MAJOR MODIFICATION OF A PLAT - PRELIMINARY PLAT

FOR:	Log Cabin Lane Subdivision
WHERE:	4710 S 500 W
PREPARED FOR:	Board of County Commissioners Public Hearing of May 11th, 2026

APPLICANT AND LANDOWNER: Log Cabin Lane, LLC.
ENGINEER: Taylor Cook, Nelson Engineering

REQUEST: Taylor Cook, on behalf of Log Cabin, LLC, is requesting a major plat amendment to create 18 lots (originally proposing 19 lots) from the 19.26 acre lot 2, in the recently approved 2 lot subdivision. Lot 1 will remain unchanged with one acre, and Lot 2 will be divided into 18 ~ 1 acre lots. There are no overlays on the property other than the Scenic Corridor. The property is within the Industrial Research zoning. PZC January 13th, 2026

APPLICABLE COUNTY CODE: Modifications to Previous Approvals, Chapter 4-14(E), and Subdivision Preliminary Plat Review pursuant to the Land Development Code Chapter 4, Section 4-13-(D), Teton County Comprehensive Plan (A Vision & Framework 2012-2030).

LEGAL DESCRIPTION: S2NE4SW4 SEC 23 T4N R45E
PARCEL NUMBER: RP022090000020
LOCATION: 4710 S 500 W
ZONING DISTRICT: IR
PROPERTY SIZE: 19.26 acres

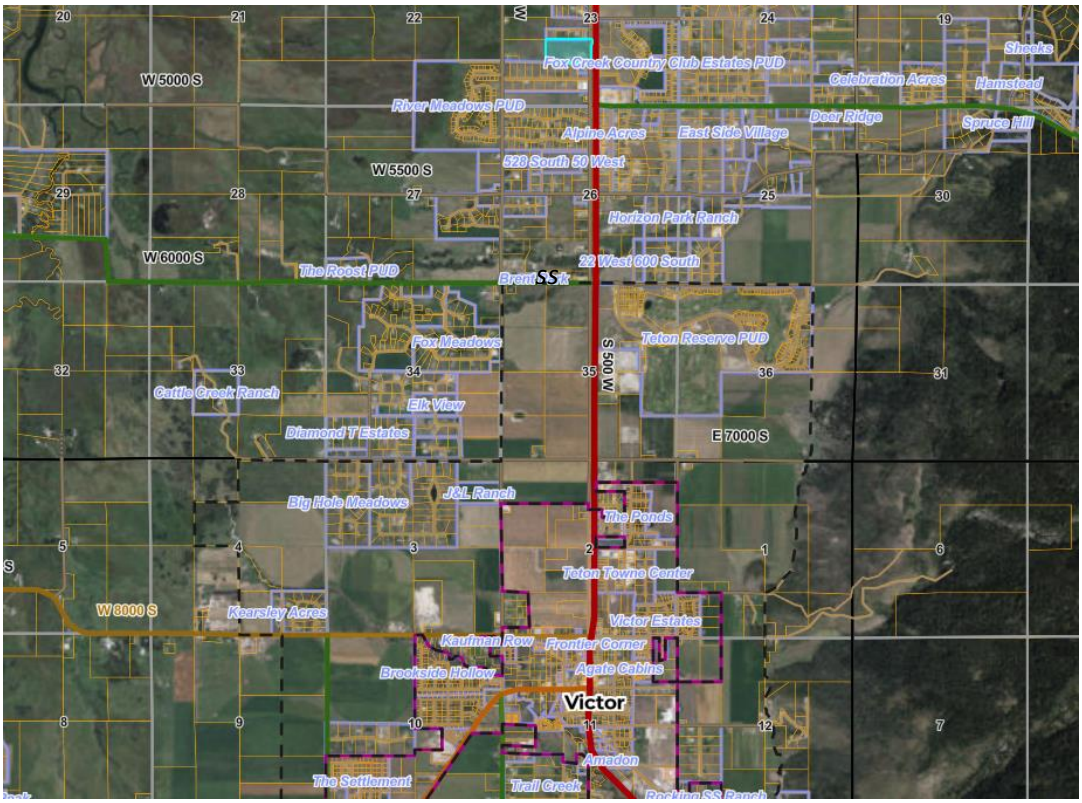


Figure 1. Vicinity Map (Subject Parcel highlighted blue)



