



## AGENDA ACTION ITEM

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DATE: March 25, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **2:15 PM – PUBLIC HEARING: Wildflower Rural Reserve PUD Preliminary Plat Hearing (Continued)**

Liberty LLC has submitted a Preliminary Plat application for a 26 lot Rural Reserve PUD on 64.36 acres of land at Hwy 33 & S 2000 E. 25 lots are proposed as residential. The concept plan was originally for a 36 lot subdivision, but after recommendations for the application to include clustering to meet the Comprehensive Plan, the applicant has agreed to create a PUD. A portion of the property is in Scenic Corridor. The property is zoned A/RR 2.5.

**Legal Description:** RP04N45E027950; TAX #7323 SEC 2 T4N R45E AG BREAK OFF & RP04N45E028402; TAX #4169 SEC 2 T4N 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 Wildflower Reserve PUD as described in the application materials submitted on August 24, 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 Wildflower Reserve PUD as described in the application materials submitted on August 24, 2023, and additional information attached to the staff report, based on the following findings:

#### **CONTINUATION**

I move to continue the public hearing for the Wildflower Reserve PUD Preliminary Plat to a specific date in time in order to obtain additional information from the applicant or other agencies.

### **ATTACHMENT(S):**

[Wildflower Reserve PUD Preliminary Plat Staff Report\\_BoCC 031124.pdf](#)

[A. Application.pdf](#)

[B. Narrative.pdf](#)

[C. Preliminary Plat.pdf](#)

[D. Nutrient Pathogen Evaluation\\_Revised.pdf](#)

[E. Technical Review\\_Nutrient Pathogen Evaluation.pdf](#)

F. DEQ Comments\_Nutrient Pathogen Evaluation.pdf  
G. Traffic Impact Study.pdf  
H. DEQ Second Review of NP Evaluation.pdf  
I. LOA Bonnie Beard\_8.31.2023.pdf  
J. LOA Glen Lent\_8.31.2023.pdf  
K. Fiscal Impact Analysis.pdf  
L. Liberty LLC Documentation.pdf  
M. Demand for a Takings Analysis.pdf  
N. Development Agreement.pdf  
O. Draft CC&Rs.pdf  
P. EIPH Approval\_Updated 030424.pdf  
Q. Cost Estimate.pdf  
R. Improvement Plans.pdf  
S. Open Space Management Plan.pdf  
T. Fire Marshal Review.pdf  
U. Public Works Review.pdf  
V. Public Comment.pdf  
W. Response to Staff Report from Applicant\_ 2024-01-22 final-compressed.pdf  
X. Meeting Minutes\_ Planning & Zoning Commission.pdf  
Y. NP Email Updates Teton County Mail - Wildflower Trestles communities.pdf