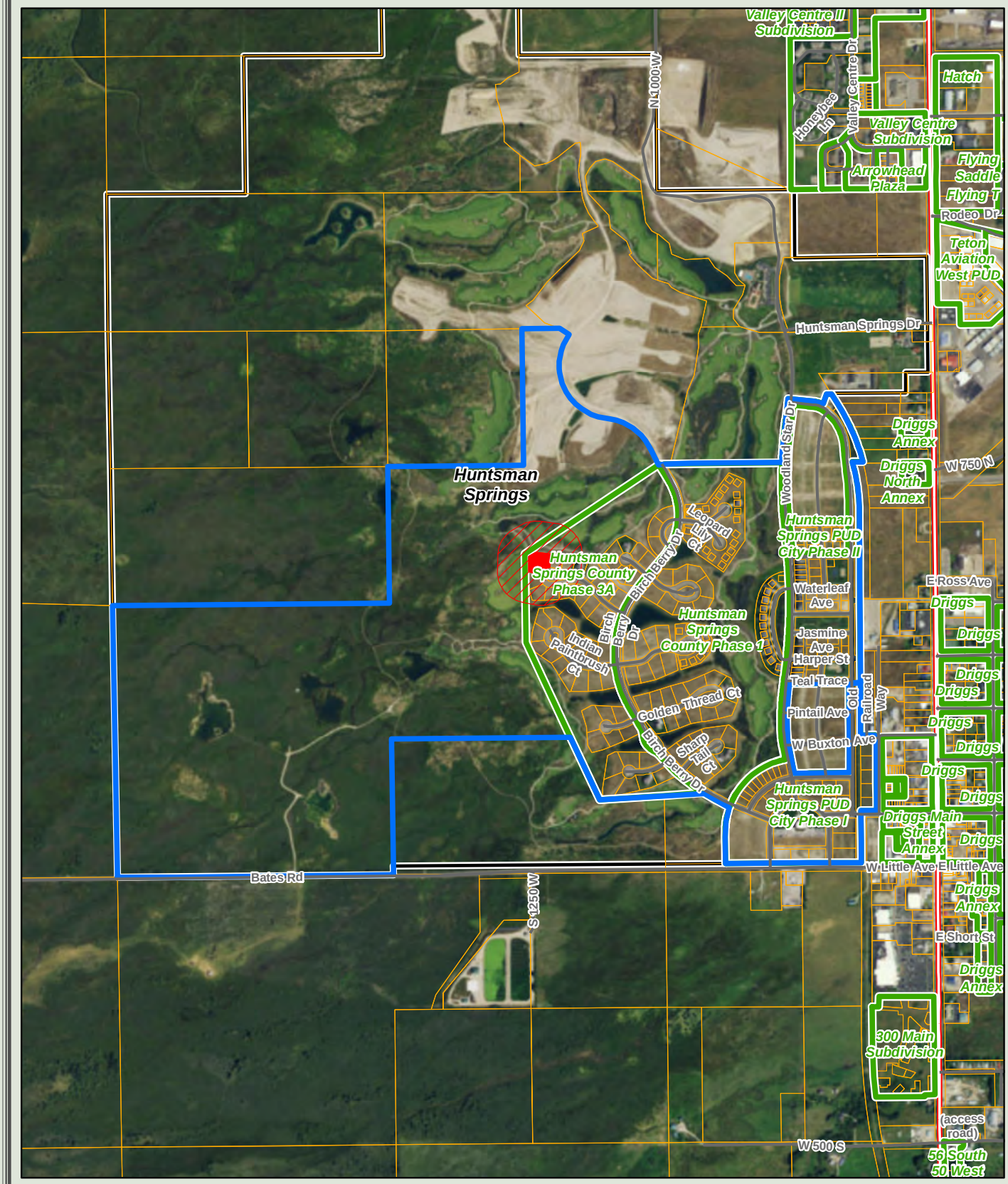
PUBLIC HEARING
The Joint Teton County-Driggs Planning & Zoning Commission will hold a public hearing in the Commissioners' Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive, Driggs, Idaho on **July 13, 2016** on this matter. This application is scheduled to be heard at **5:30 pm**.

Information on the above application is available for public viewing in the Teton County Planning and Building Department at the Teton County Courthouse in Driggs, Idaho. The development application and various related documents are also posted, as they become available, at www.tetoncountyidaho.gov. To view these items, go to the Planning & Zoning Commission department page, then select the 7-13-2016 Meeting Docs item in the Additional Information Side Bar. Written comments will be included in the packet of information provided to the Commission for consideration prior to the hearing if they are received in the Planning and Building Department no later than 5:00pm on July 6, 2016. Written comments may be e-mailed to pz@co.teton.id.us, mailed to the address above, or faxed. You may also present your comments in person at the hearing.

The public shall not contact members of Joint Teton County-Driggs Planning & Zoning Commission or the Board of County Commissioners concerning this application, as their decision must, by law, be confined to the record produced at the public hearing.

If you have any further questions, please do not hesitate to contact Kristin Rader, Interim Planning Administrator (krader@co.teton.id.us).

ATTACHMENT 8



Legend

- 300 ft Notification Buffer
- Subject Parcel
- Notified Parcels
- Subdivisions / Phases
- Parcels

HUNTSMAN SPRINGS PUD PHASE 3A
SUBDIVISION AMENDMENT
APPLICATION NOTIFICATION

Printed: June 24, 2016

N

ATTACHMENT 9

Planning & Zoning

MEMO

To: Kristin Rader, Teton County Interim P&Z Administrator
From: Ashley Koehler, City of Driggs P&Z Administrator
Date: June 30, 2016
RE: Huntsman Springs Phase 3A Plat Amendment

Kristin-

Thank you for the opportunity to review the proposed plat amendment; below are my comments:

1. No changes are necessary to the utilities for these lots since they were originally two separate lots and have connections for water and sewer stubbed to the lots.

2. I don't have any objections to the amendment. The addition of this lot back to the plat still conforms to the density and design of the PUD Master Plan.

Ashley Koehler, AICP | Planning & Zoning Administrator | akoehler@driggsidaho.org
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