

February 27, 2024

Jade Krueger, Senior Planner  
Teton County Planning  
150 Courthouse Dr., Room 107  
Driggs, ID 83422  
(208) 354-2593 ext. 200  
[jkrueger@co.teton.id.us](mailto:jkrueger@co.teton.id.us)

**RE: Narrative to Accompany Preliminary Plat – BOCC Hearing  
Cooper's Hollow Subdivision – Teton County, Idaho**

Dear Ms. Krueger,

In accordance with Teton County Idaho's Land Development Code Title 9, the Preliminary Plat was reviewed by the Planning & Zoning Commission on January 9, 2024. In addition to the Preliminary Plat application materials that were submitted for review by the Planning Commission, the following narrative accompanies the supplemental materials to the application requested at the January 9<sup>th</sup> meeting.

**Building Envelopes**

The preliminary plat has been revised to show the building envelopes and their dimensions. The exhibit in the preliminary improvement plans (C1.1) has also been updated to show the location of the building envelopes, their dimensions, and the building setbacks on the plat. Per our email correspondence, the final plat will include a third sheet which will depict the building envelopes and shared access with greater detail and boundary ties to aide in siting the building envelopes on each parcel.

I have also included email correspondence from the neighboring property owner approving of the revised building envelope for Lot 1 and thanking the applicant for his willingness to work with the adjacent landowners.

**Preliminary Plat**

The preliminary plat has been revised to show the building envelopes and correct the Planning approval signature to the P&Z Chairperson.

**Improvement Plans**

The preliminary improvement plans have been revised and updated to reflect that all utilities will be underground. The subdivision sign and landscaping have been moved near the fire pond. The updated plans also include the requested details for the access to Lot 6 for review by Public Works (C3.7).

**Covenants, Conditions and Restrictions**

The CCRs have been updated to reflect language regarding the shared accesses, bear proof trash cans and controlled storage for livestock feed.

**Cost Estimate and Preliminary Financial Guarantee**

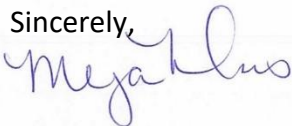
The improvements cost estimate has been updated and stamped by the engineer. A preliminary financial guarantee in the form of a Letter of Credit is also included.

**LLC Documents**

Documentation showing that Clayton Blanchard is authorized to sign on behalf of Cooper's Hollow, LLC is attached.

On behalf of Y2 Consultants, thank you very much for your attention to this application and supplemental items. Please let me know if we need to provide any additional information. I look forward to hearing from you following your review.

Sincerely,



Megan Nelms, AICP

Senior Planner

[megan@y2consultants.com](mailto:megan@y2consultants.com)