Figure 2. Aerial Image; Cherry Grove Canal shown by blue line

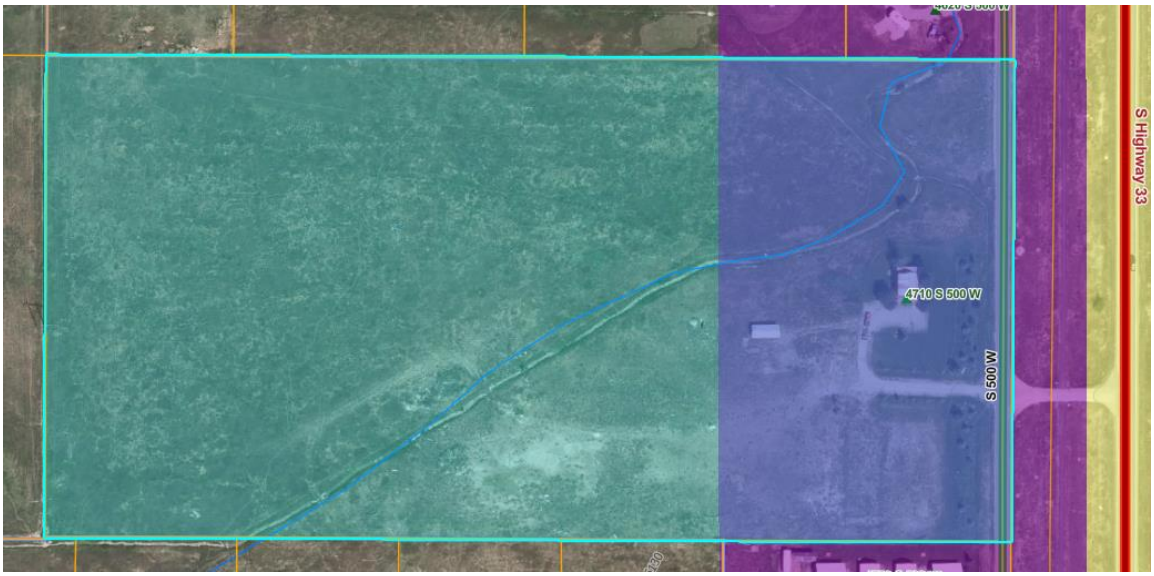


Figure 3: Scenic Corridor Overlay

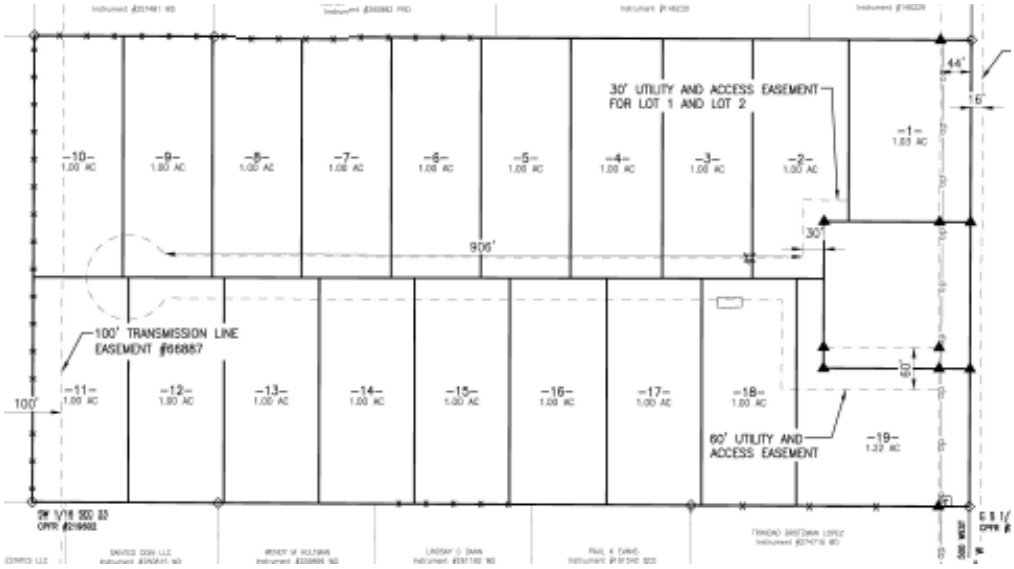


Figure 4: Initial Preliminary Plat Layout

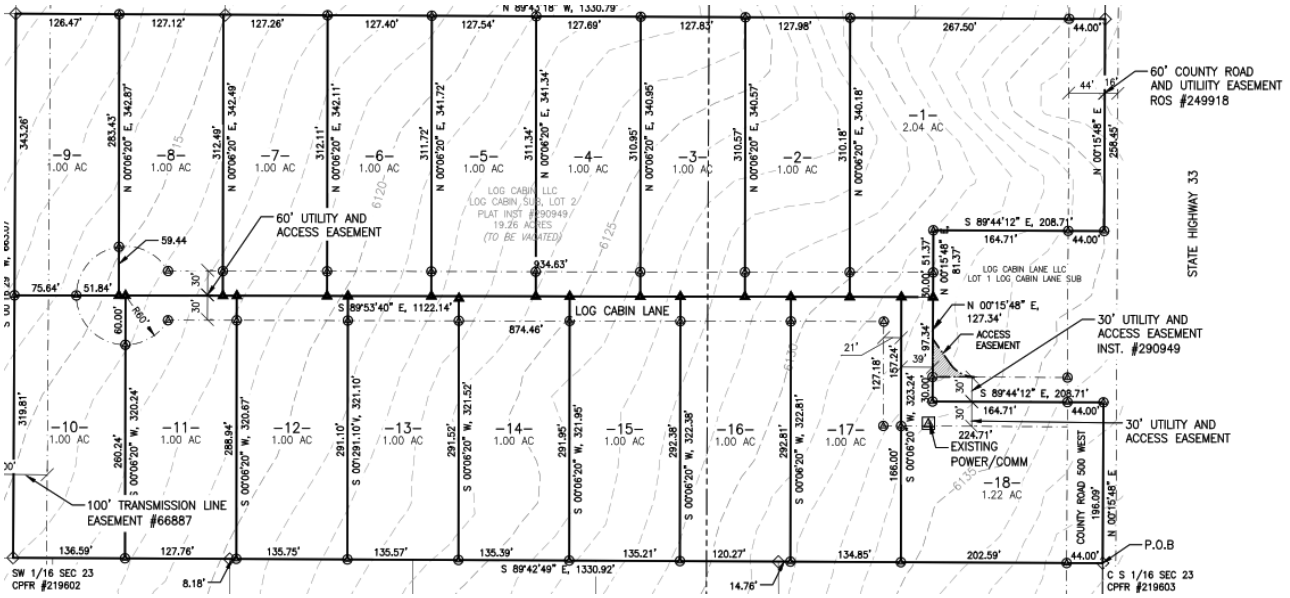


Figure 4: Revised Preliminary Plat Layout (reduced lot number)

PROJECT BACKGROUND

Overview of original plat approval (2 lots)

Pre-application: A Pre-application conference was held with the applicant and Planning staff on April 9, 2024. The pre-app clearly articulated that this project could not be processed as a Short Plat application because of the IR zone district. An application for Concept review was received April 18, 2024.

PZC Concept Review: A Concept Plan Review Public Hearing was held and approved on July 9th, 2024 with the following motion:

> **MOVER:** James Weber
> **SECONDER:** Tyler Wertenbruch
>
> Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in LDC (LDC 4-1) can be satisfied, I move to APPROVE the Concept Plan for Log Cabin Subdivision as described in the application materials submitted April 18, 2024 and as updated with additional applicant information attached to this staff report.
>
> AYES (6): Tim Watters, Wyatt Penfold, Wade Kaufman, James Weber, Tyler Wertenbruch, and Carl Kohut

Condition of approval:

1. Address all public works comments in the Preliminary Plat application
2. All future development on lot two that is within the scenic corridor overlay will trigger the need for a scenic corridor review
3. A letter of approval from the canal company associated with cherry grove canal should be submitted with preliminary plat application.
4. Receive preliminary approvals from EIPH for development.
5. A stamped and dated cost estimate for the project is required at the preliminary plat stage. Financial surety is also required after preliminary plat approvals.
6. Site plan for development should show the cluster box for USPS for postal delivery service.
7. Electric and telecommunications are required utilities.
8. Address public works comments:
    a. The proposed access shown from S500W will need to provide access to both lots. No additional access points onto S500W will be permitted.
    b. All interior roads will need to be brought up to/built to County driveway Standards

