

## Pre-Application Conference – Checklist

**Type of Application:** Minor & Major Plat Amendment; governed by Teton County Land Development Code - Chapter 4

<b>Property:</b>	Lot 10 - Daydream Ranch
<b>Parcel identification number:</b>	RP001420000440
<b>Property Owner:</b>	Owner: same Applicant: Orion & Monika Wells
<b>Legal Description</b>	LOT 10 DAYDREAM RANCH SUB SEC 4 T5N R45E
<b>Zoning District:</b>	FH- 20 acre average density
<b>Parcel(s) Size</b>	5.29 Acres
<b>Overlays:</b>	None
<b>Wetland:</b>	N/A
<b>Floodplain:</b>	N/A

### Overview of Subdivision or PUD Plat Amendment Process:

- (1) Pre-Application meeting/review (this form will satisfy this requirement)
- (2) The Administrator may request additional information, including revised drawings, studies, agency reviews, reports, or other submittal items that are necessary to review the proposed changes.
- (3) The Administrator shall commence review only after the applicant has submitted the required items as a complete and accurate application package.
- (4) The Administrator shall determine if the changes are minor or major. This determination may involve the Commission and/or the Board at the Administrator's discretion.
- (5) For a detailed description of the types of Modifications; minor or major, please see Land Development Code 4-14-D & E.
- (6) Each category of Plat Amendment has it's own Criteria for Approval list in 4-14-D.6 and 4-14-E.6

### Minor Modification- Review Criteria:

- 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.
- b) Insignificant changes shall not reduce the area of designated open space or increase the number of lots.
- c) Insignificant changes shall not change the uses approved or the location of where certain uses are approved.
- 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.

Minor Modifications go directly before the BoCC for review. Please see section 4-14 D for required signatures, etc.

**Major Modification - Review Criteria:**

- a) 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.
- b) 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.
- c) The revised plat or plan shall reduce the impact to neighboring properties.
- d) 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 IDFG or other qualified wildlife professionals
- e) Review criteria applicable to a Major Modification or a preliminary of final plat include those applicable to the original approval process for the preliminary or final plat, respectively.
- f) 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.
- g) Any proposed changes to a recorded plat or subdivision master plan that increase direct or indirect impacts may require additional mitigation pursuant to the current criteria and standards of County regulations.

Major modifications follow the review process for Preliminary and Final Plats.

**Application and Approval Process:**

Upon determining the application complete, and that the proposal is a **Minor Modification to a Plat**, the Planning Administrator shall recommend to the Board of County Commissioners approval, approval with conditions, or denial the application pursuant to the criteria and standards in the county regulations. The Board may review insignificant changes at a regularly scheduled public meeting.

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**Key Points to Consider for this Application:**

- Zoning:** The zoning on this parcel is LA-35 acre average density
- Overlays:** None.
- Process & Review:** The proposed plat amendment is considered a Minor Modification of a plat because it is shifting a building envelope in a platted subdivision and NOT increasing the size of the building envelope.
- Additional Studies:** None at this time.

**Next Steps:** Please submit a complete Minor Plat Modification Form which includes all the necessary information, as listed on the application form. COMPLETE THE CHECKLIST or it will be returned to you as insufficient.



*Figure 1. Lot 10 of Daydream Ranch subdivision*

**Additional Comments:**

- Daydream ranch was originally platted by instrument 154253
- This is a request to shift the building envelope on Lot 10 and not increase the 100x100 size. Please provide confirmation that the shift of the building envelope WILL not result in building closer to the groundwater per the original plat note (7'). EIPH may be the best contact. You may need to dig additional test pits in your proposed building envelope location. These building envelopes were platted for lots with water within 7' of the surface as of 2002.
- Please submit a signed letter from the HOA approving the building envelope adjustment.

- *I have asked for the HOA to submit one plat amendment to address all of the envelope shifts in one. I am simply documenting this request again. One application would be more time efficient and cost effective for the HOA as well as the County.*

Date of Pre-Application Conference letter: April 15, 2024

**Applicant Signature:**

*The information above is a summary of the Land Development Code - Chapter 4. All applicants are advised to review the applicable section of Code, as mentioned, prior to submission of an application. Please note that signing this Pre-Application form indicates that you have read and understand the information presented, and understand the requirements stated in the applicable section(s) of the Code. Completion of this form satisfies the requirement for the Pre-Application meeting. This letter does not indicate final approval of the application.*

*If you have any questions or need any clarifications, please contact the Planning Department.*



Applicant

M Wells

04-15-2024

Date

\_\_\_\_\_  
Planning Administrator

\_\_\_\_\_  
Date