

Planning & Zoning Department



MAJOR MODIFICATION OF A PLAT

The purpose of Major Modification of a plat is to review changes to previously recorded plats of subdivisions, planned unit developments, or vacations to previously recorded right-of-way or easement that do not fall under a minor amendment. A pre-application meeting between the applicant and the Planning Administrator or staff is required before submitting an application. All revisions must comply with applicable current regulations. A proposed modification to an approved plat will be considered a major change when subject to one or more proposed changes referenced in the subsection in Chapter 4 of the LDC.

For Office Use Only
Fees Paid
[ ] Check # [ ] Credit Card [ ] Cash Date Received

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. Incomplete applications will not be put on hold. Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: Grand Teton Land Company, LLC Address: 189 N. Main Street; Driggs, ID
(c/o Doug Gemmel, Agent) Zip code: 83422

Project Location

Name of Applicant (if different than owner): Same as Owner Phone: (208) 201-4087
Project Address (if different than owner address): Sections 8,9,16,17,20,21,28,29 T6N R44E Zip code: 83422
Subdivision Name: River Rim Ranch PUD, Division II, Phase I

Email: doug.gemmel@cbmp.com Zoning District: Rural Agriculture

Primary Contact (if not applicant): Doug Gemmel

Email: doug.gemmel@cbmp.com Phone: (208) 201-4087

Designated Primary Contact [ ] Owner [x] Agent/Representative

Project Info

Proposed Modifications: Amend #7 - Re-instate golf course into PUD Total Acreage: 1464 +/-
RP#:



I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and reviewed by the Planning Administrator and scheduled for public hearing.

Applicant Signature: [Signature] (Manager of Owning Entity) Date: 7/6/2023

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Owner Signature: [Signature] (Manager of Owning Entity) Date: 7/6/2023

**Checklist**

All items need digital copies as well as paper copies.

- Complete application and fee.
- Pre-app complete. Date: Office Meeting: 5/2/2023
- Narrative explaining the changes that are being proposed.
- Plat, if applicable, labeled correctly as "Amended Plat".
- Revised maps showing a proposed vacation or revision to the layout of lots or buildings and any reduction in the number of lots or buildings.
- Plat, if applicable, labeled as "Amended Plat".
- Approval letter from EIPH, approval letter from Teton County Fire District, acceptance letter from city for sewer hookup from the providing community, if applicable. see narrative
- Additional studies or information required by the Planning Administrator. TBD
- HOA Letter of Approval. to come

**SECTION II: APPLICABILITY** Note: See attached narrative for additional responses to Section II

- A proposed modification to an approved plat will be considered a major change and therefore subject to this subsection where the proposed changes result in one or more of the following:
  - o Vacations of portions of a plat, except where platted open space acreage would be reduced in acreage, the value of the protected resource may be diminished or where land/easements are dedicated to the public.
  - o Amendments to the recorded Master Plan that do not change use of density.
  - o The re-arrangement or relocation of five (5) or fewer lots or buildings that do not encroach further into natural recourse areas dedicated open space.
  - o A boundary adjustment between a lot in a platted subdivision and an adjacent non-platted property.
  - o Minor changes to the layout or roads, utilities, or other facilities.
  - o A reduction in the number of lots or parcels.
  - o The re-arrangement or relocation of lots that encroach further into natural recourse areas, overlay areas, or move closer to neighboring property.
  - o The relocation of parking facilities, buildings, or other elements of the development that encroach further into natural resource areas, overlay areas, or move closer to neighboring property.
  - o Addition or change in uses identified in the original approval.

**SECTION III: CONSIDERATION FOR APPROVAL** Note: See attached narrative for additional responses to Section III

Please submit narrative referencing the following:



- 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, and conditions of approval established in the previous approval.
- The subdivision master plan and plat for a subdivision or planned unit development, including the proposed changes, shall reduce governmental costs for operations and capital expenses. see narrative
- The revised plat or plan shall reduce the impact to neighboring properties. see narrative
- The revised plat or plan shall reduce the intrusion of development into areas identified on the County's Natural Resource Overlay Map and updated identification of areas where indicator habitats and/or habitats for indicator species are found as documented by input that is accepted by the County from Idaho Department of Fish and Game or other qualified wildlife professionals.
- Review criteria applicable to a Major Modification to a preliminary or final plat include those applicable to the original approval process for the preliminary or final plat, respectively.
- Any proposed changes to a plat, shall comply with all applicable criteria and standards of the current County regulations, and conditions of approval established in the previous approval.
- Any proposed changes to a recorded plat or subdivision mater plan that increase direct or indirect impacts may require additional mitigation pursuant to the current criteria and standards of County regulations.

SECTION III: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Application is deemed complete and accepted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

