



A REQUEST FOR A MAJOR PLAT MODIFICATION – Final Plat Review
FOR: Teton Springs, Lot 4 of Block 5
PREPARED FOR: March 25th, 2024 – BoCC Public Hearing

Landowners & Applicant: Christopher & Lala Jones
Surveyor: HDE

Background: Teton Springs Golf & Casting Club is a PUD south of the City of Victor. The applicants are proposing a Major Plat Amendment to divide their current lot into 2 lots of .74 and .73 acres. In 2021, the applicants underwent a Minor Plat Amendment process to combine these lots into one lot (1.47 acres). The applicants requested the amendment to consolidate the lot to accommodate a garage (Instrument #272966 recorded in 2021), but since that time the applicants have decided to not develop it.

This application is for the 12th Amendment, **which is categorized as a Major Modification to a plat because it is an increase in the number of lots of a platted PUD (4-14-E-2)**

Legal Description: RP00220005004a; LOT 4A BLK 5 TETON SPRINGS GLF & CSTNG CLUB PHASE I ELEVENTH AMENDED PLT

Address: 5 Rammell Road, Victor ID

Lot size: 1.47 acres (desire to create two lots of .73 and .74 acres)

Zoning District: RN-5 acre average density – previous PUD



Figure 1. Vicinity Map; green indicates the area for the proposal

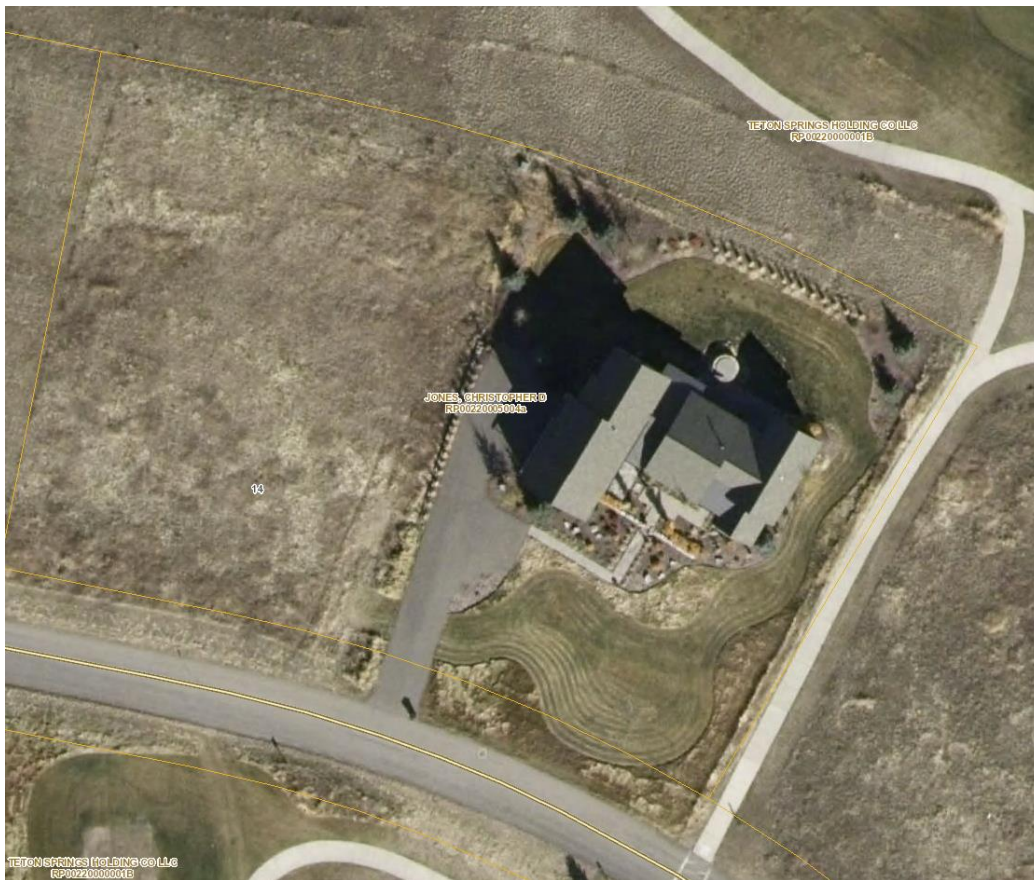


Figure 2. Existing Aerial Image and Development



Figure 3. No natural resource overlays are present on the property; however it does appear that String Canal is on or near the property. Applicants confirmed with Canal Company that String Canal doesn't cross the property.

