



4/17/2025

TC/23-424-01

ATTN: Teton County, Idaho Planning Department

RE: **Back Forty Preliminary Plat Subdivision Application Narrative**

**NARRATIVE**

To whom this may concern,

The Back Forty subdivision is a proposed 4 lot subdivision located in the Victor Impact overlay. The parcel owned by HCRK LLC (RP04N45E355400) and was submitted under the AOI 2.5 zone. The proposed lot sizes all average 10 acres or more. There is a fire pond located on the southern border of the parcel that we intend to use for fire suppression.

The AOI 2.5 zoning requirements are being met as well as the Comprehensive Plan goals. We are proposing two access points as shown on the access plan as part of this subdivision application. Back Forty is accessed of a private road and can the two access points can meet the safe stopping distance requirements. The two access points avoid more disturbance with one local road cutting through the entire parcel to provide access for all 4 lots. This saves space on the 40 acres for farming to continue.

Please let me know if you have any questions.

Thanks,

Sincerely,  
Taylor R. Cook, LEED, MCRP  
Project Manager  
Tcook@nelsonengineering.net