



## 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: Robert, Nina, & Jason Grimm Address: [REDACTED]  
Zip code: 32963

##### Project Location

Name of Applicant (if different than owner): Jason Grimm Phone: [REDACTED]  
Project Address (if different than owner address): [REDACTED] Zip code: [REDACTED]  
Subdivision Name: n/a, lot split in Aspen Meadows Subdiv.

Email: jason@jascountlimited.com Zoning District: Driggs AOCl, ADR 0.5

Primary Contact (if not applicant): Nick Mestre, Refugio Engineering

Email: nickmestre22@gmail.com Phone: (208) 656-5916

##### Designated Primary Contact

☐ Owner ☒ Agent/Representative

##### Project Info

Proposed Modifications: Lot split into (2) lots Total Acreage: 2.5  
RP#: RP000030000200



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: Jason Grimm Date: 12/17/24

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: / Date:

### Checklist

All items need digital copies as well as paper copies.

- ☒ Complete application and fee. \$2,015, AOI
- ☒ Pre-app complete. Date: 12/12/24
- ☒ 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.
- ☒ Additional studies or information required by the Planning Administrator. NRA
- ☐ HOA Letter of Approval. n/a

### SECTION II: APPLICABILITY

- ☒ 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:
  - 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.
  - Amendments to the recorded Master Plan that do not change use of density.
  - 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.
  - A boundary adjustment between a lot in a platted subdivision and an adjacent non-platted property.
  - Minor changes to the layout or roads, utilities, or other facilities.
  - A reduction in the number of lots or parcels.
  - The re-arrangement or relocation of lots that encroach further into natural recourse areas, overlay areas, or move closer to neighboring property.
  - 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.
  - Addition or change in uses identified in the original approval.

### SECTION III: CONSIDERATION FOR APPROVAL

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.
- ☐ The revised plat or plan shall reduce the impact to neighboring properties.
- ☐ 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 IIII: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

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

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

