



ROAD VACATION / ABANDONMENT / ADDITION APPLICATION

Teton County, Idaho

The County Engineer is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by staff and then scheduled for the appropriate public hearing(s). It is recommended that the applicant review Idaho Code 40-203 and Teton County Code Section 9-7-1.

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: Driggs Acquisition LLC
Applicant: Todd Woolstenhulme E-mail: tw@tributaryidaho.com
Phone: (208) 313-4060 Mailing Address: 1839 N 1000 W
City: Driggs State: ID Zip Code: 83422

Location:
Address: See attached map Section: 22/23 Township: 5N Range: 45E
Parcel Number: RP05N45E233000, RP05N45E232401, RP05N45E233603,
RP05N45E220011, RP000230000160

I, the undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on an agenda for public meeting/hearing.

• Applicant Signature:  Date: 4-2-25

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ 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:  Date: 4.2.25

Fees are non-refundable.

SECTION II. CRITERIA FOR RECOMMENDATIONS AND DECISIONS:

1. A site plan drawn to scale by a professional surveyor may be required showing: **See attached map**
 - Perimeter, dimensions and topography of the road/property.
 - The names and locations of all streets bordering the property.
 - The location of all easements or right(s)-of-way.
 - The location and dimensions of present and proposed structures.
2. Attach a narrative statement that addresses Title 40 of Idaho Code. **See attached transmittal letter**
 - That granting the proposed vacation is in the public interest.
 - That the vacation will not leave real property adjoining the highway or public right(s)-of-way without access to the public highway or right(s)-of-way.
 - Reservation of easements or right(s)-of-way for public utilities or ditches and canals.
 - Name of landowner who originally dedicated the parcel to the public. (Fair market value may be imposed.)
3. Fees paid in accordance with current fee schedule. **To be delivered with application**

SECTION III. SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE:

- Notification of adjoining property owners: Property owners, utility companies, underground facilities, and irrigation companies adjoining the road shall be notified of this application 30 days prior to the public hearing date. This notice must include time, date, and place of the public hearing and will be mailed by staff.

If a subdivision is adjacent to the application then all lot owners in the subdivision must be notified. If the property is within a subdivision the entire subdivision and any property within 300 feet of the exterior of the subdivision must be notified.

- Notice shall be posted on the property showing the time, date and place of the public hearings and a description of the action requested.
- These procedures are required to be completed prior to each public hearing in accordance with Idaho Code Section 40-203 as amended.

SECTION IV: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION V: PLANNING AND ZONING COMMISSION ACTION IF NECESSARY

SECTION VI: BOARD OF COUNTY COMMISSIONERS ACTION

Return Completed Form & Documentation to:

Teton County Engineer
Department of Public works
150 Courthouse Drive
Driggs, ID 83422

FAX: 1-208-354-8778

If you have questions about this application, you may call 1-208-354-0245



3/24/2025

Teton County Road and Bridge
Teton County Annex
547 N. Main Street
Driggs, ID 83422

ATTN: Blaine Ball, Road and Bridge Supervisor

RE: Vacation of N 1000 W, Tributary PUD

Dear Road and Bridge Staff:

Please find the attached application and supporting documents for the official vacation of County Road N 1000 W on property owned by Driggs Acquisition LLC. Attached Exhibit A illustrates the portion of this road for which this vacation would apply.

It is our understanding that there are no recorded easements, maps, surveys or other documentation that were used to establish N 1000W as a county road. Instead, it appears that in the past, a primitive gravel road was constructed to access several private agricultural properties. These properties have since been purchased by Blackfoot Farms, LLC (Huntsman Springs) and subsequently Driggs Acquisition, LLC, the current owner of the Tributary PUD and applicant for this vacation.

Tributary no longer has any need or use for this county road within the PUD as all roads in this portion of the development will be private. Similarly, this road has not been maintained by the county or used as a county road for nearly 20 years. The short remaining section of the road has been used exclusively by Tributary and their contractors as a controlled construction access since 2005.

Granting this proposed vacation is in the public's best interest by preventing those without proper permission from entering a potentially dangerous and active construction site. It would also officially eliminate any responsibility for the county to repair or maintain approximately 0.75 miles of gravel road that does not serve any owners outside of the Tributary PUD.

Underground public utilities such as power and communications located within the roadway alignment would be allowed to remain. An official recorded easement would be granted by Driggs Acquisition to the applicable utility company for use and maintenance. Historic irrigation supply ditches would also be granted easements where necessary. However, most of the irrigation water in this area serves lands that are part of the Tributary PUD.

