**TETON COUNTY, IDAHO I Board of County Commissioners**
**Written Decision for Bruce Hollis, Lot consolidation on 395 Silver Fox Lane & 415 Silver Fox Lane**
**Teton Reserve Subdivision, Minor Modification of a Plat**

---

This is a written decision on the findings for the approval of the Minor Plat Amendment – Final Plat, under **Teton County Land Development Code § 4-14(D)(2)(a)(v)**.

| | |
|---|---|
| APPLICATION DATE: | August 26, 2026 |
| HEARING DATE: | October 13, 2026 (Hearing and decision date) |
| APPLICANT & PROPERTY OWNER: | Applicant: Harmony Design & Engineering; Owner: Bruce Hollis |
| LEGAL DESCRIPTION: | Teton County Legal Description: PARCEL NUMBERS / LEGAL DESCRIPTIONS: RP003100030030 / LOT 3 BLK 3 TETON RESERVE PUD SILVER FOX PHASE I SEC 36 T4N R45E / [address redacted] RP003100030040 / LOT 4 BLK 3 TETON RESERVE PUD SILVER FOX PHASE I SEC 36 T4N R45E / [address redacted] |
| PURPOSE OF APPLICATION: | Teton Reserve Planned Unit Development – Minor Plat Amendment Approval of a minor modification of a plat to combine lots. |

**SUMMARY**

The application is for a minor modification of a plat for property located at 395 Silver Fox Lane & 415 Silver Fox Lane/Lots 3 & 4 of the Teton Reserve PUD Red Hawk Blk 12. The applicant proposes to combine the two lots into a single lot. Both lots are held under common ownership. There are no overlays on the subject parcels.

**Applicable Standards and Criteria for Application Evaluation**

**Applicable Ordinances: Teton County Land Development Code ("LDC") § 4-14(D) Minor Modification of a Plat**

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

i. Boundary line adjustments between lots within a subdivision;
**ii. Lot consolidations of two or more platted lots into fewer lots,**
iii. Changes to a master plan if they result in a reduction in density
iv. Adjustment of building envelopes that are not in a sensitive area as identified by the Natural Resource Overlay Map
v. Other changes of similar magnitude and minimal direct impact as determined by the Administrator.

The Review Criteria for a minor modification of a plat are specified at LDC § 4-14(D)(5):

a. 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.
b. Insignificant changes shall not reduce the area of designated open space or increase the number of lots.
c. Insignificant changes shall not change the uses approved or the location of where certain uses are approved.
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.

Following consideration of the request at a regularly scheduled meeting, and based on the criteria above, the Teton County, Idaho, Board of County Commissioners ("BoCC") hereby issues a written decision on the request for a Minor Modification of a Plat.

**Findings of Fact**

ZONING DISTRICT: RN-5 Rural Neighborhood (but previously approved as a Planned Unit Development)
PROPERTY SIZE: 0.35 & 0.38.

On August 26, 2026, an application was submitted to amend plat **#163218** to combine 2 lots, which constitutes a minor modification of a plat.

1. The modification will not result in any reduction in open space.
2. The Planning Administrator has determined that the application is complete.
3. **As a note to the applicant, property taxes are also required to be paid in full before recording.**

**REQUIREMENTS FOR PUBLIC HEARING NOTICE:**

1. Teton County Land Development Code Chapter 4. Section 4-14 requires Minor Modification applications be approved by the BoCC. Following consideration of the request at a regularly scheduled meeting, and based on the criteria above, the BoCC will issue a written decision on the request for a Minor Modification of a Plat.
2. The item was included in the agenda posted in the courthouse and online for the public meeting. This type of review does not require any public notice.
3. The BoCC reviewed the request at their regular meeting on October 13, 2026.

**Reasoning and Analysis**

The County has determined that this request constitutes a **Minor Modification of a Plat,** which is permitted under **LDC § 4-14(D)(2)(a)(ii),** because it involves a modification to an approved plat that qualifies as a minor change under this subsection of the Land Development Code. Specifically, this modification combines 2 lots. There are no overlays on the parcels.

On October 13, 2026, the BoCC reviewed the application. County Staff presented the application materials.

Having found that the application and corresponding information met the criteria for a Minor Plat Modification, the BoCC voted to approve the application. The consolidation has not violated any known conditions of prior approval and complies with applicable criteria and standards of the LDC, or becomes more conforming to those standards. This proposal does not reduce the area of any designated open space or increase the number of lots. The approved use (or zoning) of the parcel will not change. The BoCC believes that this change will not increase or create new or potentially substantial impacts on the area of these lots, since it reduces the number of lots.

**DECISION**

Based on this reasoning that was discussed by the BoCC, Commissioner Wolfe made the following motion, which was seconded by Commissioner James.

Having found that the proposed plat amendment for LOT 3A BLK 3 TETON RESERVE PUD SILVER FOX PHASE I SEC 36 T4N R45E 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 August 26, 2026.

**CONCLUSIONS**

Having found that the proposed plat amendment for the Teton Reserve 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, this application (submitted August 26, 2026) is hereby APPROVED with the following CONDITION:

1. A final technical survey review be completed before mylars are printed.

Brad Wolfe
Chair of Teton County Board of County Commissioners

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

Kim Keeley, County Clerk

Date

Allison Ahlert
[email redacted]

[X] 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.