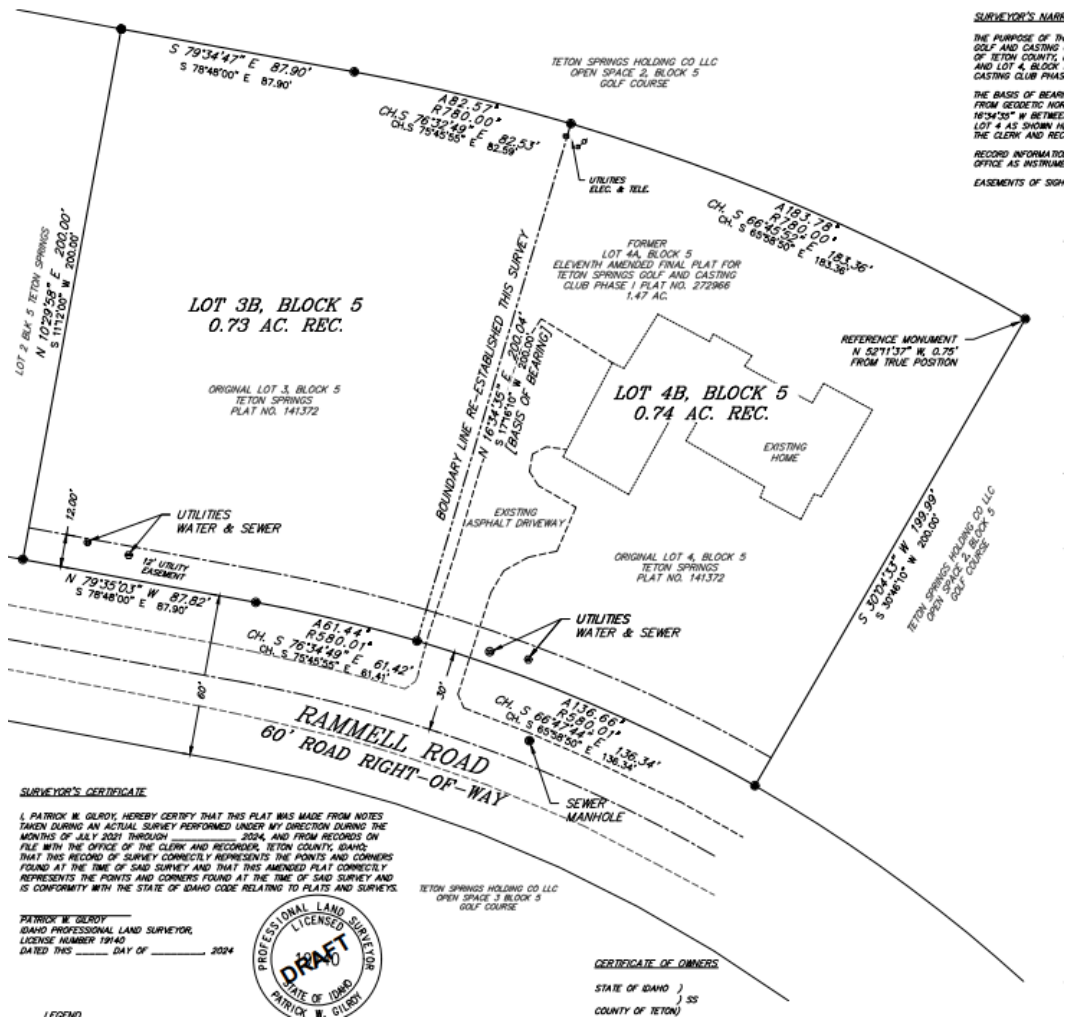


Figure 4. Proposed amended plat restoring original configuration

PROJECT BACKGROUND & REVIEW HISTORY

Major Plat amendments have three public hearings: Preliminary Plat review with the PZC, Preliminary Plat review with the BoCC, and Final Plat review with the BoCC.

Pre-application: Completed on 06/01/23

Application: Received 08/24/23

Preliminary Plat:

PZC Public Hearing 11.14.23: Continued to 01/09/24 to obtain additional information.

MOTION: I move to continue the hearing for the Teton Springs Major Plat Amendment to a future PZC agenda on January 9, 2024 in order to obtain additional information from the applicant or other agencies.

RESULTADOPTED [Unanimous]
MOVER Rebecca Nolan SECONDER: Tyler Wertenbruch
AYES Wyatt Penfold, Rebecca Nolan, James Weber, Tyler Wertenbruch
NAYES None
ABSTAIN None

PZC Continued Public Hearing 01.09.24: The PZC recommended approval of the Major Plat Modification.

MOTION: *Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have been met, I move to RECOMMEND APPROVAL of the application for an Amendment to Teton Springs Golf & Casting Club, Block 5, Lot 4A as described in the application materials submitted August 24, 2023 and as supplemented with additional applicant information attached to this staff report,*

RESULT:	ADOPTED [Unanimous]
MOVER:	James Weber SECONDER: Tyler Wertenbruch
AYES	Lindsey Love, Tim Watters, Wade Kaufman, James Weber, Tyler Wertenbruch
NAYES	None
ABSTAIN	None

BoCC Public Hearing 02.12.24: The BoCC approved the Major Plat Modification – Preliminary Plat Review. Draft meeting minutes:

MOTION: Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have been met, I move to approve of the application for an Amendment to Teton Springs Golf & Casting Club, Block 5, Lot 4A as described in the application materials submitted August 24, 2023 and as supplemented with additional applicant information attached to this staff report, along with the following condition, the signature block on the plat shall be revised to show the Planning and Zoning Chair.

