

April 28, 2023



Teton County Planning Department
Teton County, Idaho
150 Courthouse Dr
Driggs, ID 83422

RE: J&G Peacock Ranch Subdivision Preliminary Plat Application Narrative

Concept Plan Approval: 6/14/22

Conditions for approval are listed below followed by comments on how they were addressed:

- Reunion Road should be developed west of N1500E (not a private driveway for the two additional lots).
Improvement Plans and cost estimate have been provided for this section of Reunion Rd. However, the owner did receive a review from the County Engineer (included with application materials) saying that this road construction was unnecessary. Later, County staff revised their recommendation saying that the road did need to be constructed. The owner would prefer not to build the western portion of the road as it will not be used for some time and may become overgrown and unusable.
- Confirm Lot 6's existing residence will stay as is not further encroach into the Floodplain Overlay
The plat was revised to remove lot 6, with the existing residence on Lot 5. This prevents the possibility of further development in the floodplain.

List of Items Necessary Before Preliminary Plat

- Complete studies for the Preliminary Plat application:
 - Natural Resource Analysis and Wetlands Delineation
An NRA and Wetlands and Watercourse Analysis certifying that there are no wetlands present have been submitted.
- Work with EIPH to complete and submit a subdivision application.
EIPH Preliminary Subdivision Approval has been submitted. A Nutrient/Pathogen Study was also completed and submitted.
- Address all comments from the Public Works Director
 - All of Reunion Road will need to be built to or brought to County Local Road Standards
Cost estimate includes the cost of verifying that the eastern (existing) portion of Reunion Road has been built to County local road standards. Improvement Plans include this cross section if the road needs to be improved.
 - An Improvements Plan will be submitted and approved, as well as referenced in the Final Development Agreement
Improvement Plans have been submitted as well as a draft Development Agreement.

Compliance with LDC

The project lies within A/RR 2.5 Zoning. Minimum Lot size is 2.5 acres; each of the proposed lots is over 3 acres. Uses allowed are residential, which is outlined in the CCRs for this subdivision as the only allowed use.

Subdivision Development Standards for access are provided by Reunion Road and its easement; improvement plans for County local road standard have been submitted. No other public improvements are required.

Compliance with the Comprehensive Plan

The proposed project lies within the Rural Neighborhood area of the Comprehensive Plan Framework Map. Desired future character for the Rural Neighborhood is a transitional character between Town Neighborhoods and Rural Areas with medium density single-family neighborhoods and large open spaces with provisions for clustering, amenity-based neighborhoods, safe and convenient street and pathway connections, well-defined open space connected corridors, and clear distinction between residential development and open space or agriculture.

The proposed subdivision design addresses the desired character for the Rural Neighborhood area by proposing six 2.5 acre lots that are near other existing subdivisions of similar size. The Chilly Water Subdivision, 0.5 mile to the west, contains lots ranging from 1 to 2 acres and includes dedicated open space. The Grouse Landing Subdivision is 0.4 miles north of the proposed J & G Peacock Ranch Subdivision and contains lots ranging from 1 to 2.5 acres. The Elkridge Subdivision is 0.25 miles away with lots ranging from 2.5 to 3.77 acres. The PJ Clarke Tree Farm Subdivision is adjacent to the proposed Subdivision and contains two 2.5 acre lots. By clustering similarly scaled development in the same area, the development addresses the Comprehensive Plan's vision for clustering neighborhoods and providing a clear distinction between residential development and open space or agriculture.

Teton County zoning for this property is A/RR 2.5 Agriculture/ Rural Residential, which allows minimum 2.5 acre lots. The proposed subdivision will contain lots ranging from 3.29 to 3.76 acres, which is larger than the minimum lot size for the zone.

Surrounding existing land uses include platted single-family subdivisions with some lots containing constructed single-family homes, as well as larger un-platted parcels with single-family homes or no development. The larger un-platted properties are primarily east of the proposed subdivision and range in size from 8 to 100 acres with the majority being close to 40 acres (Figure 7).

The proposed subdivision will have a density of 27 units per 100 acres. Existing subdivisions west of the parcel but east of Highway 33 have densities between 10 and 40 units per 100 acres.

The proposed development is consistent with the scale and use of existing development as it is within the range of density of the existing neighborhoods to the west and serves as a transition between those neighborhoods and the lower density neighborhoods and agricultural lands to the east.