



A REQUEST FOR AN MINOR PLAT AMENDMENT
WHERE: Teton Reserve Planned Unit Development, Bison Area
PREPARED FOR: Board of County Commissioners
 December 23rd, 2024

Owner: Nancy Perry Reed Trust
Applicant / Engineer: Taylor Cook, Nelson Engineering

Overview: Taylor Cook with Nelson Engineering, on behalf of the owner, is pursuing a minor modification of a plat in order to combine three current lots into one larger lot. The applicant’s narrative states that this application is aimed to reduce HOA fees and property taxes for the owner. The HOA has approved this minor plat modification. All lots are owned by the same owner. There are no overlays on this parcel.

*The proposed plat amendment is considered a **Minor Modification of a Plat** because it is consolidating three parcels into a single lot.*

PARCEL NUMBER / LEGAL DESCRIPTION / LOCATION:

RP00310013002A / LOT 2 BLK 13 BISON AREA TETON RESERVE PUD / 92 Bison Drive, Victor, ID 83455,
 RP00310013003A / LOT 3 BLK 13 BISON AREA TETON RESERVE PUD / 74 Bison Drive, Victor, ID 83455
 RP003100130040 / LOT 4 BLK 13 BISON AREA TETON RESERVE PUD / 66 Bison Drive, Victor, ID 83455
ZONING DISTRICT: AOI 2.5 (Victor AOI)
PROPERTY SIZE: Lots range from .11 to .13 acres in size.

