

7/18/2023

TC/22-369

ATTN: Teton County, Idaho-Planning & Building

RE: **Concept Subdivision Application Narrative for Hunnidale Farms Subdivision**

Narrative

The proposed Hunnidale Subdivision is a two lot subdivision located at Parcel ID: RP06N45E091500. The parcel in question is zoned FH-10 Foothills and is located in the Sharp Tail Grouse Breeding Habitat, Big Game Migration Corridors and Seasonal Range and the Songbird/Raptor Breeding and Wintering Habitat overlays. There are also wetlands located on the property and those have been accounted for in the environmental analysis, which will be provided at the Preliminary Plat submittal.

Lot 1 will be approximately 24 acres and Lot 2 will be around 33 acres, meeting the base FH-10 zoning standards and other requirements listed in Chapter 6 of the LDC. Both lots proposed have access along W 10000 N. Utilities will be installed per initial conversations with Fall River and open space requirements shall be adhered to as conditioned and as listed in Section 6-6-1 of the Teton County LDC. There are no other health or safety concerns for this proposed subdivision.

Please let me know if there are any questions.

Sincerely,

Taylor R. Cook

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