

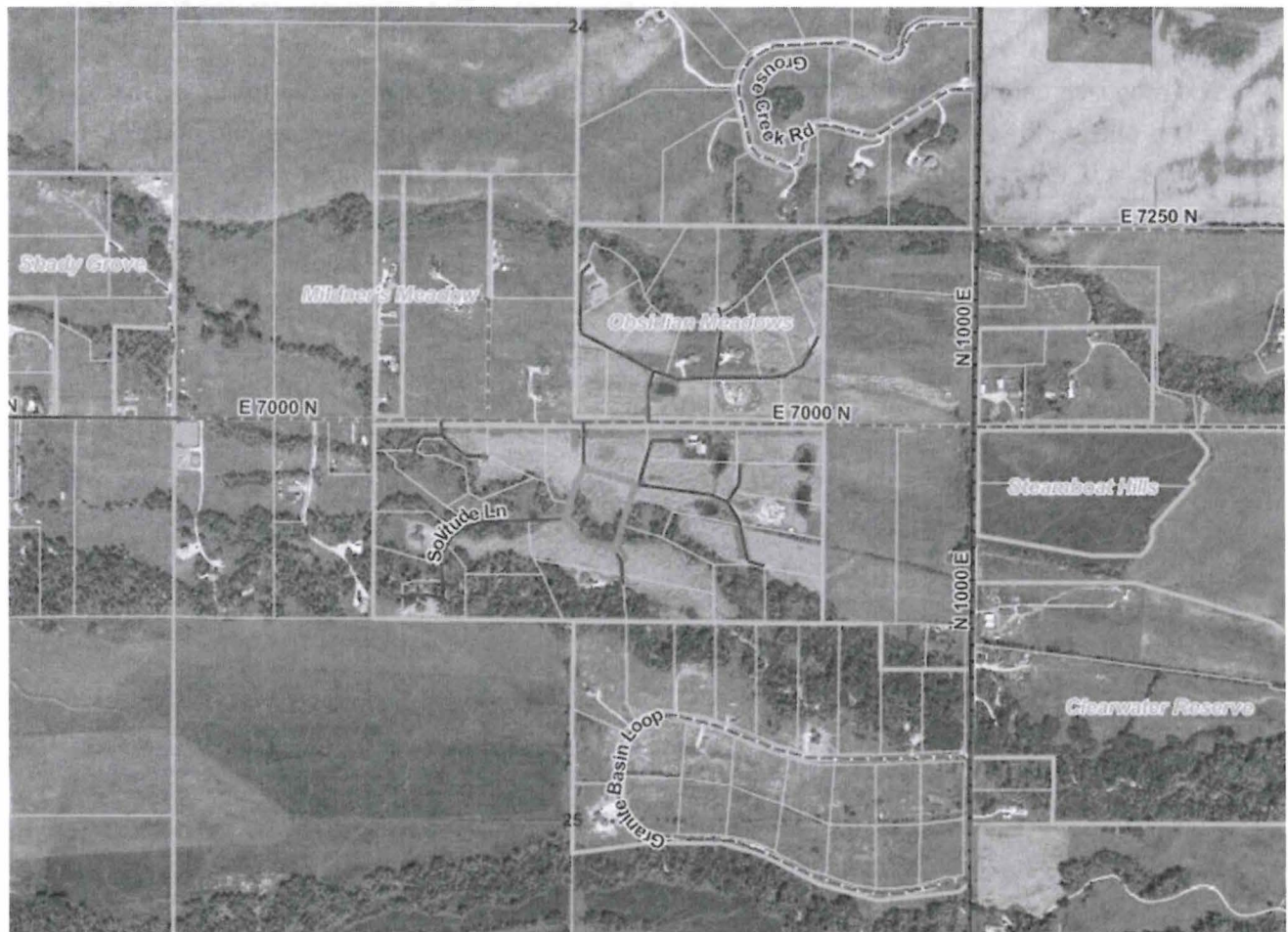
May 29, 2025

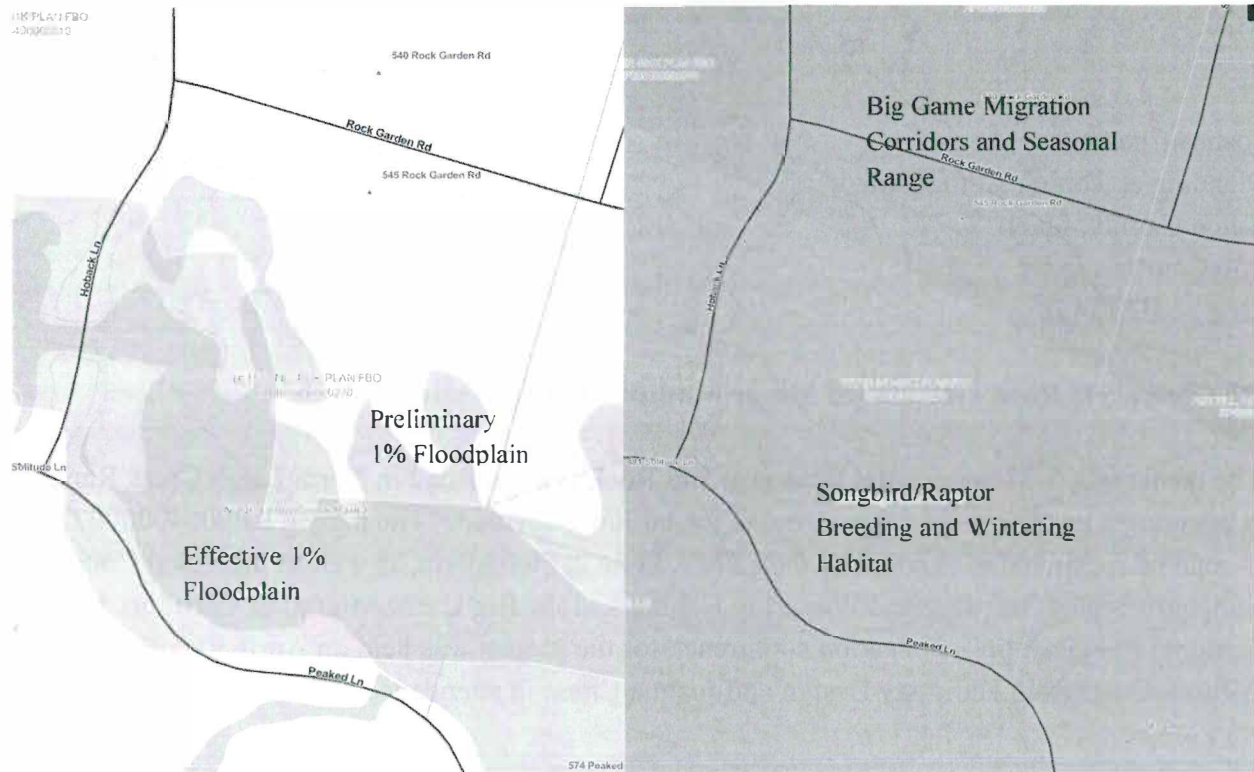
Joshua Chase
Planning & Zoning Administrator
Teton County, Idaho
150 Courthouse Dr
Driggs, ID 83422



RE: Teter/545 Rock Garden Rd Minor Modification Narrative

The owner of a 3.77-acre parcel located at 545 Rock Garden Road in North Leigh Creek Ranch is pursuing a minor modification to move the building envelope. The parcel, RP005400000270, is zoned RA-35, and is overlaid by the FEMA Zone A Floodplain, as well as the Teton County Songbird/Raptor Breeding and Wintering Habitat and the Big Game Migration Corridors and Seasonal Range. A pre-application conference for the project was held on April 30th, 2025, with Allison Ahlert from Harmony Design and Joshua Chase in attendance.





The proposed changes include shifting the existing building envelope to the north, so that most of it is outside the floodplain. The building envelope will not change size, and no other changes to the plat, CCRs, or other associate documents are proposed. Below is an exhibit showing the current and proposed building envelope. This modification has been approved by the HOA.

