



**JC Ranches**

**NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT**  
**SUBDIVISION EXTENSION**  
**APPLICATION**

The Planning Administrator or his or her designee will review this application. It will then be scheduled for review by the Board of County Commissioners. The planning staff is available to discuss this application and answer questions. The burden of proof is on the applicant to demonstrate that the application meets the criteria for approval. It is recommended that the applicant review Title 9, Section D-7 of the Teton County Code prior to submittal. This Title and application are available on the County website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov).

*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:** JD ID WY, LLC

**Applicant:** James H. Herbert II E-mail: jim@herbertinvestments.com

Phone: ( ) \_\_\_\_\_ Mailing Address: 4750 S. Cortland Dr.

City: Jackson State: WY Zip Code: 83001

**Engineering Firm:** Y2 Consultants Contact Person: Megan Nelms Phone: ( 307 ) 299-1148

Address: \_\_\_\_\_ E-mail: megan@y2consultants.com

**SECTION II: CONSIDERATIONS FOR EXTENSION APPROVAL**

The burden is on the applicant to provide a detailed narrative explaining their reason(s) for consideration.

1. The developer has diligently pursued the completion of final plat approval and the preliminary plat has been approved.
2. The application was continued by the commission for special studies, i.e.: Traffic, NP, Wetland, Wildlife etc.
3. The denial of the extension would cause undue hardship to a neighboring property.
4. It is in the public interest.
5. Delays have been the result of federal, state or local agency demands, lengthy/unusual review agency timeframes, or required studies that can only occur during a limited time(s) of the year.

- 6. Application of Title 9 regulations (as amended November 14, 2008) would not significantly alter the extended subdivision's design or dedications.
- 7. County negotiations for non-required public benefit delayed progress in the project.
- 8. Other extenuating circumstance.

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 Planning and Zoning Commission public hearing.

- Applicant Signature: J. Holt Date: 2/4/25

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Megan Nelms 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: J. Holt Date: 2/4/25

Date Received: \_\_\_\_\_

Application fee paid in accordance to current fee schedule

Subdivision / PUD Fees paid through Preliminary application (60% of total)

**SECTION III: BOARD OF COUNTY COMMISSION ACTION**

**APPROVED**

**DENIED**

- Chairman Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Fees are non-refundable.*

**TITLE 9 APPROVAL EXTENSION REQUEST**  
**JC RANCHES SUBDIVISION**



February 5, 2025

Jade Krueger, Senior Planner  
Teton County Planning  
150 Courthouse Dr., Room 107  
Driggs, ID 83422  
(208) 354-2593 ext. 200  
[jkrueger@co.teton.id.us](mailto:jkrueger@co.teton.id.us)

**RE: Title 9 Approval Extension Request**  
**JC Ranches Subdivision – Teton County, Idaho**

Dear Ms. Krueger,

JD ID WY, LLC owns a 79.95-acre parcel of land in Section 10, T05N, R45E, located south of Teton. The Preliminary Plat for JC Ranches Subdivision was approved by the Board of County Commissioners on September 10, 2024. Upon receiving county approval of the preliminary plat, we have been working diligently to complete all items, including final improvement plans for roads, fire protection, etc., soil test holes and approval from EIPH, an approved Level I NP Study, engineer's cost estimate of improvements and securing a Letter of Credit to guarantee the installation of the improvements.

The last "big ticket" item for the subdivision was obtaining a Nationwide Permit (NWP) from the United States Army Corp of Engineers (USACE). We waited to apply for the NWP until the preliminary plat was approved by the BOCC to ensure we didn't have any changes to the plat or amount of wetland disturbance. This was in effort to prevent delays in obtaining the NWP by having to amend the permit application if there happened to be a change made to the plat based on comments received at a preliminary plat public hearing.

To be proactive and anticipate any delays that could be caused by the NWP, a culture resources survey was completed for the property between the preliminary plat approval and submittal of the NWP application. The NWP application was submitted to the USACE on December 10, 2024. Upon receipt of the application, the USACE notified us that their review time would be a full 60-day period, and that they anticipated issuing the permit in mid-February.

To ensure the final plat for JC Ranches receives approval prior to the subdivision expiration date of March 1, 2025, we are requesting a 60-day approval extension period. The Final Plat and all required materials will be submitted immediately upon receipt of the Nationwide Permit, however, we understand the need for staff review time and the Board of Commissioners busy meeting agendas and know it is possible that the Final Plat may not make it onto an agenda prior to March 1.

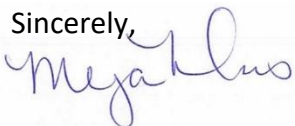
We have diligently worked towards the completion of this subdivision, only to be held up at the last minute by the extended review period by the USACE. It is also of note that the amount of wetland

disturbance in JC Ranches is less than one-tenth of an acre (.09-acre). A mitigation plan was not required by the USACE with the application; however, the applicant has put one in place which meets all USACE requirements.

As stated previously, all required materials for the final plat are complete and ready for review, except for the Nationwide Permit. With that, we respectfully request an extension of 60-days from the original approval deadline of March 1, 2025, to provide adequate time for county staff to review the final plat application and to receive the approved NWP from the USACE.

On behalf of JD ID WY, LLC and Y2 Consultants, thank you very much for your attention and consideration of this request and please let me know if we need to provide any additional information.

Sincerely,

A handwritten signature in purple ink that reads "Megan Nelms".

Megan Nelms, AICP

Senior Planner

[megan@y2consultants.com](mailto:megan@y2consultants.com)