Planning and Zoning Commission Preliminary Review: The planning and zoning commission reviewed and approved the application on October 8, 2024 with the following motion:

Having concluded that the Criteria for Approval of a Preliminary Plat found in LDC Section 4-13-D can be satisfied, I move to RECOMMEND APPROVAL of the Preliminary Plat for the Log Cabin Subdivision as described in the application materials submitted on August 13, 2024 and additional information attached to the staff report with the conditions of approval 1 - 6 as outlined in the staff report.

Conditions of Approval:

1. The plat be updated in the following ways:
    a. Add a plat note: All future development that is within the scenic corridor overlay will trigger the need for a scenic corridor review.
    b. A plat note should indicate that both lots will be accessed from the interior subdivision road.
    c. A plat note that indicates: Additional land splits will trigger the need for fire suppression.
2. A letter of approval from the canal company associated with cherry grove canal should be submitted with preliminary plat application (also mentioned in the pre-app conference).
3. A stamped and dated cost estimate for the project is required at the preliminary plat stage. Financial surety is also required with preliminary plat approvals.
4. Site plan for development should show the cluster box for USPS for postal delivery service.
5. Electric and telecommunications are required utilities. Please provide in the improvement plans. Lot 2 needs power be underground. This would include a transformer box installation if pulling from the overhead.
6. Address public works comments:
    a. The proposed access shown from S500W will need to provide access to both lots. No additional access points onto S500W will be permitted.
    b. Access to this second lot to be constructed / provided in improvement plans.
    c. All interior roads will need to be brought up to/built to County Local Road Standard

Board of County Commissioner Preliminary Plat Review: The BoCC reviewed and approved the application on October 24, 2024 with the following motion:

1. The plat be updated in the following ways:
    a. A plat note should indicate that both lots will be accessed from the interior driveway and no new access from 500 will be granted.
    b. This application was NOT processed as a short plat and that note is to be removed.
    c. A plat note that indicates: Any additional subdivision will trigger the need for fire suppression as it would result in 3 lots.
    d. The wrong code is cited on page one of the plat under the survey narrative. Should reference the Land Development Code.
    e. Add a plat note: All future development that is within the scenic corridor overlay will trigger the need for a scenic corridor review.
2. Address public works comments:
    a. All interior roads will need to be brought up to/built to County Local Road Standards

Board of County Commissioner Final Plat Review: The BoCC reviewed and approved the application on **May 12, 2025** with the following motion:

APPROVAL

Having concluded that the Criteria for Approval of a Final Plat found in LDC Section 4-13-E can be satisfied, I move to APPROVE the Final Plat for the Log Cabin Subdivision as described in the application materials submitted on March 12, 2025 and additional information attached to the staff report, with the following conditions of approval:

1. A final technical survey review is required before recordation.
2. In the event that the landowner implements industrial improvements permitted under the IR zone, landowner will meet all general development standards for the IR zone as outlined in the then current land development code for the IR zone.

Overview of major Plat amendment (19 lots)

Pre-application: A pre-application for the major plat amendment was held on October 20, 2025 which confirmed that the request is a Major Change to a plat. Some discussion was had on the timing of any anticipated studies. Upon further review, there is no trigger for a wildlife study as the project does not include any wildlife habitat overlays (which are now expected to be substantially completed at concept review). Other studies are typically identified in the concept plan stage and confirmed by the Planning and Zoning Commission at that time. Where the major plat amendment review process does not include a concept plan review step, the PZC must determine now whether any required studies need to be prepared and either table their review to allow time for completion of these or allow them to be reviewed by the BoCC. A traffic impact study now lacks a specific threshold, where it was previously required for projects with more than ten lots. This is now up to the discretion of the PZC and has relied on input from the Public Works director. An NP evaluation is required in the IR zone for subdivisions proposing 30 acres or less per lot. The proposed density triggers an NP evaluation requirement. The addition of lots now means that the threshold for a fire suppression water source is met.

Planning and Zoning Commission Preliminary Review: A major plat amendment review begins with a preliminary plat review by the PZC. This review was conducted on January 13, 2026.

