



**AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
November 8, 2016
STARTING AT 5:00 PM**

Amended
11-4-2016

**LOCATION: 150 Courthouse Dr., Driggs, ID
Main Courtroom located on the Third Floor**

1. Approval of Available Minutes
2. Chairman Business
3. Administrator Business

5:00 PM - Item #1 – PUBLIC HEARING: Preliminary Approval for Nelson Subdivision. Valoie Nelson is proposing a 2-lot subdivision on her property (8.49 acres) located north of Victor at 680 E 5500 S. This property is not located in any overlay areas.

Legal Description: RP04N45E251500, E2SW4NE4 LESS #3584, #3614 SEC 25 T4N R45E

5:15PM – Nutrient Pathogen Waiver Request: Nelson Subdivision. Valoie Nelson is requesting a waiver from the Nutrient Pathogen Evaluation. This Evaluation will be required for the Nelson Subdivision Preliminary Approval.

5:30 PM - Item #2 – PUBLIC HEARING: Amendment to Teton Reserve Planned Unit Development’s Master Plan and Development Agreement. TR Golf, LLC is proposing an AMENDMENT to the Teton Reserve PUD Master Plan and Development Agreement to reflect the existing location of the golf clubhouse and parking area, as well as to identify specific uses allowed on those lots. This amendment also identifies an event lawn and retains the original clubhouse/parking lots for future growth of those uses. This amendment is defined as a Substantial Changes – Decrease Scale, Impact request pursuant to the Teton County Code, Section 9-7-1-B-2.

Legal Description: RP003100010010, LOT 1 BLK 1 TETON RESERVE PUD RED FOX PHASE I SEC 35 T4N R45E; RP003100010020, LOT 2 BLK 1 TETON RESERVE PUD RED FOX PHASE I SEC 35 T4N R45E; RP003100010050, LOT 5 BLK 2 TETON RESERVE PUD RED FOX PHASE I SEC 36 T4N R45E; RP003100TRAC50, TRACT 5 PARKING TETON RESERVE SUB SEC 36 T4N R45E; RP003100TRAC60, TRACT 6 GOLF CLUB HOUSE & EVENT LAWN TETON RESERVE SUB SEC 36 T4N R45E

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- **Written comments received by 5:00 pm, November 1, 2016 will be incorporated into the packet of materials provided to the Planning & Zoning Commission prior to the hearing. Comments received after this date will not be included at the public hearing.**
 - Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
 - The application(s) and related documents are posted, at www.tetoncountyidaho.gov. To view these items, select the Planning & Zoning Commission department page, then select the 11-8-16 Meeting Docs item in the Additional Information Side Bar.
 - Comments may be emailed to pz@co.teton.id.us. Written comments may be mailed or dropped off at: Teton County Planning & Building Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
 - Public comments at this hearing are welcome.

Any person needing special accommodations to participate in the above noticed meeting should contact the Board of County Commissioners’ office 2 business days prior to the meeting at 208-354-8775.