



A REQUEST FOR A MINOR PLAT AMENDMENT
Daydream Ranch Subdivision Lot 11- Relocate Building Envelope
Prepared for the Board of County Commissioners
August 12, 2024

Owner / Applicant: Orion Wells

Background: Joe Anderson has submitted an application for a Minor Plat Amendment to move a 100' x 100' platted building envelope (Instrument #160003) to the southwest of the current location. The parcel is currently undeveloped. The resulting lot would not affect any external property boundaries or adjacent properties. The HOA has approved of this change. There are no changes proposed of access, easements, open space, sanitary services, or uses. The parcel does not lie within any overlays.

The pre-application conference requirement was satisfied. This plat modification has been classified as a **Minor Modification to a plat because it is adjusting a building envelope within a platted subdivision.**

PARCEL NUMBER: RP002640000110
LEGAL DESCRIPTION: Lot 11 Daydream Ranch Sub SEC 4 T5N R45E
LOCATION: Daydream Ranch Subdivision, Lot 11
ZONING DISTRICT: LA-35
PROPERTY SIZE: 2.78 acres

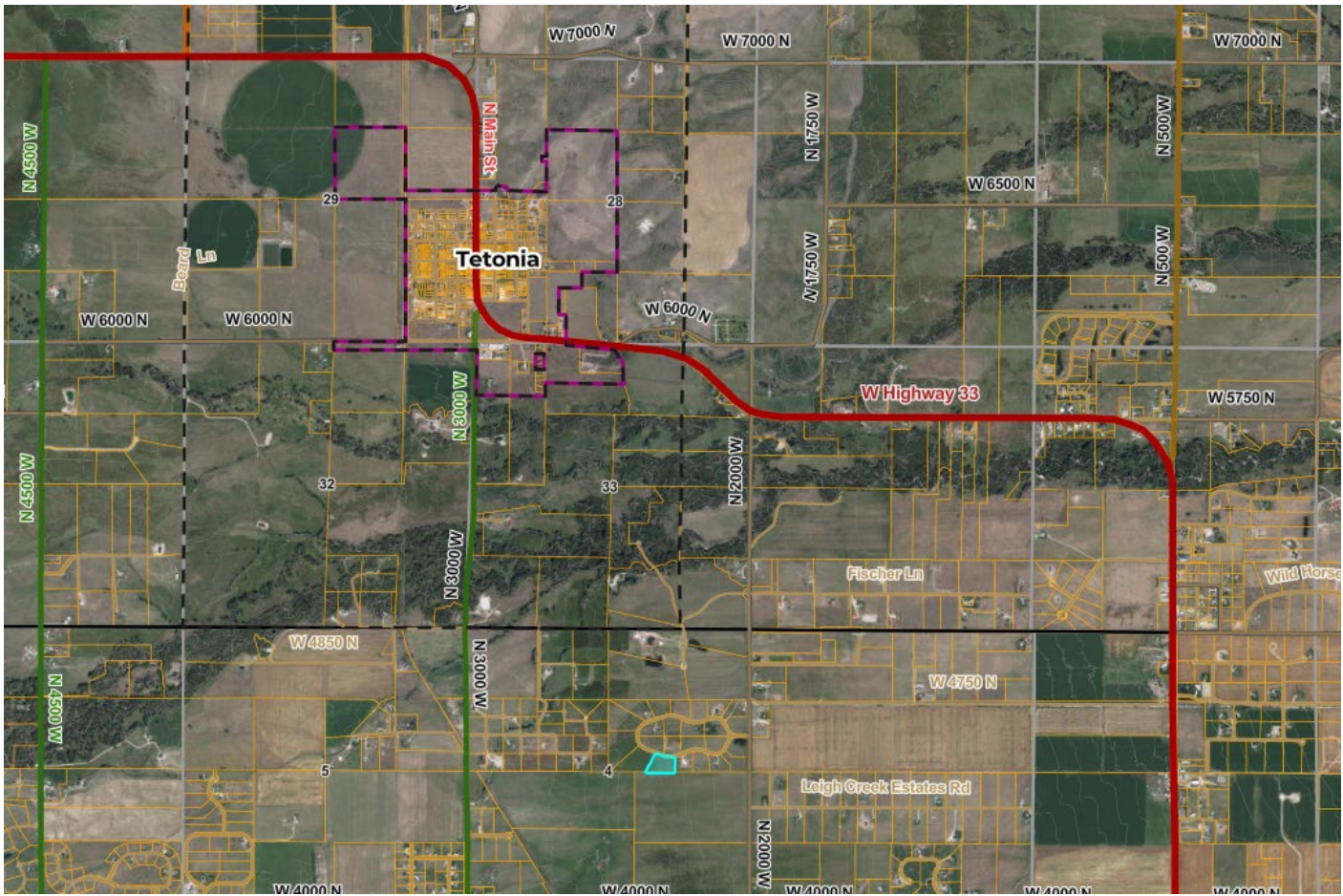


Figure 1. Project Vicinity Map; Subject Parcel Highlighted Blue. SE of Tetonia.