From PZC minutes:
Mr. Chase reviewed the request for a plat amendment to split lot 2 into 19 one acre lots in a subdivision on 4710 S 500 W which is currently zoned IR. Mr. Chase explained the process for the amendment and the lack of a concept hearing to request studies for this change. He noted that the applicant requested a waiver for the NP study after the staff report was published. He discussed input from Public Works and the Fire Marshal. He noted that Public Works recommended a TIS for this application and the Fire Marshal requested a fire hydrant be installed for fire suppression. He was also looking for input on measuring the impact of the application and the amendment on neighboring properties and noted that they are proposing privacy buffers on the north and south sides. Mr. Chase read the request from the applicant for obtaining an NP Waiver.

Mr. Taylor Cook with Nelson Engineering, representing the applicant, commented the NP waiver was requested because there was no concept hearing. Regarding the canal that runs through the property they have discussed relocating the ditches and improving the canal but have not finalized moving it. Regarding the original subdivision application of Log Cabin Subdivision Mr. Cook commented there were some previous agreements in place to maintain the IR zoning, and the client did not have plans finalized for lot 2 at the time the subdivision was approved. He reviewed the proposed landscape buffer for the borders of the subdivision and commented they expect buffering to be done by lot owners based on their use requested at the building permit stage. Regarding the TIS proposal he commented there are already turn lanes on Hwy 33 to enter the subdivision and they would be willing to close the only access to Hwy 33 that does not have a turn lane.

PUBLIC COMMENT:
There was no public comment.
COMMISSION DELIBERATION:

After Deliberation the Commission approved the following motion.

- MOVER: Rebeca A Baker

SECONDER:James Weber
Having concluded that the Criteria for Approval of a Preliminary Plat found in LDC Section 4-13-D can be satisfied, I move to recommend APPROVAL of the Preliminary Plat for the Log Cabin Subdivision as described in the application materials submitted on August 13, 2024 and additional information attached to the staff report with conditions of approval 1 - 5 outlined in the staff report and the following additional conditions:

6. Full buffer plan be provided;
7. TIS study be done with emphasis on 500 W and improvements necessary; and
8. Approval letters from Fox Creek and Cherry Grove canal companies

AYES (3)	James Weber, Rebeca A Baker, and Harley Wilcox
NAYS: (2)	Wyatt Penfold, and Carl Kohut
Absent (3)	Tom Braun, Burt Smith, and Ken Kirkpatrick

REVIEW COMMENTS: The County has solicited comments from other agencies and entities.

- **ROADS & UTILITIES:** Public Works Director provided verbal comment to Planning Staff recommending a Traffic Impact Analysis be prepared.
    - The proposed access shown from S500W will need to provide access to all lots. No additional access points onto S500W will be permitted for individual lots. The proposed layout is consistent to meet this requirement. Title 9 previously required two access points for subdivisions with 20 lots. This could be achieved by extending the road north of lot 1 but the separation distance between these would only be about 220'. The Commission could discussion this possibility.

- **FIRE PROTECTION: TETON COUNTY FIRE MARSHALL**
    - The expansion in the number of lots now trigger the need for fire suppression. The applicants are proposing a well and pressurized hydrant for fire suppression. The Fire Marshal noted outside of an Area of Impact near a city, the subdivision would require two approved water sources, with a central main preferred. He stated that the proposal meets their expectations.

- **WASTEWATER TREATMENT: EIPH (LETTER DATED AUGUST 12TH, 2024)**
    - EIPH has given approval of the application to divide the parcel creating the two lots based on suitability for residential sub-surface waste disposal.
    - All septic system components will need to be 50 feet from this Cherry Grove Canal.

- **PLANS AND STUDIES**
    - The Scenic Corridor Overlay will trigger the need for a Scenic Corridor Review of lots within the overlay. On a similar project, the PZC and BoCC have allowed for Scenic Corridor considerations to be addressed at the time of individual use permits.
    - A Nutrient Pathogen Evaluation is required for a subdivision with the density that is proposed. An NP study was prepared and submitted for review to the secondary reviewer. The proposal was modified to eliminate a lot in response to the NP study results.
    - No Wildlife Habitat Overlays are on the parcel, therefore, no Wildlife Habitat Analysis is required.
    - A traffic impact analysis has been recommended for this project. The applicants submitted a Traffic Impact Analysis. It suggested that approximately 65% of traffic generated will go south on Hwy 33 while the remaining 35% will travel north accessing the highway at 500 S (10% or 4000 S (25%). The study compares estimated trips based on both ITE guidelines as well as more local numbers generated from patterns at the existing Rocky Road Industrial Park to

the north. Page 35 of the TIS discusses recommended mitigations based on the existing conditions at intersections at W4000S and W5000S on Hwy 33. The increased need based on expected traffic generated at this site represents around 1-1.8% of the total traffic, and the study suggests this increase would "not trigger the need for additional mitigation beyond what is needed to mitigate for background conditions." Additional general recommendations are provided on page 36 for any new intersection or site access improvement.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and LDC Chapter 4, Section 4-2-D. The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News on April 22, and April 29, 2026. A notification was sent via mail to surrounding property owners within a 300- foot buffer area on April 20, 2026. A notice was also posted on the property providing information about the public hearing on May 4, 2026.

COMMENTS FROM NOTIFIED PROPERTY OWNERS AND PUBLIC AT LARGE

No public comment received as of May 6, 2026.

APPLICABLE COUNTY CODE: Modifications to Previous Approvals, Chapter 4-14(E),

E. Major Modification of a Plat (short plat or full subdivision)

2. Applicability

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

ix. An increase in the number of lots;

6. Review Criteria (Staff comments in red)

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.*** Conditions of approval from the original application have been included in the project history to provide this perspective. It is difficult to make a comparison to the original approval as the scope of the project has increased so significantly.

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. It is unclear how the proposed increase in the number of lots will impact governmental costs and capital expenditures.

c. The revised plat or plan shall reduce the impact to neighboring properties.

This criterion seems very difficult to support. It calls for the applicant to demonstrate that the proposed 19 (now 18) lots from the existing single lot "shall reduce impacts to neighboring properties," and not merely maintain the same level of potential impacts. This criterion seems to assume that there is some information available related to future uses of the lots in comparison to potential future uses that could be accommodated on the current lot 2, without the proposed further division. One argument could be made that the imposition of landscaped buffers, which was not previously required or installed, could reduce impacts to neighboring properties, but that buffer could be required to be installed when a use is requested as well. Otherwise, it is difficult to identify what measures can be taken to definitively determine a reduction of impacts on neighboring properties. Other industrial subdivisions have established prohibited uses to better define the intended uses and overall character. (The applicants have addressed potential uses in their narrative. The Board could decide if this should be formalized through a development agreement focusing on uses). The applicants have submitted a proposed buffering plan for the north, south and western sides of the project (Landscape Plan). This plan was developed with input from Bonneville Power to ensure, it will not be in conflict with their transmission line easement.

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 Idaho Department of Fish and Game or other qualified wildlife professionals.
The property does not have any wildlife habitat overlays or other natural resources overlays. The property is within the scenic corridor. This has been addressed at the time of a proposed structure or use in recent examples.

e. Review criteria applicable 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. See criterion a.

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. See criterion a in this section and below.

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. The BoCC can discuss potential additional mitigations if it finds any direct or indirect impacts which are identified during the public hearing process.

5-7 Buffers, Screening, Fencing, and Walls

5-7-2 Buffers

A. Applicability

3. Type A *buffers* (per below) shall be installed around the perimeter of all *subdivisions* adjacent to property of a lower *density* use.

The applicants indicate an expectation of the need to install buffering, which is depicted in the improvement plans. Updated materials have been provided to identify plant material species and other details.

CRITERIA FOR APPROVAL OF PRELIMINARY PLAT

The Planning and Zoning Commissioners shall only approve if it finds that all of the following criteria (LDC Chapter 4-13-D-4, LDC Chapter 6, and the Teton County Comprehensive Plan) have been met (or if it finds that some of the criteria have not been met, may recommend approval with conditions that would ensure that the proposed development meets the criteria):

Criterion a. The preliminary *plat's* compliance with the policies of the *comprehensive plan*, the LDC, other County codes, including Chapter 6, Subdivision Development Standards;
Applicant Comment: Narrative states application will conform to all County codes and standards.

Staff Comment: The proposed project lies within the Rural Neighborhood areas of the future character areas in the Comprehensive Plan.

