



A REQUEST FOR MINOR PLAT AMENDMENT APPROVAL
N. Leigh Creek Subdivision – Teter Inc. 401(K) Plan FBO Clayton Davis, Lot 27- Relocate
Building Envelope
PREPARED FOR: July, 14 2025 - Board of County Commissioners Public Meeting

Owner: Teter Inc. 401(K) Plan FBO Clayton Davis

Applicant: Harmony Design & Engineering, Allison Ahlert

Background: Allison Ahlert has submitted an application, on behalf of Clayton Davis, for a Minor Modification of a Plat to move a building envelope. The parcel, RP005400000270, is zoned RA-35, and is overlaid by the FEMA Zone A Floodplain, as well as the Teton County Songbird/Raptor Breeding and Wintering Habitat and the Big Game Migration Corridors and Seasonal Range. The proposed changes include shifting the existing building envelope to the north, so that most of it is outside the floodplain. The building envelope will not change size, and no other changes to the plat, CCRs, or other associate documents are proposed.

North Leigh Creek Subdivision Plat was originally platted in 2006 by *Instrument # 179115 and # 179126*. The subdivision went through several similar plat amendments between 2021 -2023.

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.**

LEGAL DESCRIPTION: LOT 27 NORTH LEIGH CREEK RANCH SEC 25 T6N R45E

LOCATION: 545 Rock Garden Road, Lot 27 in North Leigh Creek Ranch

ZONING DISTRICT: RA-35

PROPERTY SIZE: 3.77 acres

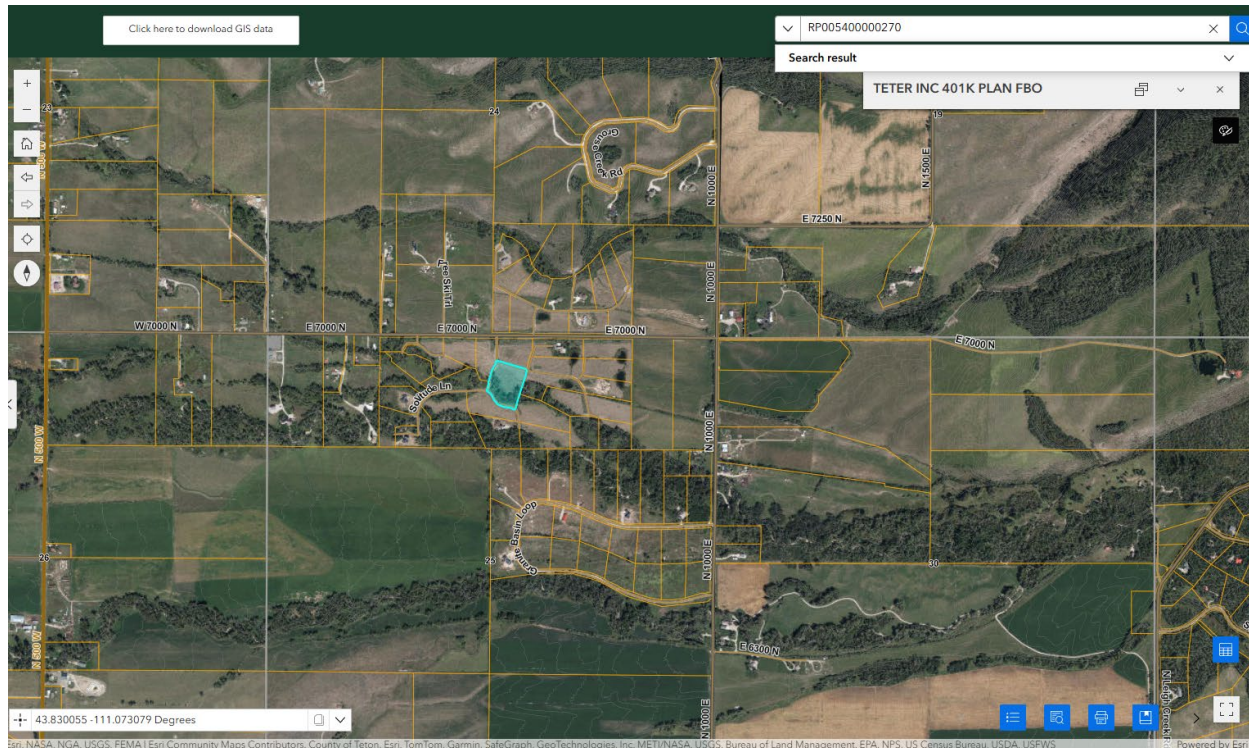


Figure 1. Project Vicinity Map, East of Teton

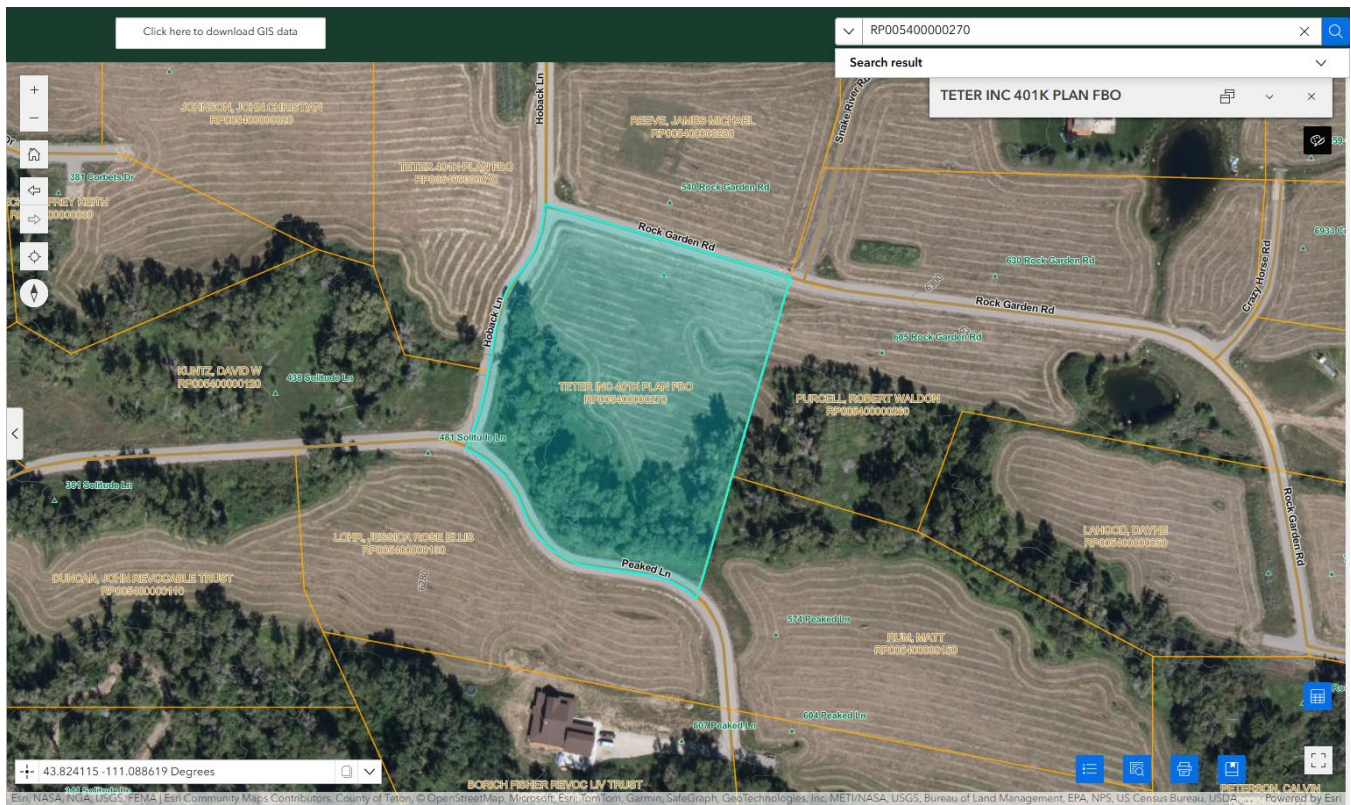


Figure 2. Aerial Image of Lot 27

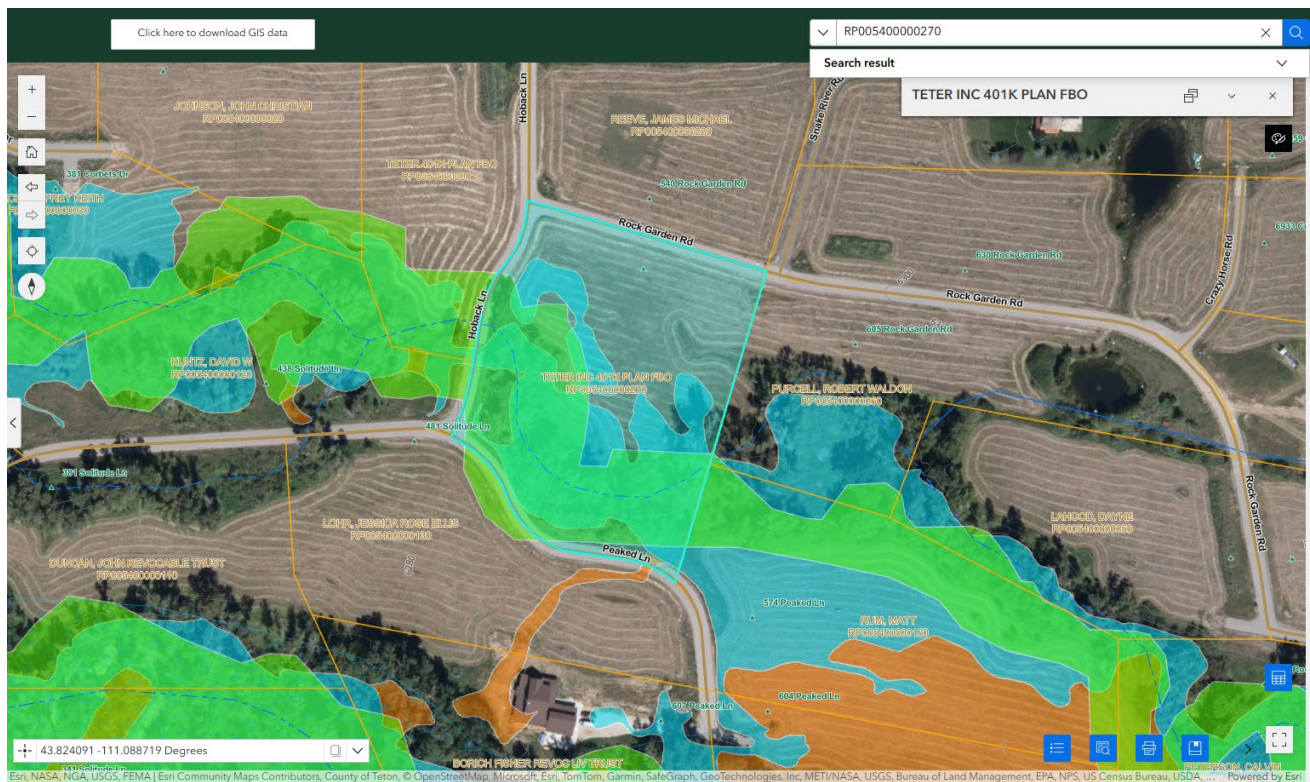


Figure 3. Hydrography/Irrigation Layer, Effective Flood Hazard Layer, and Preliminary Flood Hazard Area

