



AGENDA ACTION ITEM

DATE: March 25, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **1:10 PM – PUBLIC HEARING: Cooper’s Hollow Preliminary Plat Hearing.**

Clayton Blanchard has applied for a 6 lot subdivision on a 131.37 acre parcel, located on Wells Avenue and W 10,000 North near the Felt Townsite. The lots range in size from 20 to 27 acres each and the parcel is zoned Agricultural / Rural Residential 2.5-acre minimum lot size. The property is located within the Big Game Migration and Seasonal Range and, towards the south of the property Sharp-tailed Grouse Breeding Habitat.

Legal Description: RP06N45E058700; TAX #297 TAX #6886 TAX #6887 SEC 5 T6N R45E

SUGGESTED MOTION:

APPROVAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to APPROVE the Preliminary Plat for the Cooper’s Hollow Subdivision as described in the application materials submitted on December 15, 2023 and additional information attached to the staff report. (with the following conditions of approval...)

DENIAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-B have not been satisfied, I move to DENY the Preliminary Plat for the Cooper’s Hollow Subdivision as described in the application materials submitted on December 15, 2023, and additional information attached to the staff report, based on the following findings:

CONTINUATION

I move to continue the public hearing for the Cooper’s Hollow Subdivision Preliminary Plat to a specific date in time in order to obtain additional information from the applicant or other agencies.

ATTACHMENT(S):

[Cooper's Hollow_Preliminary Plat Staff Report_BoCC 032524.pdf](#)

[A. Application.pdf](#)

[B. Coopers Hollow BOCC Prelim Plat_2.27.2024.pdf](#)

[C. BOCC Prelim App Narrative.pdf](#)

[D. Updated_Preliminary Improvement Plan Set.pdf](#)

[E. Site Plan.pdf](#)

[F. Updated_NaturalResourceAnalysis_Final.pdf](#)

[G. Deed.pdf](#)

[H. Updated_Construction Cost Estimate_230928 1.pdf](#)

- I. Development Agreement.pdf
- J. Updated_Cooper's Hollow Restrictions.pdf
- K. EIPH Letter.pdf
- L. Letter of Authorization.pdf
- M. Fire Marshal Review.pdf
- N. Public Works Review.pdf
- O. Preliminary LOC Financial Guarantee.pdf
- P. LLC Documentation.pdf
- Q. Neighbor Email.pdf
- R. Cooper's Hollow IDFG Comment Letter_1.9.2024.pdf