

Bertin Ranch conditions from August 26th, 2024 meeting

MOVER: Michael Whitfield

SECONDER: Cindy Riegel

I move to continue the public hearing for Bertin Ranch Subdivision Final Plat in order to obtain additional information from the applicant or other agencies with regard to the missing elements that were required for final plat approval to Oct 28th at 1:00 PM.

- The development agreement lists both Curt Behle and Taylor Bertin as “Developer.” One person should be listed here and be held responsible in the DA. – **The development agreement has been edited and only includes Taylor Bertin As the sole Developer. See attached**

- The cost estimate should be broken into improvement categories that indicate the roadway improvements for the interior subdivision road and necessary roadway improvements leading to the development. The old access being vegetated should also be incorporated into the DA and Cost Estimate. **The EOPC has now a breakout for 4500, 500 and Bertin Road as well as the removal and revegetation of the current driveway. See attached EOPC**

- Address public works comment that Plat note be added to indicate all lots will be accessed from an interior subdivision road (Bertin Road). **Survey plat/Final plat has been updated in notes to show that all lots to be accessed from interior road. See Attached**

- Financial Surety of 125% of the cost estimate is required with the final plat application. **There are 3 documents that are attached from Surety bonds direct that they have provided that state the beneficiary as Teton County Idaho as well as an approved amount that exceeds the 125% required under the bond. The underwriter has provided additional information in a letter as well. See Attached**

- Fox Creek Canal Company should provide a letter indicating they’ve reviewed the proposal and irrigation on the property. **FCCC’s Justin Moulton has signed a letter showing their approval of the plat. See Attached**

At the applicant's request, the applicant will provide building envelopes on the final plat to minimize land disturbance. **The final plat survey shows building envelopes for the lots. See attached.**

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield