TETON COUNTY, IDAHO | BOARD OF COUNTY COMMISSIONERS

Written Decision for Log Cabin Lane Subdivision, Major Modification of a Plat - Preliminary Plat

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This is a written decision on the findings for a Major Modification of a Plat under Teton County Land Development ("LDC"), effective December 4, 2024.

APPLICATION DATE:	October 20, 2025
APPLICANT:	Brian Maw / Taylor Cook
PARCEL:	RP022090000020 – 19.26 acres (lot 2)
PROJECT NAME:	Log Cabin Lane Subdivision – Major modification
PURPOSE OF APPLICATION:	To create 18 individual lots from the existing Lot 2

SUMMARY

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. Existing one acre Lot 1 will remain unchanged, 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.

Applicable Standards and Criteria for Application Evaluation

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

Applicability.

LDC § 4-14(E) Major Modification of a Plat

Definition: 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 (LDC § 4-14(E)(2)(a))

ix. An increase in the number of lots

Review Criteria §4-14(D)(6) 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.

LDC § 4-14(E)(6) Review Criteria

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.

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.

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 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.

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.

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.

Reasoning and Analysis

Major plat modification: Request to create 18 new lots (mostly at 1 acres in size, with a 1.22 and 2.01 acre lot) from existing Lot 2 (currently 19.26 acres) in Log Cabin Lane Subdivision.

Pre-application conference: 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 confirming any required studies.

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.
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,

Board of County Commissioners ("Board" or "BoCC") Preliminary Plat Review
The BoCC held their own meeting on May 11, 2026. Planning staff presented the staff report and the PZC recommendation, noting that the proposed buffering was utilized as a basis to find a reduction of the impacts on neighboring properties. Following that, the applicants presented their request and stood for questions. They noted

that the property has some existing berms and landscaping along the frontage road, mitigating impacts in the Scenic Corridor Overlay. They answered questions about the process and why they believe the project creates an opportunity for facilitating businesses and employee housing. Public comment was received that identified concerns with impacts to existing residences and their investment near this property from traffic and lighting from potential future uses. The applicant commented on the maintenance of the buffering landscaping. The Board asked questions and had a discussion on methods for ensuring maintenance.

Initially, the Board voted unanimously to table this item to their following meeting to review the updated development agreement, however after additional discussion, they determined that the lack of a county approved development agreement template should not be a basis for delaying a decision related to compliance with criteria, the Board reopened the hearing and moved to approve the application while conditioning delivery of a satisfactory agreement after the county prepared the template.

Findings of Fact

Pre-application meeting: Held on October 20, 2025.

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. The review concluded with a recommendation of approval with 5 conditions.

An increase in the number of lots in a platted subdivision is permitted under provisions of a major modification of a plat und LDC § 4-14 (E).

The applicants have prepared a landscaping plan to meet the requirements of a buffer required in LDC section 5-7. This is the basis for a finding that the proposed plat amendment will result in a reduction in impacts on the neighboring properties required under § 4-14(E)(6)(c).

CONCLUSIONS

Having given due consideration to the application and materials presented, and to the review criteria in Teton County Land Development Code § 4-14, the Teton County Board of County Commissioners hereby make the following conclusions:

1. The public hearing for the Planning & Zoning Commission was January 13, 2026, which resulted in a recommendation for approval.

2. The proper legal requirements for advertisement of the public hearing have been fulfilled as required by Idaho Code, Title 67 and Chapter 4-2(0) of Teton County LDC. The preliminary plat review by the BoCC 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.

3. The review criteria in LDC § 4-14.E(6) for the proposed Major Plat Modification are satisfied with the conditions included by the Board and the applicant needs to provide a Development Agreement addressing those issues specified by the Board.

DECISION:

Based on a motion made by Commissioner Wolfe and seconded by Commissioner James, which passed in a 2-1 vote of the BoCC (Ayes: Wolfe, James; and Nay: Powers), the BoCC decided as follows:

Having concluded that the Criteria for Approval of an Amended Preliminary Plat found in LDC Section 4-13(D) can be satisfied, to the Board hereby APPROVES 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:

1. All future development that is within the scenic corridor overlay will trigger the need for a scenic corridor review.
2. A plat note should indicate that all lots will be accessed from the interior subdivision road.
3. A stamped and dated cost estimate for the project is required at the preliminary plat stage. Financial warranty is required following installation of improvements.
4. Site plan for development should show the cluster box for USPS for postal delivery service.
5. Electric and telecommunications are required utilities. The improvement plans show coordination to connect to existing lines.
6. 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.
7. Closure of the existing access road from Hwy. 33 and meet county and state requirements for doing so.
8. Completion of a development agreement, specifically with regards to a warranty agreement, providing for continual landscape maintenance, and to require the same of the HOA.
9. Landscaping to be installed as shown on submitted plans, and agree to ongoing maintenance.
10. Road maintenance and snowplowing to be the responsibility of the HOA.

Brad Wolfe
Chair of Teton County Board of County Commissioners

I hereby certify that on this _____ day of February 2026, I served a true and correct copy of the foregoing document upon the following:

Kim Keeley, County Clerk

Date

Taylor Cook

[email redacted]

[ ] E-Mail

NOTICE OF APPLICABLE RIGHTS

Applicants have a right to request a regulatory taking analysis of this decision pursuant to Idaho Code § 67- 8003. Further, per LDC § 4-15, an applicant or an affected person has the right to appeal or seek reconsideration of this decision.