RESULT:	
MOVER:	
AYES	
NAYES	
ABSTAIN	
ADOPTED [Unanimous]	
Michael Whitfield SECONDER: Bob Heneage	
Bob Heneage, Michael Whitfield	
None	
None	

Public Comments

Staff received no public comment on this proposal as of 02/06/24.

Applicable Ordinances: LDC (4-E) Major Modification of a Plat §4-14-E-2

2. Applicability

a. A proposed modification to an approved plat will be considered a major change and therefore subject to this subsection when the proposed changes result in one or more of the following:

- i. Vacations of portions of a plat, except where platted open space acreage would be reduced in acreage, the value of the protected resource may be diminished or where lands/easements are dedicated to the public.
- ii. Amendments to the recorded Master Plan that do not change use or density
- iii. The re-arrangement or relocation of five (5) or fewer lots or buildings that does not encroach further into natural resource areas dedicated open space
- iv. A boundary adjustment between a lot in a platted subdivision and an adjacent non-platted property;
- v. Minor changes to the layout of roads, utilities or other facilities;
- vi. A reduction in the number of lots or parcels;

- vii. The re-arrangement or relocation of more than four (4) lots or parcels that does not encroach further into natural resource areas, open space, overlay areas, or move closer to neighboring property;
- viii. Complete vacation of the plat;
- ix. An increase in the number of lots;**
- x. The re-arrangement or relocation of lots that encroach further into natural resource areas, overlay areas, or move closer to a neighboring property;
- xi. The relocation of parking facilities, buildings, or other elements of the development that encroach further into natural resource areas, overlay areas, or move closer to the neighboring property; or
- xii. Addition or change in uses as identified in the original approval

Criteria for Approval §4-14-E-6

6. Review Criteria

- a. Any proposed changes to an easement, public right-of-way, or PUD, 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 PUD 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 NRO 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. The Review criteria application to a Major Modification to a preliminary or 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

Staff Comments:

The proposed change is to redivide the lot into two lots, which were previously consolidated in 2021 using the Minor Plat Amendment process. The original PUD included the lots in this configuration, and the HOA has submitted a letter approving the division. Application appears to comply with all criteria for approval. There are no natural resource overlays present.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:

Idaho Code, Title 67; Section 67-6509, and the Land Development Code, (LDC 4-14-E). The public hearing for the BoCC was duly noticed in the Teton Valley News published on March 6th, 2024 and March 13th, 2024. Notice to adjacent property owners within 300 feet of the property boundary were sent February 29th, 2024. Notice was posted on the site on March 14th, 2024.

Conditions of Approval:

1. The survey receive a final, technical review before mylars are printed.

BoCC Action/Recommendation:

The BoCC shall consider the information presented. The following may be considered:

- 1) Continue the application
- 2) Approve the application
- 3) Approve the application with conditions (in addition to those listed in the staff report) to mitigate likely impacts
- 4) Deny the application

Specific reasons for the decision shall be stated in writing for the record.

Findings of Fact:

- The applicant and HDE submitted an application to amend Block 5, Lot 4A on August 24, 2023.
- The application is to redivide the parcel previously consolidated. The request is an increase in density but not a reduction of open space.
- Major plat amendments are used for an increase in the number of lots in a platted subdivision/PUD.
- These adjustments will not change any impacts on any Overlay Area.

Motions:

Upon review and deliberation of the application for a major plat amendment for Teton Springs, the BoCC may consider a potential motion for action on the application:

Approve: *Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have been met, I move to approve of the application for an Amendment to Teton Springs Golf & Casting Club, Block 5, Lot 4A as described in the application materials submitted August 24, 2023 and as supplemented with additional applicant information attached to this staff report, along with the following conditions:*

...

Deny: *Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have NOT been met, I move to deny the application for an Amendment to Teton Springs Golf & Casting Club, Block 5, Lot 4A as described in the application materials submitted August 24, 2023 and as supplemented with additional applicant information attached to this staff report. Reasons for recommendation to deny the application are:*

...

Continuation: *I move to continue the hearing for the Teton Springs Major Plat Amendment to a future BoCC agenda at (SPECIFIC MEETING DATE) in order to obtain additional information from the applicant or other agencies.*

Prepared by:

Torin Bjorklund, Associate Planner
Jade Krueger, Planning Administrator

Attachments:

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- A. Application (2 pages)

- B. Narrative (1 page)
- C. HOA Letter (1 page)
- D. Amended Plat (1 page)
- E. Property Deed (1 page)
- F. Trust Documentation (3 pages)
- G. Previous Plat Amendment (1 page)
- H. As-built for water (1 page)
- I. Public Works Review (1 page)
- J. Quit Claim Deed (1 page)
- K. Canal Email (2 pages)

End of Staff Report

