



Greenback Subdivision
NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

FINAL PLAT & MASTER PLAN

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Final Plat is the last of three steps in the development process. Upon receipt of the required materials the Planning staff shall stamp the application received and prepare a staff report. Once the Planning Administrator has reviewed the staff report and deemed the application complete a public hearing will be scheduled with the Board of County Commissioners. It is recommended that the Applicant review Titles 6, 8 and 9 of the Teton County Code prior to submittal. These Titles 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: Adam and Mary Polacek

Applicant: [Redacted] E-mail: [Redacted]

Phone: [Redacted] Mailing Address: [Redacted]

City: [Redacted] State: ID Zip Code: [Redacted]

Engineering Firm: Harmony Design & Engineering Contact Person: Randy Blough Phone: ()208-354-1331

Address: po box 369 Driggs, ID 83422 E-mail: randy.blough@harmonydesigninc.com

Location and Zoning District:

Address: Tails Down Road Parcel Number: rp05n45e053600

Section: 5 Township: 5n Range: 45e Total Acreage: 40

Proposed Units/ Lots: 6 Proposed Open Space Acres: 24

Proposing a Subdivision
Zoning: A 2.5 A 20

Proposing a Planned Unit Development
Planned Community Rural Reserve

- Latest recorded deed to the property
- 30% of total base fee (see current fee schedule)
- Platting process expires on _____
- Preliminary Plat and required materials approved by Planning and Zoning Commission on 11/8/2022.
- Affidavit of Legal Interest
- Engineer/Surveyor review

Fees are non-refundable.

SECTION IV: CHECKLIST OF REQUIRED ITEMS FOR RECORDING

This section contains the checklist of items required for recording of the subdivision plat and documents.

- Two mylar copies of the Final Plat Plan with approval signatures
- Two mylar copies of the Master Plan with approval signatures
- Development Agreement including engineers cost estimate of public improvements
- Covenants and Restrictions
- Financial Surety (Letter of Credit or Bond)
- Dwg format of Final Plat/Master Plan on CD or emailed to GIS Dept. (required to record)
- Road donations (voluntary)
- Reconciliation of all fees:
 - Application fees
 - Engineering/surveyor review fees

SECTION V: STAFF SUMMARY

- **Required Notification in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code**

This hearing has been duly noticed in the Teton Valley News and notification shall be via mail to surrounding property owners in accordance with Idaho Code 67-6509.

- **Ordinance and standards used to evaluate this application**

This subdivision application is being reviewed under provisions of Titles 6, 8 and 9 of Teton County, Idaho, as applicable.

SECTION VI: BOARD OF COUNTY COMMISSION ACTION

Reasons for Approval – Denial – Continuance:

This application is scheduled for a public hearing on _____ 20__ with the Teton County, Idaho Board of County Commissioners. This hearing shall be duly noticed in the Teton Valley News and notification shall be via mail to surrounding property owners in accordance with Idaho Code 67-6509 and 67-6511. At this hearing the Board of County Commissioners shall consider public comment.