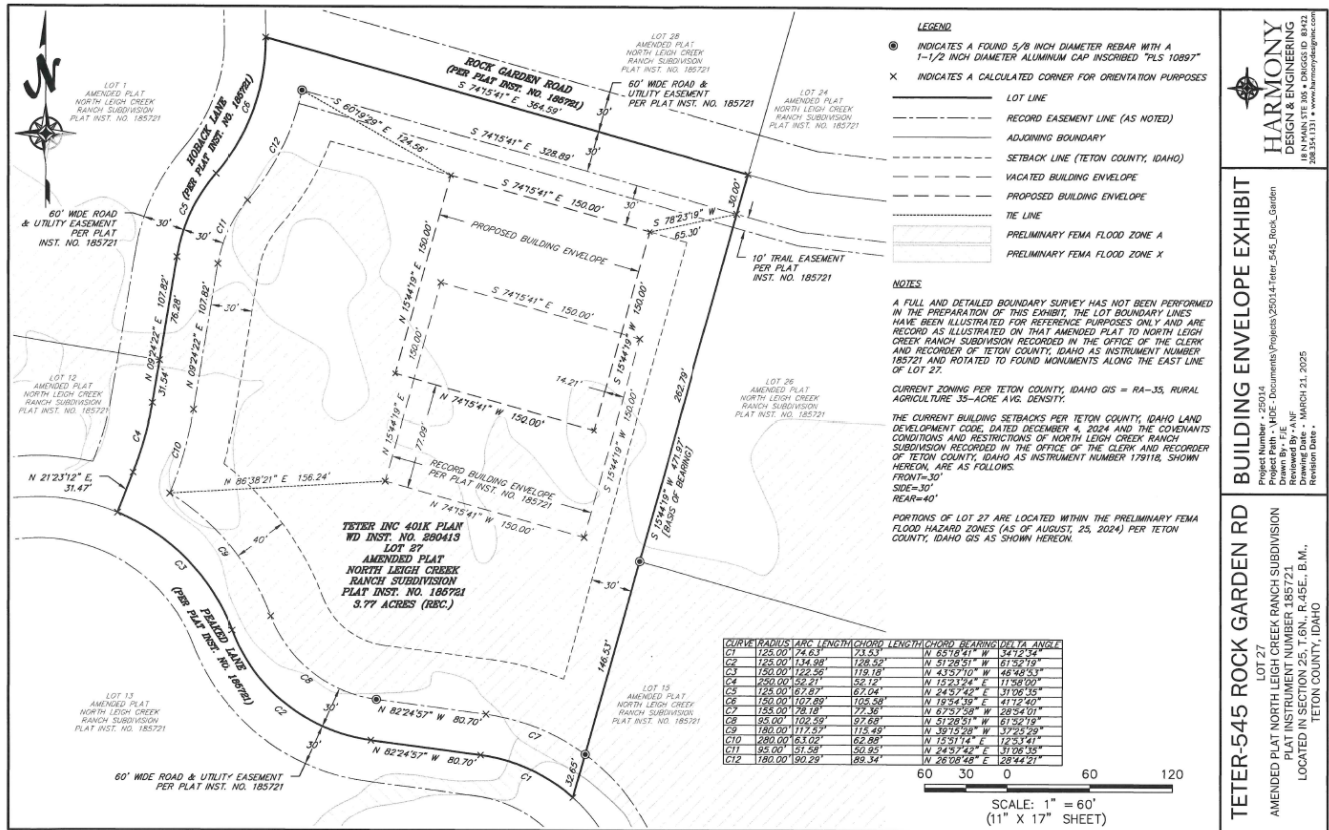


Figure 5. Building Envelope Exhibit

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:

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

Staff Comment: *There is no proposed change of use in this application.*

- 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. The parcel is within the Big Game Migration Corridors and Seasonal Range and partially in the Songbird/Raptor Breeding and Wintering Habitat. The proposed amendment would remove the majority of the building envelope from the Preliminary FEMA Flood Zone A. The envelope adjustment is not expected to produce any additional impacts nor any additional density.*

Staff Recommendations

Planning Staff believes that the proposed request does represent a minor modification/amendment to a plat and meets to specific conditions of approval as presented in this report and recommends approval.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:

This type of review does not require any public notice. The application materials were received May 30, 2025.

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 May 30, 2025 to amend the North Leigh Creek Ranch Subdivision Plat.
- The North Leigh Creek Ranch Subdivision Plat was originally platted in in 2006 by *Instrument # 179115 and # 179126*.
- Minor plat amendments are used to provide an efficient procedure for reviewing changes to previously recorded plats of subdivisions, including adjustments to building envelopes.

Conditions of Approval:

The Planning Administrator has determined that the application is complete. *As a note to the applicant, a final technical survey review is required before a plat amendment can be recorded. Property taxes also are required to be paid in full before recording.*

Motions:

Approval:

Having found that the proposed plat amendment for North Leigh Creek 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 May 30, 2025.

Denial:

Having found that the proposed plat amendment for North Leigh Creek 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 May 30, 2025 based on the following findings ...

Dan Leemon, Senior Planner

Attachments:

- A. Staff Report (6 pages)
- B. Teter 545 Rock Garden Rd Minor Plat Modification Application_5.30.2025 (3 pages)
- C. Fifth Amended Final Plat (1 page)
- D. Plat Minor Modification Building Envelope Exhibit (1 page)
- E. Minor Modification Narrative (3 pages)
- F. Minor Modification Owner Verification (1 page)
- G. Amended Plat N. Leigh Creek Ranch Building Envelopes (4 pages)
- H. HOA Approval Email (1 page)

End of Staff Report