Rural Neighborhood: Rural Neighborhoods are located north of Driggs and Victor along Highway 33. These areas currently include a mix of developed residential subdivisions, undeveloped residential lots, and some commercial and light industrial development. There is limited road connectivity within these areas and most vehicle traffic is directed to the highway. Very little pedestrian and bicycle infrastructure is in place. The unincorporated town of Felt is also considered a Rural Neighborhood area. In general, further development and densification of Felt is not supported by its residents; however, the desire for a small public park and decreased speed limits were voiced by many. Desired future character and land uses for the Rural Neighborhoods include:

- A transitional character in between that of Town Neighborhoods and Rural Areas
- Medium density single family neighborhoods with large open spaces and provisions for clustering
- Amenity-based neighborhoods
- Safe and convenient street and pathway connections within these areas and, when practical, to Towns
- Well-defined open space areas that connect to provide corridors
- A clear distinction between residential development and open space/agricultural areas

Rural Areas

The western slope, valley floor, and the northern plains are classified as "rural". These areas are located further from the towns or in places of greater sensitivity. Much of this land is in agricultural production or includes undeveloped parcels of native vegetation that supports wildlife. Although some medium to high density residential subdivisions exist in the rural areas, they are for the most part currently undeveloped. These areas may be appropriate for sensitively designed conservation developments, continued agricultural use, or conservation areas.

- Despite the preferred land use designation of rural neighborhood, the zoning of the parcel is IR Industrial Research. This commercial type zoning was maintained when changes to zoning were applied throughout the county in the 2022 LDC update. All proposed lots would conform to the requirement of this zone district for minimum lot area and dimension.
- The subdivision has an existing access point that is being maintained as the subdivision access. All lots must be accessed from the interior subdivision road.
- 6-1-10: Site plan for development should show the cluster box for USPS for postal delivery service. No mailboxes may be located in the sidewalk or right-of-way
- 6-4-3: Electric and telecommunications are required utilities to the development and the increase in the number of lots will require a fire suppression water source.

Criterion b. Requirements of other reviewing agencies and / or jurisdictions providing public services.

Applicant Comment:
No public services are proposed as far as sewer and water go. Emergency services have not commented on any issues with servicing the proposed development.

Staff Comment:

- Applicant has received preliminary approval from EIPH (letter attached).
- There is now a requirement for a fire suppression water source which was not previously required.
- The proposed access shown from S500W will need to provide access to all lots. The proposed concept plan is consistent with this. No additional access points onto S500W will be permitted. All interior roads will need to be brought up to/built to County Local Road Standards.

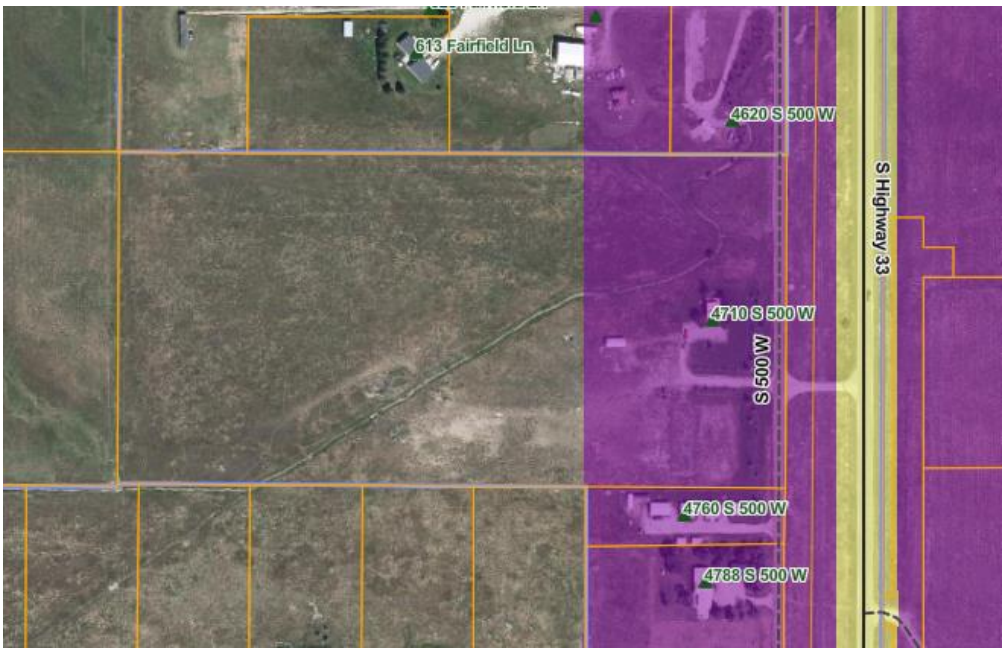
Criterion c. Other health, safety, or general welfare concerns that may be brought to the County's attention.