We also wish to note that approximately one mile of the historic N 1000 W has been incorporated into the Tributary PUD and City of Driggs. This section of N 1000 W that is within the city limits is also shown on the attached exhibit. However, with the approval of the 2019 Tributary (Huntsman Springs) PUD Master Plan Amendment (Approved by the City on 5-14-2019), 2019 Development Agreement (Inst # 256791) and the 2024 Phase III Addition to the City of Driggs (Inst # 283901), all roads within the Tributary PUD gates were made private. As a result, N 1000 W no longer functions as a public road through the Tributary property.



3/24/2025

Please let us know if you need any other information or have any questions.

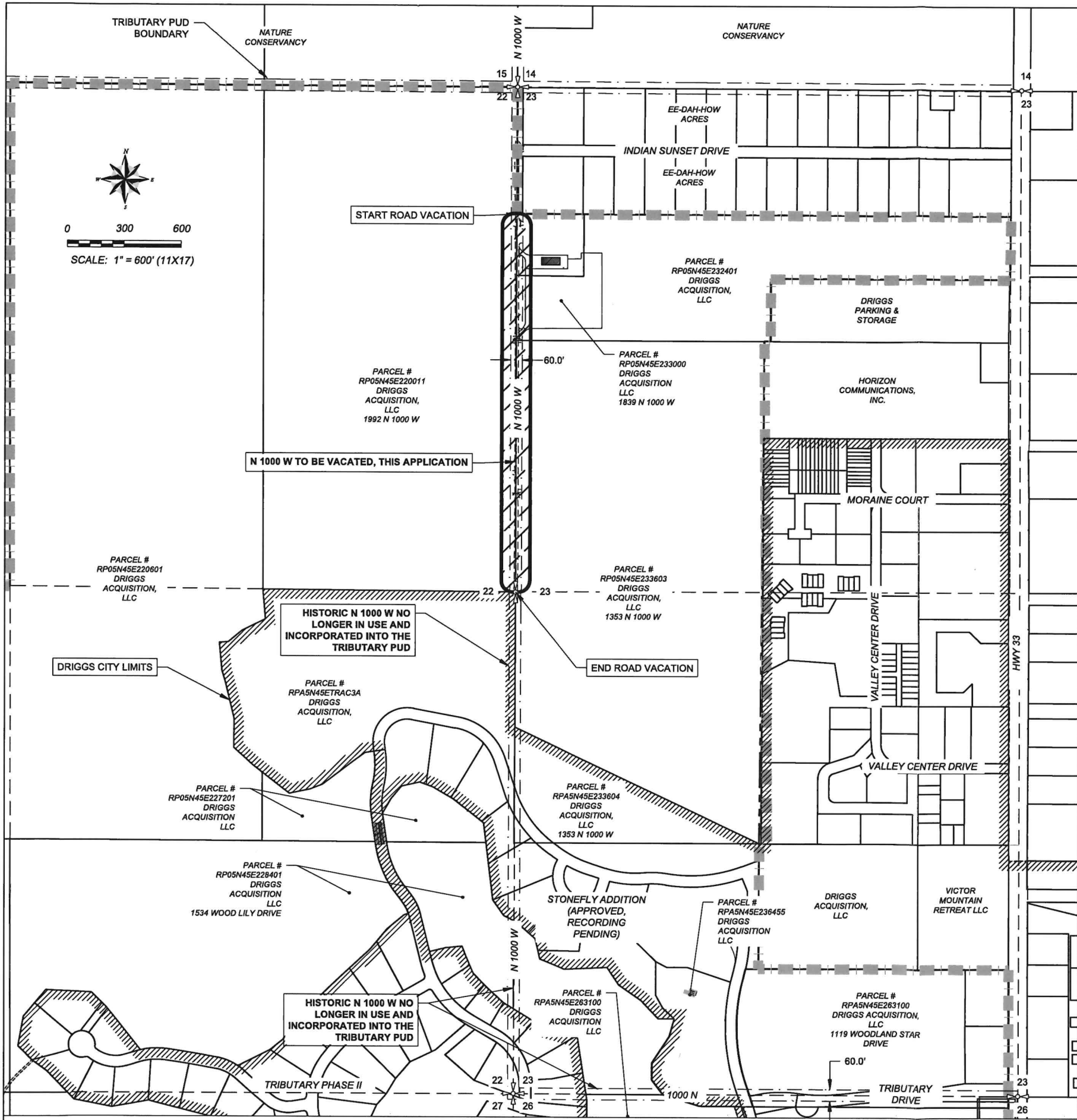
Thank you.

