

Exhibit A

**Preliminary Plat
Subdivision Application**

2. PROPERTY DATA FOR THE APPLICATION:

- Property Address:

- Property Legal Description:

- Present Zoning District:

- Type of subdivision:

3. SPECIFIC REQUIREMENTS

- Proposed Name of Development:

- Number of Lots in Development:

- Total acreage in Development:

- Latest recorded deed to property:

- Fee: \$483.00

- Fee of \$800.00 for Plat Review (balance/refund to be paid at recordation)

- Fee: \$234.00 per lot (due on 60% of the lots proposed at this time)
 - Acceptance of this amount does not suggest any particular number of lots will be approved and there be no entitlements granted by the payment of the per lot fee. There will be a refund should the number of lots ultimately approved be less than the amount of lots paid for at this time. Likewise, the applicant is responsible to pay \$234.00 per lot for each and every lot approved at final plat.

- Applicants Signature: _____

- Date Signed _____ Date Received: _____

SECTION II: EVALUATION CRITERIA NARRATIVE:

(Please submit narrative regarding these 5 items)

1. The conformance of the subdivision/PUD with the comprehensive plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvements plan.
4. The public financial capability of supporting services for the proposed development.
5. Other health, safety or general welfare concerns that may be brought to the commission's attention.

SECTION III: ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. Number of Plan/Plats:

- 30 Plats (11" X 17" or 18" X 24") Prepared By A Professional Land Surveyor/Engineer:

2. Items on Plan/Plat:

- Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, and easements areas to be dedicated for public use, and other important features are shown.
- Identification for all lots and blocks and road names are clearly shown. Lot lines show dimensions in feet and hundreds.
- Perimeter subdivision lines are accurately related by distance and bearings to established roads or street lines, or 1/16 section corners, and closure are a minimum of 1 foot in 5000 feet.
- True angles and distances to the nearest established street lines or official monuments are accurately described in the plat and shown by appropriate symbol.
- Radii, internal angles, points and curvatures, tangents, tangent bearings, chord, chord bearings and the lengths of all arcs are shown.
- Accurate location of all monuments and fire protection to be installed, shown by appropriate symbol, and all of the U.S., State, County, or other official bench marks, monuments, or triangulation stations in or adjacent to the property.
- Each lot corner is monumented or witnessed with permanent marker, in accordance with the rules and regulations of the State Board of Registration for professional engineers and land surveyors, and the markers contain the found or set are shown either by legend or separate description on the plat.
- Accurate boundaries and legal descriptions of any easement or area to be dedicated for public use, with the purpose indicated thereon, and of any area to be reserved by deed or covenant for the common use of all property owners are given.
- Vicinity map:
- Names of adjoining developments and ownership of surrounding land:
- Surrounding existing wells the approximate depth of those wells:
- North arrow:
- Contours:
- Section and incorporation lines in and within 200 feet:
- Boundaries and identification of zoning districts:
- Wildlife habitat, migration routes, and unique areas:
- Section(s), Township, Range
- Plat is labeled correctly as "Preliminary Plat" and the specific phase has been labeled:

3. Utilities:

- Statement in bold letters of proposed water, wastewater and maintenance services:
- Location width and information of utility right of way and easements minimum telephone and electric utilities:
- Location of active and abandoned wells and all reservoirs in and within 300 feet:
- Location and sizes of sewers, water mains, culverts, underground facilities in and within 300 feet:

4. 12 Copies of the Development Agreement which must include:

- The date actual construction will begin:
- The date public improvements will be completed and can be inspected:
- Estimated date the subdivision will be completed:
- Control during development:
- Inspection of public improvements under construction:
- Any other conditions agreed to:
- Guarantee of completion of improvements:
- Cash deposit, certified check, irrevocable bank letter of credit:
- Penalty in case of failure to complete construction of a public improvement:
- Reduction and release of guarantee:
- Lots shall not be sold and recorded until final plat approval:
- No certificates of occupancy will be issued until public improvements are complete:
- No building permits may be issued until the fire protection, including roads, are complete and operational
- The developer shall control dust while installing infrastructure
- The developer shall provide a stamped letter from the engineer stating the roads have been built in accordance with the submitted road plans and are up to county standards
- Subdivision entrance sign and street signs:
- A registered professional engineer's stamped estimate of costs for all improvements:

5. 12 copies of Final draft Protective Covenants (CC & R's) shall include at least the following:

- Homeowners Association
- Right to farm provision
- County Setbacks and Height
- Architectural style and building design
- Maintenance of landscaping
- Screening
- Garbage areas
- Private road
- Storage areas
- Maintenance building
- No further divisions of lots
- Low wattage lighting downward directed
- Weed control
- Sanitary Rules/Regulations

6. Design standards (Section 9-4)

- Dedication of street public- private:
- Street and road locations:
- Intersections:
- Easements:
- Irrigation easements as defined in Title 8 Chapter 4 Section 4:
- Blocks are clearly defined on the master plat.
- Lots:
- Planting strips and reserve strips:

- Landscaping:
- Access:

7. Improvement standards (9-5-2)

- Monuments:
- Curbs and gutters:
- Bike paths:
- Public utilities:
- Water supply and septic:
- Maintenance and operation of public water and sewer:
- Fire protection:
- Street lighting:
- Public land access:

SECTION IV: CHECKLIST OF REQUIRED ITEMS

This section contains the checklist of items required to fulfill the requirements for approval of this subdivision application. The items are numbered and the status of each item is described below.

1. Fire Protection:

- Letter of approval for preliminary plat from the fire marshal.
- Final Hearing with the Board of County Commissioners will not be scheduled until the final approval letters are submitted.

2. Roads:

- Intent for county roads improvements:
- Road access permit:
- Description to assure adequate funds for maintenance of roads within the development:
- 3 copies of road plans prepared by a registered Idaho Civil Engineer including the following:
 - 1) Pavement design with turn around:
 - 2) Road will be constructed at least 8 ft. from the edge of the roadway easement:
 - 3) Cross-section of pavement and turn around:
 - 4) Cut and fill cross section sheets indicating sections spaced in consideration of gradient of the road:
 - 5) Road system for un-platted portions of the property:
 - 6) Easements dedicated to the public in accordance with Teton County Highway & Street Guidelines:
 - 7) Arterial and collector roads are platted as separate entities:
 - 8) See Teton County Road specifications for further information:
 The Teton County Road and Bridge Department, the Teton County Fire District and the Teton County Building Official shall have input towards the proposed development. The applicant is responsible for insuring the standards set forth by these agencies are satisfied.

3. Water Rights:

- Evidence that development will not interfere with existing agriculture water rights and access for maintenance.

4. For PUD developments only, to be included on the plat and in the Preliminary Report:

- Open Space use type
- Deeding or Dedication of Open Space
- Open Space Management Plan
- Management of Agricultural Land
- Management of Recreation Facilities
- Management of Existing and Created Natural Lands

5. Eastern Idaho Public Health District

- Letter from District Seven Health Department.
 - Property without DEQ involvement:
 - Letter of Approval for preliminary plat
 - Property with DEQ involvement or unique concerns (ie. Steep slopes):
 - Status letter for preliminary plat
- Final Hearing with the Board of County Commissioners will not be scheduled until the final approval letters are submitted.

SECTION V: STAFF SUMMARY

- **Required Notification in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code**

This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6511 and 67-6509.

- **Ordinance and Standards Used in Evaluation of This Application:**

This subdivision application is being reviewed under the provision of Title 9, Subdivision Ordinance of Teton County, Idaho, as applicable. The above checklist is self explanatory as to the requirements that are necessary to grant approval of this application.

SECTION VI: PLANNING AND ZONING COMMISSION ACTION:

- **Reasons for Approval-Denial-Continuance:**

This application is scheduled for a public meeting on _____, 2008 with the Planning and Zoning Commission. This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6511 and 67-6509. At this hearing the Commission shall consider public comment. After thorough consideration the Commission shall recommend approval or denial to the Board of County Commission as the application meets/not meet the criteria for approval as outlined in the findings and reasoning of this report.

Approved or Denied on this _____ day of _____ 2008.

Dave Hensel, Chairman