

This submission aims to detail the proposed modification to the building envelope on Lot 11, as part of a minor modification application. This proposal seeks to adjust the building envelope from its current location in the northeast corner of Lot 11, moving it westward toward the center of the lot and southward to align with the minimum setback requirements set forth by Teton County, Idaho. This adjustment is proposed to enhance the utilization of the lot, avoid drainage issues at the current location, improve functional aspects of the development, and ensure more efficient use of space while adhering to all applicable zoning and development regulations.

The proposed modification is categorized as a minor change under the applicable subsections for the following reasons:

- **Boundary Line Adjustments:** The adjustment does not alter the boundary lines with neighboring lots but optimizes the use of space within the existing boundaries of Lot 11.
- **Compliance with Current Regulations:** The proposed envelope adjustment complies with all current regulations, including setback, density, and use requirements, ensuring no increase in density or change in use.
- **Impact:** The modification is of a magnitude and nature that its direct impact is minimal. It does not intrude into sensitive natural areas, nor does it increase governmental costs associated with development. Based on discussion with EIPH they have no concerns with ground water being above the 7' mark and the majority of the land is 10+' from any ground water source.

Attached to this narrative are the following documents, as required:

- A complete application for Pre-Conference.
- A complete application for the minor modification.
- Amended Final Plat, correctly labeled, reflecting the proposed new building envelope. Including visual representations of the proposed modification, providing clear before-and-after comparisons.
- Approval from the Daydream Ranch HOA.

This proposal aligns with the intent to expedite changes that enhance lot utilization without adversely impacting the surrounding environment or community. We believe that this adjustment will benefit the potential development of Lot 11 and align with the county's goals for efficient and responsible land use.