

RECEIVED  
7-10-23

SUBDIVISION APPLICATION  
Planning & Zoning Department

Skyline View



PRELIMINARY PLAT APPLICATION

The Preliminary Plat is the second of three steps in the development process. Upon receipt of the required materials the planning staff shall stamp the application received. Once the Planning Administrator or their designee has reviewed the application and deemed it complete, a public hearing will be scheduled with the Planning and Zoning Commission. It is recommended that the Applicant review chapters 6, 8 and 9 of the Teton County LDC prior to submittal. These chapters along with application materials are located on the County website at www.tetoncountyidaho.gov. The Planning staff is also available to discuss applications and answer questions prior to receiving an application.

For Office Use Only  
Fees Paid  
 Check # \_\_\_\_\_  Credit Card  Cash \_\_\_\_\_

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. *Incomplete applications will not be put on hold.* Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: Skyline Holdings Group  
Address: 564 W 760 S #405 Zip code: 834062  
Pleasant Grove UT

Project Location

Name of Applicant (if different than owner): Dustin Kuttler Phone: (801) 560-3992  
Project Address (if different than owner address): 2006 S 5000 W, Driggs Zip code: 83422

Email: KuttDustin@gmail.com Zoning District: A-20

Primary Contact (if not applicant): Dustin Kuttler  
Email: KuttDustin@gmail.com Phone: (801) 560-3992

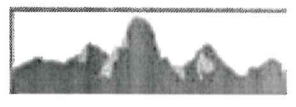
Designated Primary Contact

Owner  Agent/Representative

Project Info

Proposed units/lots: 7 Total Acreage: 144.5

RP#: 04N44E018850A  
04N44E120150A



I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public hearing.

Applicant Signature: *Justin Matthews* Date: 7-6-23

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Owner Signature: *Justin Matthews* Date: 7-6-23

**Checklist**

All items need digital copies as well as paper copies.

- 60% of the total base fee ✓
- Affidavit of Legal Interest OR If the applicant is a corporation or part owner, proof they can sign on behalf of the corporation ✓
- Concept Plat approved (Date: 1-8-22) ✓
- A completed Application form, preliminary plat, and narrative ✓
- Development Agreement ✓
- CC&Rs ✓
- Improvements Plan ✓

**SECTION II: CONSIDERATION FOR APPROVAL**

Please submit a narrative referencing the following:

- Checklist of any additional studies that were requested. ✓  
Natural Resource Analysis  NP Evaluation  Wildlife Habitat Assessment  Fiscal Impact Study  Traffic Impact Study
- A narrative including date concept plan approved, if any conditions were placed on the concept how they were addressed. ✓
  - o Compliance with the LDC including chapter 4, 6, zoning district, lot configuration, and subdivision development standards.
  - o Ensure that once essential design elements such as subdivision road layout, access, utilities, and open space meet the minimum standards set forth by Teton County (6-6-1 in LDC).

**SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAT DOCUMENT**

1. Number of plans: ✓
  - Two (2) Plans (one 11" X 17" or 18" X 24") and one digital copy prepared by a professional land Surveyor/Engineer.



2. Items on Preliminary Plat

- Plat is labeled "Preliminary Plat Master Plan"
- All lots, sites, infrastructure, open space, and all public improvements date prepared and date of any revisions
- North arrow
- Vicinity Map

3. Topographical information:

- Contour lines
- Flood hazard area, if any
- Overlay/Natural overlays

4. Design requirements:

- Total acreage
- Number of lots and size
- Street layout including width and designation of county road access with a notation of approaches, if applicable, no closer than 300 feet to one another
- Existing streets and names within 200 feet
- Easements for irrigation, water, sewer, power, and telephone
- Existing structures
- Improvements plan
- Master plan, if phasing is proposed *N/A*

SECTION IV: CHECKLIST OF REQUIRED ITEMS

Please submit additional documentation or renderings of the following categories:

1. Documents required:

- Development Agreement ✓
- CC&R's ✓

2. Water resources:

- Description of irrigation, culinary, and waste system
- Water rights ✓
- Natural drainage channels, storm, and surface water drainage

3. Maps Required:

- Soil Types
- Geographical hazards



4. Other Land Use Application to accompany this subdivision:

- Scenic Corridor
- Conditional Use Permit
- Variance
- Scenic Corridor Review
- Conditional Use Permit
- Variance
- Zone Change

Section V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Application is deemed complete and accepted on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

