



## AGENDA ACTION ITEM

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DATE: March 11, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **1:15 PM – PUBLIC HEARING: J&G Peacock Ranch Subdivision Final Plat Hearing**

Pam Anderson, on behalf of the Jerry Peacock Family Trust and represented by Harmony Design & Engineering, has submitted an application for a preliminary plat for J&G Peacock Ranch Subdivision. The application was originally for 6 lots, but now only proposes 5 lots on approximately 20.69 acres. Proposed lots range from 3.23 acres to 6.58 acres. Each lot is proposed to have individual well and septic systems, and the subdivision has secured a shared fire suppression agreement with Chilly Water Subdivision. There is regulatory floodplain and subsequently a Wetlands & Waterways overlay triggered by the proximity of Dry Creek on the property. The zoning is Agriculture/Rural Residential. - 2.5-Acre Min. Lot Size

**Legal Description:** RP05N46E070755; TAX #7350 SEC 7 T5N R46E

**SUGGESTED MOTION:**

**APPROVAL**

Having concluded that the Criteria for Approval of a Final Plat found in Title 9-3-2-D can be satisfied, I move to APPROVE the Final Plat for J&G Peacock Ranch Subdivision as described in the application materials submitted March 2, 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 Final Plat found in Title 9-3-2-D have not been satisfied, I move to DENY the J&G Peacock Ranch Subdivision as described in the application materials submitted March 2, 2023 and additional information attached to the staff report, based on the following findings: ... The following could be done to obtain approval: ...

**CONTINUATION**

I move to continue the public hearing for J&G Peacock Ranch Subdivision Final Plat in order to obtain additional information from the applicant or other agencies to the following hearing date and time...

**ATTACHMENT(S):**

[\\_J&G Peacock Final Plat\\_Staff Report 03.11.24.pdf](#)

[A. Final Plat Application.pdf](#)

[B. Final Plat.pdf](#)

[C. Quitclaim Deed.pdf](#)

[D. Improvement Plans.pdf](#)

E. Cost Estimate.pdf  
F. EIPH Approval Letter.pdf  
G. Fire Marshal Review.pdf  
H. Fire Pond Agreement.pdf  
I. Letters of Authorization.pdf  
J. NP Evaluation.pdf  
K. NRA & WHA.pdf  
L. CCRs.pdf  
M. Wetlands Analysis.pdf  
N. Development Agreement.pdf  
O. Public Comment.pdf  
P. DEQ Review of NP Evaluation.pdf  
Q. City of Driggs Airport Letter.pdf  
R. Peacock Water Shares.pdf  
S. Financial Surety Check.pdf  
T. Avigation Easement Agreement.pdf  
U. Public Works Review.pdf