Todd Woolstenhulme
Tributary Construction Manager

Cc: Darryl Johnson

Attachments:

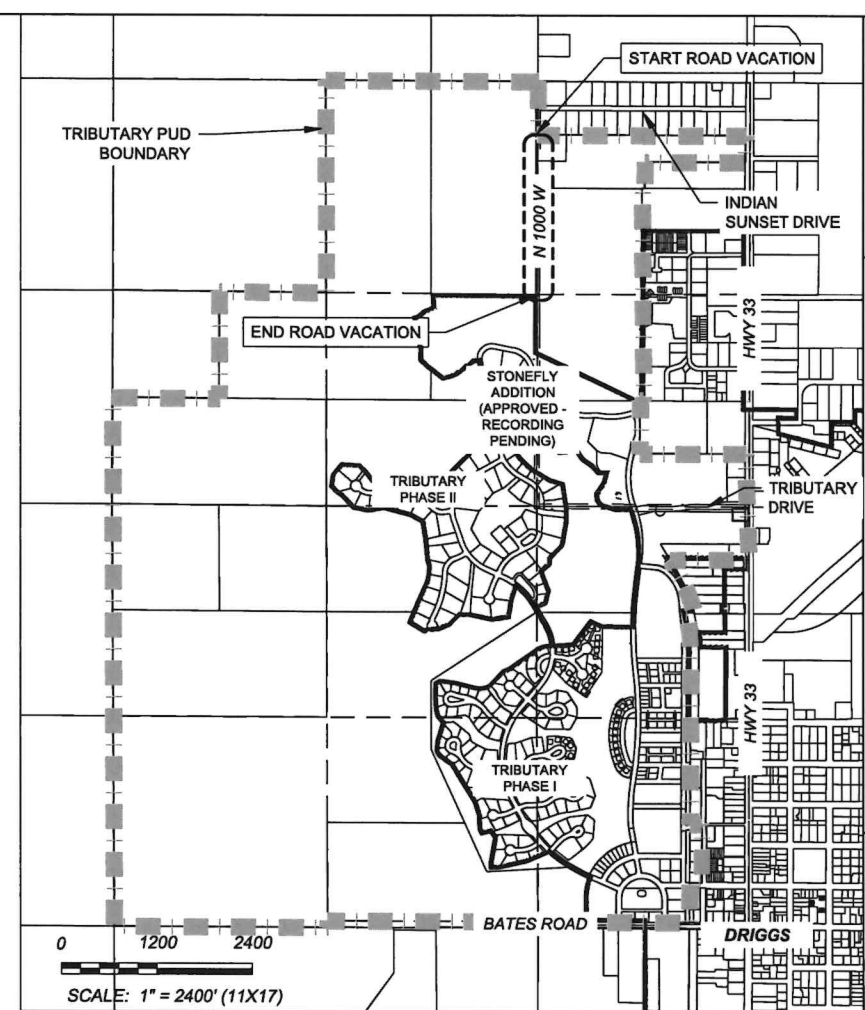
- 1) Teton County Road Vacation / Abandonment Application
- 2) Map showing portion of N 1000 W to be vacated



Drawing Name: C:\Users\JoAnnHoff\Documents\10-MY STUFF\RDZ-SERVER\Data-OEM\18-004.18_1000West\1D.Design\DWG 1000W\2024-1000W-VACATION-SITE.dwg

ROAD VACATION SITE MAP
AS SHOWN

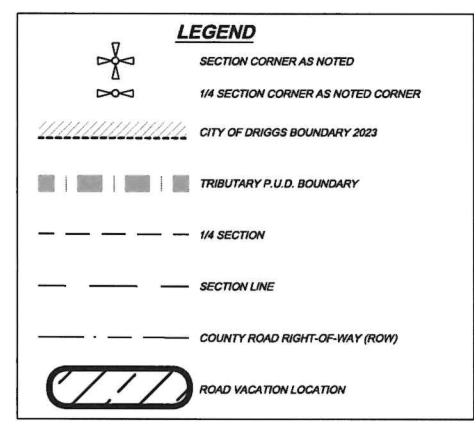
1
C1.0



VICINITY MAP
AS SHOWN

2
C1.0

NOTE: SEE INSTRUMENTS # 256791 AND # 283901 WHICH PRIVATIZE ROADS WITHIN THE TRIBUTARY PUD, ELIMINATING THE USE OF N 1000 W AS A PUBLIC ROAD WITHIN THE PUD AND CITY LIMITS



Prepared By: JPH Date: 4/2/2025 Rev. Date:	
RENDEZVOUS ENGINEERING, P.C. P.O. BOX 4859 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334	
DRAWING TITLE: N 1000 W ROAD VACATION SITE PLAN	
PROJECT TITLE: N 1000 W ROAD VACATION TRIBUTARY TETON COUNTY, IDAHO	PROJECT NUMBER: 18-004.17
DRAWING NUMBER: C1.0	