Figure 2. Aerial Image

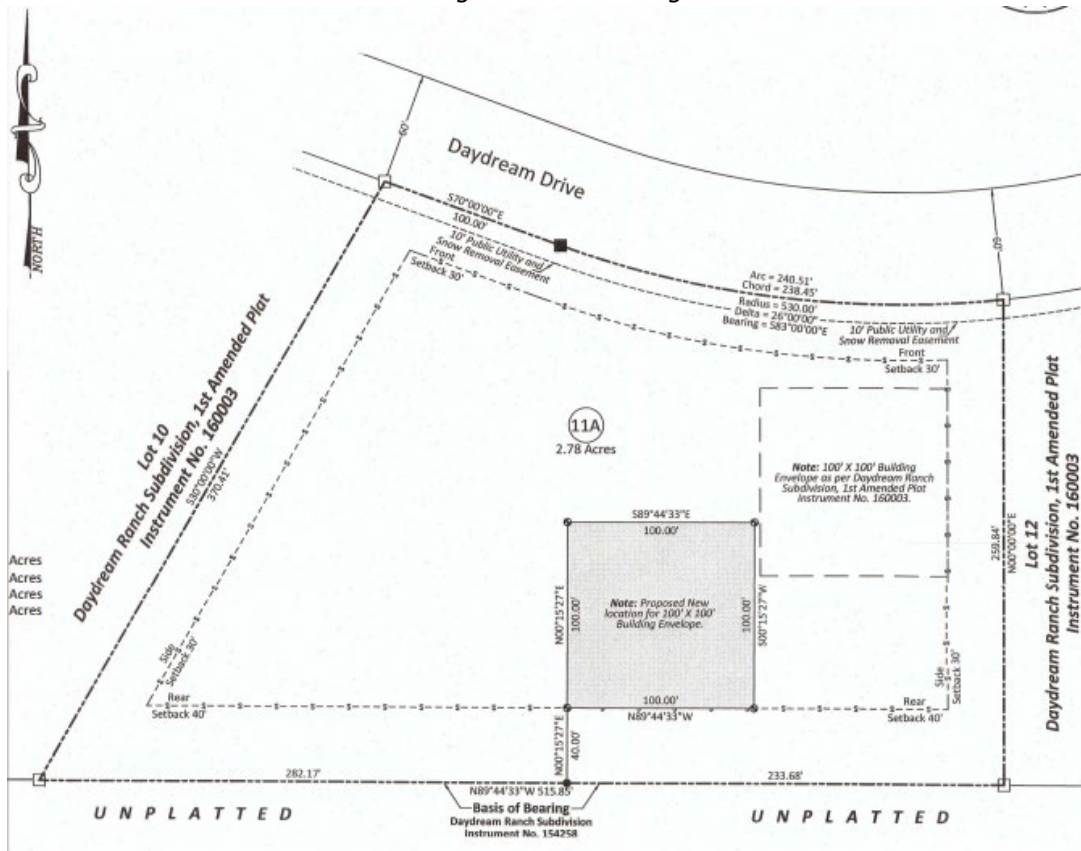


Figure 3. Amended Plat – showing the shifted building envelope

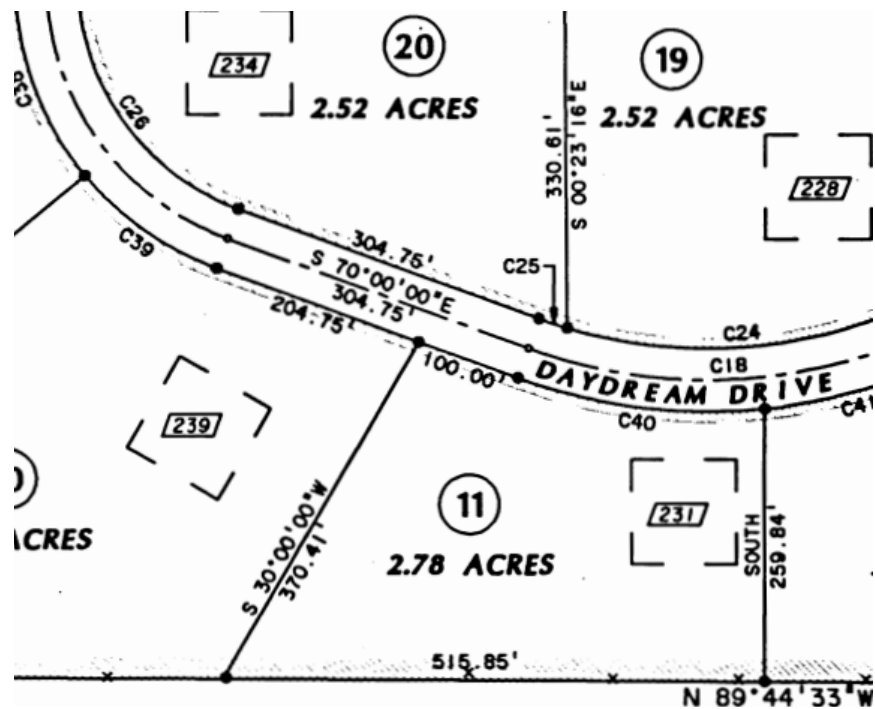


Figure 4. Original Plat

Applicable Ordinance: Land Development Code §4-14-D Minor Modification of a plat

Definition: Minor modification of a plat. – A proposed modification to an approved plat will be considered a minor change therefore subject to this subsection where the proposed changes result in one or more of the following:

- i. Boundary line adjustments between lots within a subdivision;
- ii. Lot consolidations of two or more platted lots into fewer lots,
- iii. Changes to a master plan if they result in a reduction in density
- iv. **Adjustment of building envelopes that are not in a sensitive area as identified by the Natural Resource Overlay Map**
- v. Other changes of similar magnitude and minimal direct impact as determined by the Administrator.

Review Criteria §4-14-D (6)

- a. Any proposed changes shall comply with all applicable criteria and standards of the LDC or other County regulations, and conditions of approval established in the previous approval.

Staff Comment: The lot being amended in the Subdivision is one residential lot of 2.78 acres. The original plat noted that building envelopes were provided to lots that may have water within 7' of the surface as of 2002. EIPH has provided a letter (attached) stating that no groundwater was found above 10' and the test hole data shows compliance with the plat notes of original development of the Daydream Ranch Subdivision.

- b. Insignificant changes shall not reduce the area of designated open space or increase the number of lots.

Staff Comment: The relocated building envelope will not affect the amount of open space or number of residential lots in the subdivision. There is no proposed change in size of the building envelope.

- c. Insignificant changes shall not change the uses approved or the location of where certain uses are approved.

Staff Comment: There is no proposed change of use in this application. Water levels per the original plat note regarding building envelopes have been verified for the shifted envelope.

- d. Insignificant changes shall not increase or create new and potentially substantial direct or indirect impacts on the neighborhood, vicinity of the subdivision or overall community.

Staff Comment: The application will not result in any additional density. There are no overlays present on the parcel. Applicant has submitted a letter of approval from their HOA Board.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:

This type of review does not require any public notice. The application materials were received June 10th, 2024.

Board Action/Decision:

The Board of County Commissioners shall act on the information presented whether to:

- 1) Continue the application
- 2) Approve the application
- 3) Approve with conditions
- 4) Deny the application

Specific reasons for the decision shall be stated in writing for the record.

Findings of Fact:

- The applicant submitted an application on June 10th, 2024 to amend the Daydream Ranch Subdivision Plat.
- The Daydream Ranch Subdivision Plat was originally platted in in 2003 by *Instrument #154258*
- The first amendment was made on February 25th, 2004 creating *Instrument #160003*
- Minor plat amendments are used to adjust lot lines that does not reduce the area, frontage, width, depth, or building setback lines below the minimums required in the Zoning District.

The Planning Administrator has determined that the application is complete. *As a note to the applicant, property taxes also are required to be paid in full before recording.*

Conditions of Approval:

1. A final technical survey review be completed before mylars are printed.

MOTIONS

Approval:

Having found that the proposed plat amendment for Lot 11 of Daydream Ranch Subdivision complies with the requirements of the Teton County Land Development Code 4-14-D (6) based on the findings prepared in the staff report, I move to approve the application submitted on June 10, 2024.

Denial:

Having found that the proposed plat amendment for Lot 11 of Daydream Ranch Subdivision does not comply with the requirements of the Teton County Land Development Code 4-14-D (6), I move to deny the application submitted on June 10, 2024 based on the following findings ...

Prepared by:

Torin Bjorklund, Associate Planner

Attachments:

- | | |
|--------------------------------------|-----------------------------------|
| A) Application (3 pages) | G) Pre App Approval (4 pages) |
| B) Narrative (1 Page) | H) Site Plan (1 page) |
| C) Original Plat (2 Pages) | I) Trust Documentation (19 Pages) |
| D) Amended Plat (1 page) | J) Grant Deed (2 Pages) |
| E) EIPH Review_04.23.2024 (11 Pages) | K) HOA Letter (1 page) |
| F) EIPH Review_06.04.2024 (8 Pages) | |

End of Staff Report