Applicant Comment:
There have been no concerns addressed yet but if any are we will address them.

Staff Comment:
County staff have not identified health safety, or general welfare concerns with the proposed major plat amendment. There are no overlays on the property which would identify concerns

Staff Comment:
The parcel does not lie within any natural resource overlays. There is no wildland urban interface present nor the bear conflict area. The parcel does not have any steep slopes.

A portion of the parcel does lie within the Scenic Corridor Overlay. Any future development on Lot 2 that is within the Scenic Corridor will need to undergo a Scenic Corridor Review.



RECOMMENDED CONDITIONS OF APPROVAL (AT PZC PRELIMINARY PLAT)

1. The application be updated in the following ways:
    a. All future development that is within the scenic corridor overlay will trigger the need for a scenic corridor review.
    b. A plat note should indicate that all lots will be accessed from the interior subdivision road.

2. A stamped and dated cost estimate for the project is required at the preliminary plat stage. Financial warranty is required following installation of improvements. (An updated cost estimate was submitted dated 3/20/2026).
3. Site plan for development should show the cluster box for USPS for postal delivery service. (This is written as a recommended improvement)
4. Electric and telecommunications are required utilities. The improvement plans show coordination to connect to existing lines.
5. Address public works comments:
    a. The proposed interior subdivision road accessed from S500W will need to provide access to all lots. No additional access points onto S500W will be permitted.
    b. All interior roads will need to be brought up to/built to County Local Road Standards.

PLANNING STAFF RECOMMENDATIONS:

The PZC recommended approval with conditions. A number of these conditions have been addressed.

The following considerations could still be addressed through conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL

a. All future development that is within the scenic corridor overlay will trigger the need for a scenic corridor review.
a. The proposed interior subdivision road accessed from S500W will need to provide access to all lots. No additional access points onto S500W will be permitted. A plat note should indicate that all lots will be accessed from the interior subdivision road.
b. Financial warranty is required following installation of improvements.

BOARD OF COUNTY COMMISSIONER ACTIONS

A. Approval of the Preliminary Plat, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
B. Approval of the Preliminary Plat, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
C. Denial of the Preliminary Plat application and provide the reasons and justifications for the denial.
D. Continue to a future BoCC Public Hearing with reasons given as to the continuation or need for additional information.

MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

APPROVAL

Having concluded that the Criteria for Approval of an Amended Preliminary Plat found in LDC Section 4-13-D can be satisfied, I move to APPROVE the Amended Preliminary Plat for the Log Cabin Subdivision as described in the application materials submitted on October 20, 2025 and additional information attached to the staff report. (with the following conditions of approval…)

DENIAL

Having concluded that the Criteria for Approval of an Amended Preliminary Plat found in LDC Section 4-13-D have not been satisfied, I move to DENY of the Preliminary Plat for the Log Cabin Subdivision as described in the application materials submitted on October 20, 2025 and additional information attached to the staff report, based on the following findings:

CONTINUATION

I move to continue the public hearing for the Log Cabin Subdivision Amended Preliminary Plat to a specific date in time in order to obtain additional information from the applicant or other agencies.

Prepared by:
Joshua Chase, Planner

ATTACHMENTS:

A. Major Plat Preliminary Application (3 pages)
B. Narrative (3 pages)
C. Improvement Plans (5 pages)
D. Preliminary Plat_5.5.26 (1 page)
E. EIPH Log Cabin Lane Amended On-Site Eval Letter (5 pages)
F. Engineers Cost Estimate (1 page)
G. N-P Report
H. TIS (128 Pages)
I. Trip distribution (1 Page)
J. Utility Site Plan (1 Page)
K. Landscape Plan.
L. Log Cabin Lane N-P Review

End of Staff Report