

## **PRELIMINARY PLAT APPLICATION NARRATIVE**

Harlan Ranch Subdivision

March 3, 2023

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The Harlan Ranch Subdivision is a 16-lot subdivision proposed by Clear Springs Ranch LLC in order to divide one property into 16 separate residential lots, a fire pond lot, and a road lot. The 96 acre site is proposed to be split into twelve medium lots between 2.6 and 4 acres in size and four large lots between 10 and 12 acres in size. The property is located south of Driggs and west of Highway 33 in Teton County, ID, in the southeast quarter of Section 15, Township 4 north, Range 45 east. Access to the property is provided by county roads S1000W to the east and W3500S to the north; both proposed subdivision roads connect to W3500S.

A majority of the property, 82 acres or 85%, lies in county zone A-2.5; 14 acres or 15% lies in zone A-20. According to the calculations outlined in the development code for split-zoning, a maximum of 33 lots would apply to this 96 acre parcel; only 16 lots are proposed. This proposed subdivision is bordered to the west by large, primarily vacant A-20 parcels containing wetland and floodplain areas. To the east lies partially developed A-2.5 parcels of various sizes, including the existing Valley Vista Estates PUD, containing ¼ acre lots. To the north and south lies a combination of the above.

A private pathway is proposed around the perimeter of the eastern portion of the subdivision. The lots will have individual wells and septic systems. A fire pond is proposed in order to provide a water supply for fire suppression.

The westernmost 4 lots have proposed building envelopes. There are Songbird/Raptor Breeding and Wintering Habitat and Priority Wetland Habitat Natural Resource Overlays affecting the western portions of these lots. The proposed building envelopes are located outside these Natural Resource Overlays and outside the FEMA 100-year floodplain.