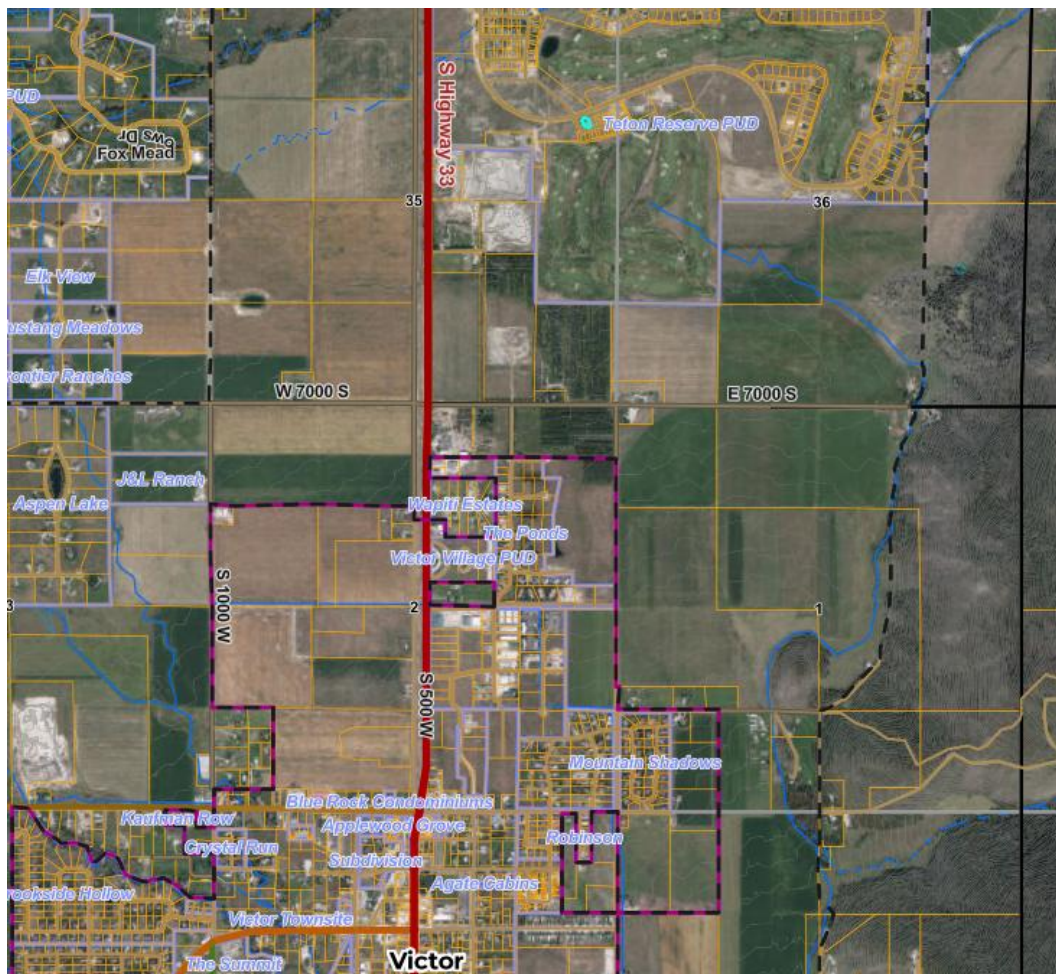


Figure 1. Project Vicinity Map; Subject Parcel Highlighted Blue – N of Victor



Figure 2. Aerial Image

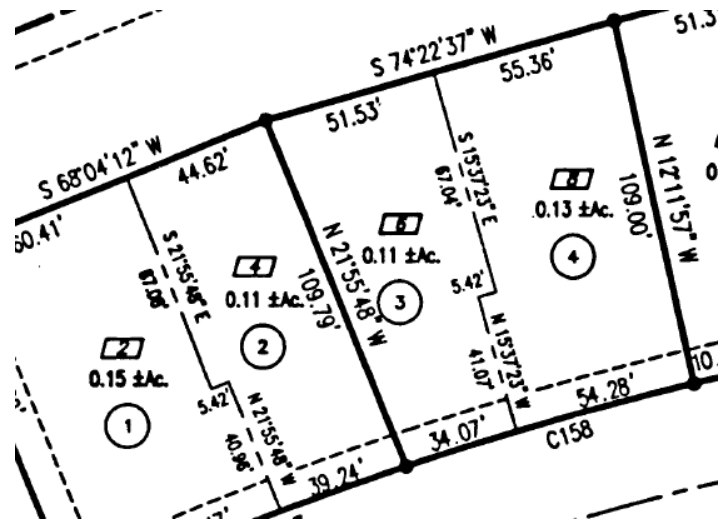


Figure 3. Current Plat

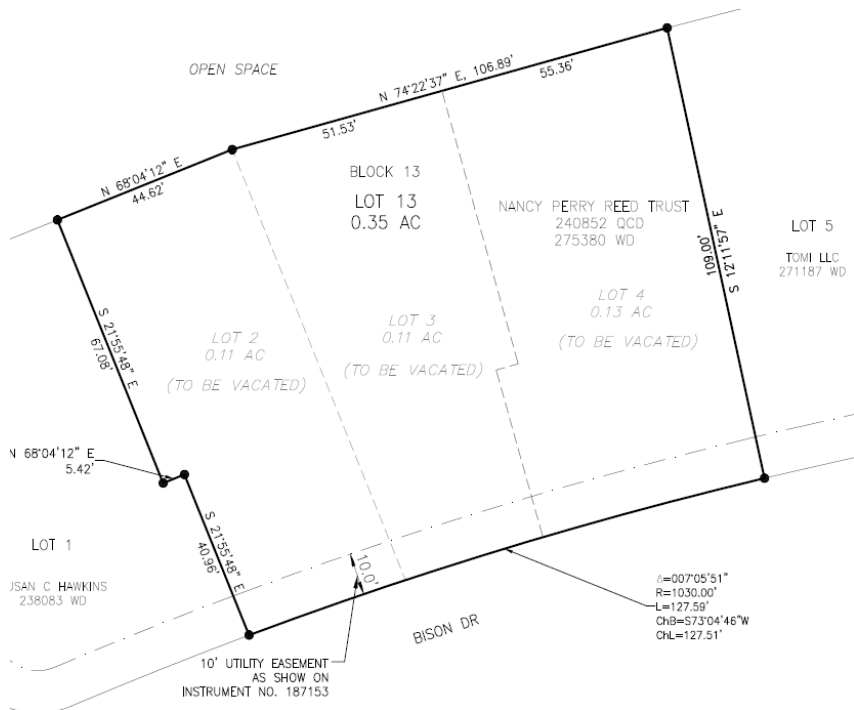


Figure 4. Amended Plat

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 consolidation of the lots will comply with all applicable criteria and standards of the LDC. No further development will be allowed on the lot as an existing duplex is already in place.

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

Staff Comment: The consolidation of the lots will not reduce amount of open space and will reduce the number of residential lots in the subdivision.

- 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.

- 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 result in reduced density. Applicant has submitted a letter of approval from their HOA Board.

PRE APPLICATION

The pre application form was deemed complete and sent to the applicant on 9/20/2024.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:

This type of review does not require any public notice. The application materials were received October 23rd, 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:

- Acknowledgement that only the existing duplex is allowed on the proposed consolidation.
- 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.
2. The combined lots will need the same RP number and address.
3. A plat note is to be added stating that the existing duplex is the only allowed habitable building.

MOTIONS

Approval:

Having found that the proposed plat amendment for Lots 2, 3 and 4 of Block 13 and 14 of the Teton Reserve PUD 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 August 13th, 2024.

Denial:

Having found that the proposed plat amendment for Lots 2, 3 and 4 of Block 13 and 14 of the Teton Reserve PUD 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 August 13th, 2024 based on the following findings ...

Prepared By: Torin Bjorklund, Associate Planner

Reviewed: Jade Krueger, Interim PA

Attachments:

- A. Application (3 pages)
- B. Narrative (1 page)
- C. Amended Plat (1 page)
- D. Current Plat (2 pages)
- E. HOA Approval (1 page)

End of Staff Report