



**A REQUEST FOR A MINOR PLAT AMENDMENT**  
**Daydream Ranch Lot 12- Relocate Building Envelope**  
Prepared for the Board of County Commissioners  
May 20<sup>th</sup>, 2024

**Owners:** Kristan and Jonathan Hawkins  
**Applicant:** Scott Jolley (MDS Homes)

**Background:** Kristan and Jonathan Hawkins, represented by Scott Jolley, have submitted an application for a Minor Plat Amendment to move a 100' x 100' building envelope southwest with roughly 30 degrees of rotation. The narrative states that the new location will help the home be more cohesive with the natural landscape. The resulting lot would not affect any external property boundaries or adjacent properties. The HOA has approved of this change. There are no changes proposed of access, easements, open space, sanitary services, or uses. The parcel does not lie within any overlays.

Daydream Ranch Subdivision was originally platted in 2003 by *Instrument # 154253*. The applicant's submitted a site plan that was approved by Teton County. The construction then began and was shifted from both the building envelope and the approved site plan. A stop work order was placed on the project until the building envelope was resolved.

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.**

**PARCEL NUMBER:** RP002640000120  
**LEGAL DESCRIPTION:** Lot 12 Daydream Ranch Sub SEC 4 T5N R45E  
**LOCATION:** Daydream Ranch Subdivision, Lot 12  
**ZONING DISTRICT:** LA-35  
**PROPERTY SIZE:** 2.54 acres





Figure 2. Aerial Image – indicates existing conditions and ongoing construction

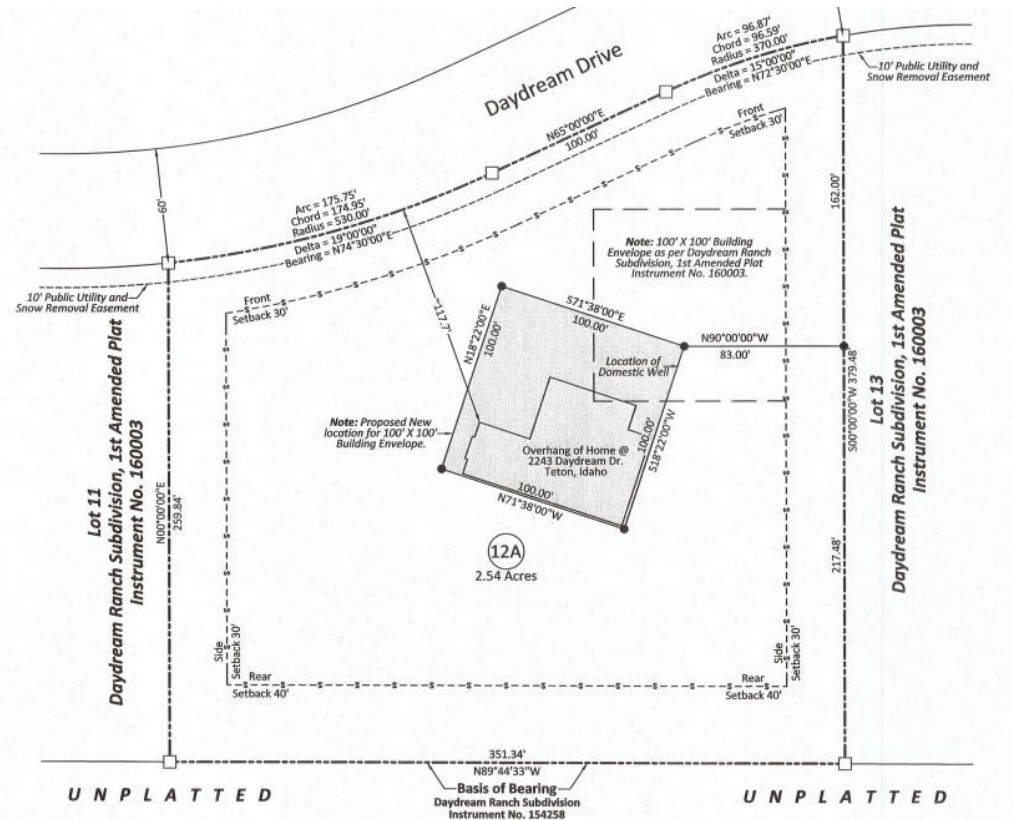


Figure 3. Amended Plat



*Staff Comment: The relocated building envelope will not affect the amount of open space or number of residential lots in the subdivision. There is no proposed change in size of the building envelope.*

- 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. Water levels per the original plat note regarding building envelopes have been verified for the shifted envelope.*

- 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. There are no overlays present on the parcel. Applicant has submitted a letter of approval from their HOA Board.*

**SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:**

This type of review does not require any public notice. The application materials were received April 15<sup>th</sup>, 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:**

- The applicant submitted an application on April 15<sup>th</sup>, 2024 to amend the Daydream Ranch Subdivision Plat.
- The Daydream Ranch Subdivision Plat was originally platted in in 2003 by *Instrument #154258*
- Minor plat amendments are used to adjust lot lines that does not reduce the area, frontage, width, depth, or building setback lines below the minimums required in the Zoning District.

**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:**

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Having found that the proposed plat amendment for Lot 12 of Daydream 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 April 15, 2024.

**Denial:**

Having found that the proposed plat amendment for Lot 12 of Daydream 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 April 15, 2024 based on the following findings ...

Prepared by:

Torin Bjorklund, Associate Planner

Jade Krueger, Planning Administrator

**Attachments:**

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|--------------------------------|------------------------------------|
| A) Application (3 pages)       | D) EIPH Letter (5 Pages)           |
| B) Narrative (1 Page)          | E) Amended Plat (1 page)           |
| C) HOA Board Approval (1 page) | F) Original Plat #154258 (2 Pages) |

**End of Staff Report**