

Application is for a Special Use Permit for three employee housing units (one is already existing) for Hill Hardscapes at 2660 E 1000 S. This application is being submitted to bring the property into compliance with the requirements of the Land Development Code and allow us to build two additional units. All three dwellings will be made available for employees only. They will not be listed for short term rentals at any time.

The location is surrounded by 124.37 acres of farmland and another 131.43 acre ranch. Our property is 27.06 acres and is zoned RR20.

The proposed housing is for employees of a business that has been serving Teton County for 12 years. The office for Hill Hardscapes is located in the owners home (3095 Stateline Rd) on the same property. The lot will easily support the 3 proposed dwelling units. See the attached for the location of existing structures and the area for proposed units.

The dwelling on the north end of the property is compliant with Eastern Idaho Public Health requirements for the septic system and we will consult with EIPH during the planning phase for future units. The water source for the existing home may be at maximum capacity so future construction projects will be planned accordingly.



General location for future Employee Units

Existing Employee Housing

2955 Stateline Rd

MILL, SHAYNE
RP05N46E326002