



PRELIMINARY PLAT REVIEW PUBLIC HEARING (CONTINUED)

FOR: Skyline View Ranch Subdivision
WHERE: 2000 S 5000 W
PREPARED FOR: Board of County Commissioners
 Public Hearing on January 8, 2024 & March 11, 2024

APPLICANT & OWNER: Skyline Holding Group LLC, Dustin Kuttler
ENGINEER/SURVEYOR: Connect Engineering

OVERVIEW:

Connect Engineering has submitted an application for a 7 lot subdivision on 2 parcels of land totaling 144.5 acres. The site is located at 2000 S 5000 W. The property is within the Waterbird Breeding, Migration, Foraging and Wintering Habitat. Mahogany Creek runs through property so parcel is also included in Wetlands and Waterways Overlay. The property is zoned Ag-20 and all lots are approximately 20 acres each.

The application was heard on January 8, 2024 and continued by the BoCC in order to request an updated NRA and Wildlife Habitat Assessment that has recommendations for building envelopes in order to mitigate impacts, as well as potential provisions for maintaining some of the land in agriculture.

APPLICABLE COUNTY CODE: Subdivision Preliminary Plat Review pursuant to Title 9, Chapter 3-2-C, Teton County Subdivision Ordinance, (revised 5/16/2013); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

LEGAL DESCRIPTION: RP04N44E120150 SEC 12 T4N R44E
LOCATION: 2000 S 5000 W, Driggs
ZONING DISTRICT: Ag-20
PROPERTY SIZE: 144.5 acres

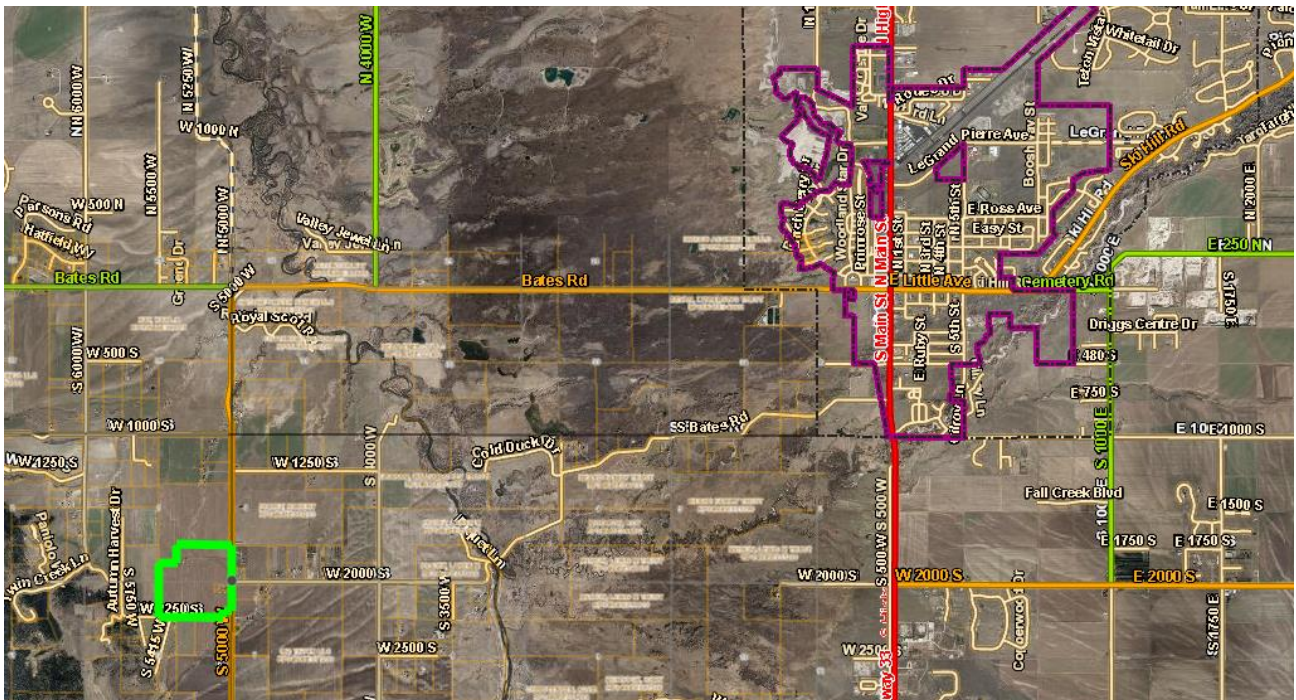


Figure 1. Vicinity map



Figure 2. Aerial Image; three smaller parcels have been cut out of the larger parcel in previous splits totaling approximately 6 acres.



Figure 3. The Waterbird Breeding, Migration, Foraging and Wintering Habitat (green), canal/ditch (light blue), Mahogany Creek (dark blue)

PROJECT DESCRIPTION

The proposed Skyline View Ranch Subdivision is a 7 lot subdivision on 144.5 acres of land located at 2000 S 5000 W, southwest of Driggs. The currently property is undeveloped with the only improvement being an irrigation well that currently supplies a center pivot system. There are 3 homes in 3 separate parcels located within/around the southern parcel. Mahogany Creek flows south to north through both parcels and feeds one irrigation ditch flowing west to east on the northern end of the development. There are two access points, one off 5000 W (major collector road) and 2250 N (minor neighborhood road). Fire suppression is required because of the size of the subdivision (more than 2 lots). Applicant is proposing a fire well and hydrant.

The proposed subdivision is within the Waterbird Breeding, Migration, Foraging and Wintering Habitat. Since Mahogany Creek runs through property, the parcel is also included in Wetlands and Waterways Overlay. As part of the preliminary plat application, a Natural Resource Analysis and Wildlife Habitat Assessment will be required. Building envelopes may be required due to the findings of the NRA.

PROJECT BACKGROUND & REVIEW HISTORY

Pre-application: A pre-application conference form was received and reviewed on March 8, 2022.

Concept Review: The first step in the subdivision process is a Concept Plan Review (9-3-2B). This proposal was brought to Planning and Zoning Commission on November 8, 2022. The following motion was given:

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied I move to APPROVE the Concept Plan for Skyline Ranch View Subdivision Concept Plan as described in the application materials submitted May 27th, 2022 and as updated with additional applicant information attached to this staff report.

The following conditions of approval were listed on the staff report:

1. Work with Fire Marshal to provide additional details on fire suppression water source before completing Preliminary Plat application.
2. Obtain access permits for W2250S and S5000W.

OVERVIEW OF PRELIMINARY PLAT APPROVAL (9-3-2-C):

The preliminary plat phase is a two-step process with review by both the Planning and Zoning commission and Board of County Commissioners, where the fact-finding details and specific requirements of the ordinance and law are determined. All of the issues surrounding required infrastructure will be resolved, or have a clear solution acceptable to the County, before scheduling the final plat review.

Preliminary Plat Review: The application was heard by the Planning & Zoning Commission on October 11, 2023.

MOTION: *Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to recommend APPROVAL of the Preliminary Plat for Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report with conditions 1 - 6 in the staff report and 7) The NRA be revised to consider the Mahogany Creek crossings.*

RESULT: ADOPTED [Unanimous] MOVER: Lindsey Love SECONDER: James Weber AYES: Lindsey Love, Tim Watters, Rebecca Nolan, Wade Kaufman, James Weber, Tyler Wertenbruch
--

CONDITIONS OF APPROVAL:

1. CC&Rs should be amended to include mitigation measures given in the NRA:
 - a. Pet Control – Owners of domestic pets (primarily dogs and cats) will be responsible to train, restrain and prevent their pets from interacting with wildlife within the subdivision. Excessive abuse can be reported to the Teton County Sheriff Department and IDFG.
 - b. Wildlife Friendly Fencing – All fences within the subdivision will be designed as outlined in Teton County Idaho Zoning Ordinance, Title 9 Division 9-3-2 (C-2-c-WH-vi-b) (Teton County, 2013b). Suggested parameters include fencing height of 38” to 40” with a 4” top rails. *(Staff comment: These amendments were made)*
2. Address if building envelopes will be established since they are included in the CC&Rs but not the preliminary plat. *(Staff comment: Applicant has provided building envelopes on the plat)*
3. A technical review of the nutrient pathogen evaluation has not yet been completed by the outside consultant. *This must be done before a hearing with the BoCC can be scheduled. (Staff comment: This was completed. Setbacks were further reviewed and confirmed).*
4. A cost estimate for the improvements was not provided. *This is required before a BoCC hearing can be scheduled. (Staff comment: applicant submitted a stamped and dated cost estimate).*
5. Financial surety of 125% of the cost estimate is also required. *Required before a BoCC Prelim hearing can be scheduled. The current letter for a bond proposal is insufficient. (Staff comment: Not sufficient).*
6. Receive access permits from R&B before final plat for W 2000 S & W 2250 S. *(Staff comment: Should be done for final plat application).*
7. The NRA be revised to consider the Mahogany Creek Crossings *(Staff comment: Applicant has submitted a revised preliminary plat with adjusted building envelopes. Lots 4 and 5 have a proposed shared access easement to minimize crossings. No revised NRA/WHA has been received).*

The BoCC reviewed the Preliminary Plat on January 8, 2024 and motioned to continue the application:

MOTION: *I move to continue the public hearing for Skyline View Ranch Subdivision Preliminary Plat to March 11 at 1:30 PM in order to request an updated NRA and Wildlife Habitat assessment that has recommendations for building envelopes in order to mitigate impacts, as well as potential provisions for maintaining some of the land in agriculture.*

RESULT: ADOPTED [Unanimous] MOVER: Cindy Riegel SECONDER: Michael Whitfield AYES: Cindy Riegel, Bob Heneage, Michael Whitfield NAYES: None ABSTAIN: None
--

Staff comment: Applicant has submitted additional materials for the NRA / WHA with building envelope proposals.

PRELIMINARY PLAT LAYOUT:

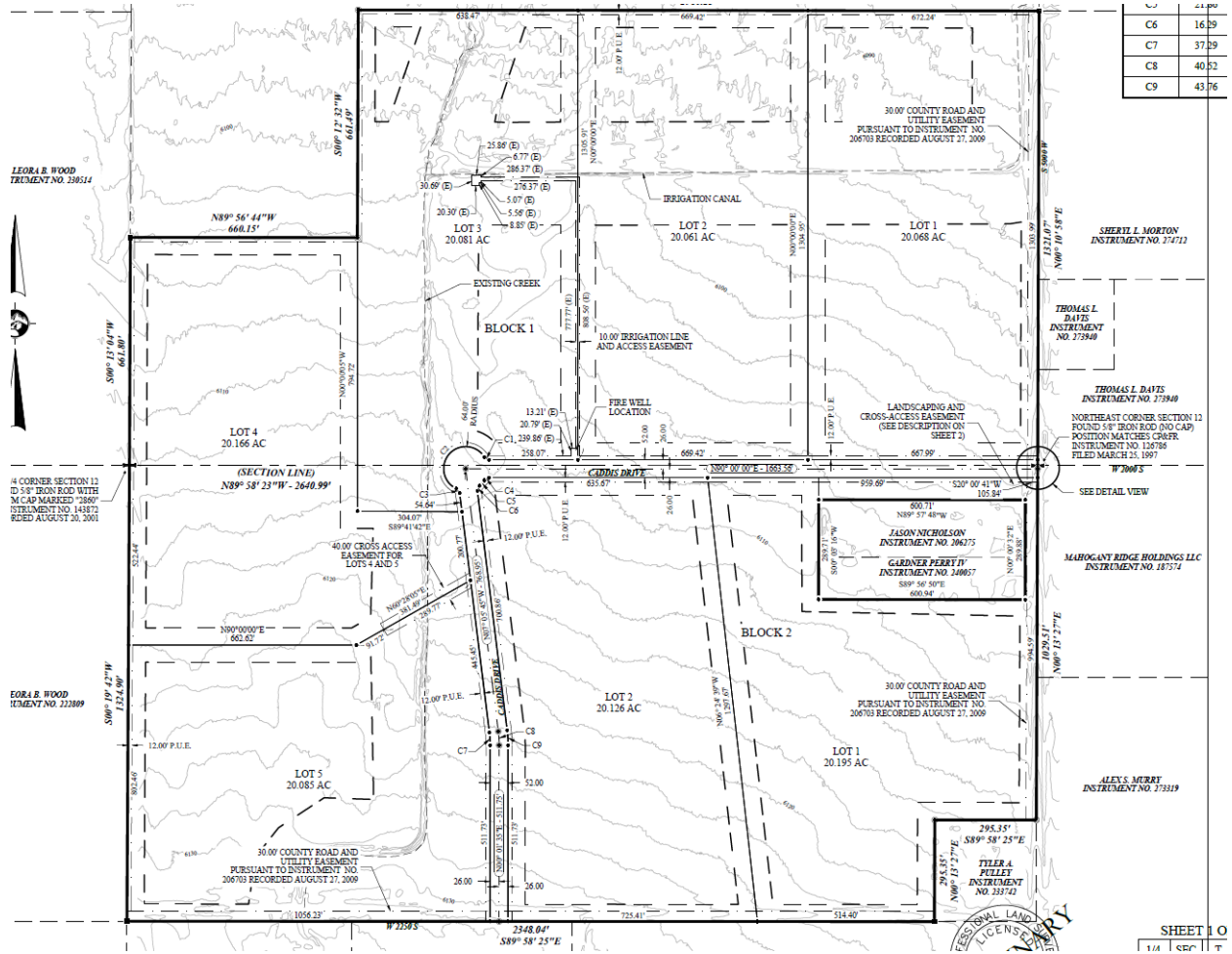


Figure 4. Preliminary Plat (updated from PZC hearing)

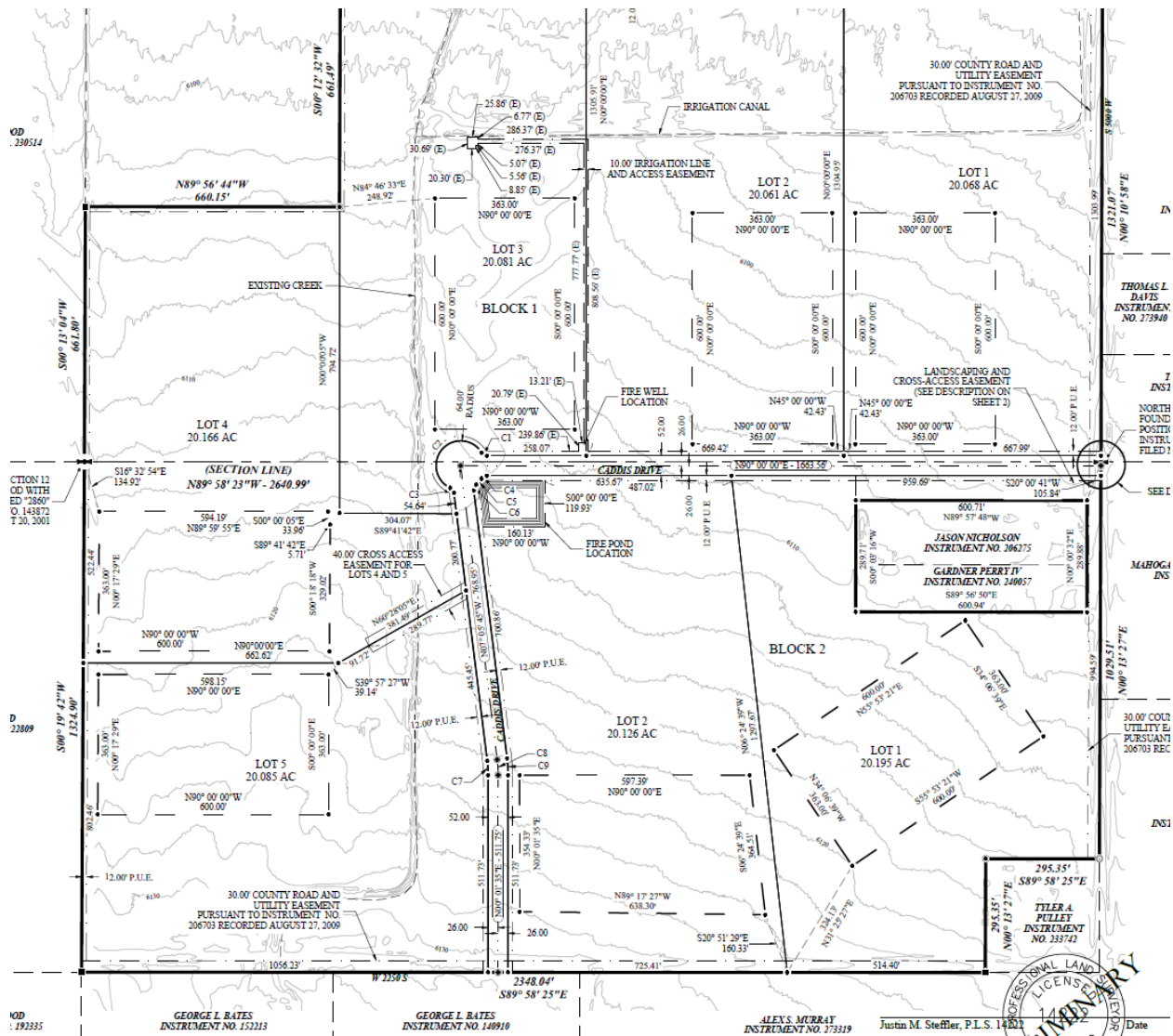


Figure 5. Updated preliminary plat (updated building envelopes after 01/08/24 BoCC hearing)

OVERVIEW OF PRELIMINARY PLAT APPROVAL (9-3-2-C):

The preliminary plat phase is a two-step process with review by both the Planning and Zoning commission and Board of County Commissioners, where the fact-finding details and specific requirements of the ordinance and law are determined. All of the issues surrounding required infrastructure will be resolved, or have a clear solution acceptable to the County, before scheduling the final plat review.

REVIEW & INTER-AGENCY COMMENTS:

The County has solicited comments from other agencies and has received comments from the following entities.

- **ROADS & UTILITIES:** The Public Works Director had the following comments 8/21/23 (also attached as a letter):
 - Title block for plans submitted read concept (*Staff comment: Addressed*)
 - Preliminary submittal should include Improvement Plans. No plans were received. (*Staff comment: Public Works has received the required improvement plans since this review.*)
 - Access permits will be required for S5000W and W2250S
 - All lots will need to access from interior subdivision roads
 - Public Works made additional comments (12/30/23):

- The plat requires an owner dedication. Plat also needs to reference individual well and septic as a note. *(Staff Comment: Addressed)*
- Communication needs to be included in the improvement plans.
- **FIRE PROTECTION:** The proposal for more than two lots triggers a requirement for a fire suppression system. Teton County Fire Marshal has made the following comments:
 - Is approved for fire department access. The water source details for fire suppression need to be designed and engineered for *approvals (Staff comment: Staff emailed the applicant for additional details and was provided the well engineering (attachment O). Fire Marshal has reviewed and stated the 500 GPM flow rate must be met, a dry barrel fire hydrant must be used, and an annual inspection/certification per the 2018 International Fire Code must happen)*
 - *Since the 1/8/24 meeting, applicant has revised the fire suppression. Any additional details needed by the fire marshal must be supplied and approved before a final plat application is submitted.*
- **WASTEWATER TREATMENT:** The applicant has coordinated directly with EIPH and received Preliminary Approval as of 06/06/23.
- **PLANS & STUDIES:** The Waterbird Breeding, Migration, Foraging and Wintering Habitat Overlay and Wetlands and Waterways Overlay will required a natural resource analysis and wildlife habitat assessment before the preliminary plat application. A Nutrient Pathogen Evaluation was also required because of the Wetlands & Waterways Overlay.
- **PROPOSED LAYOUT:** Because these parcels are within the Waterbird Breeding, Migration, Foraging and Wintering Habitat Overlay and Wetlands and Waterways Overlay, building envelopes may need to be identified in the preliminary plat depending on the findings from the Natural Resource Analysis. Applicant has submitted building envelopes after the PZC preliminary plat review.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Code. The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News on February 21 and February 28, 2024. A notification was sent via mail to surrounding property owners within a 300-foot buffer area on February 14, 2024. A notice was also posted on the property providing information about the public hearing on February 27, 2024.

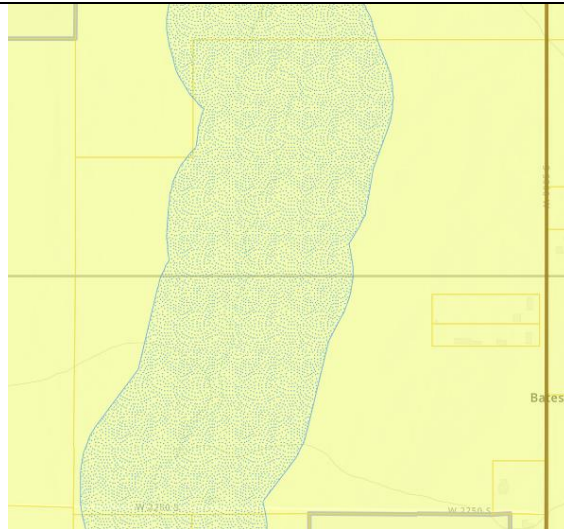
PUBLIC COMMENT:

Staff has received public comment – see attached to the staff report. Most concerns relate to wildlife, road conditions, and potential building envelopes.

CRITERIA FOR APPROVAL

The BoCC shall only approve if it finds that all of the following criteria (9-3-2(C-8)) have been met (or if it finds that some of the criteria have not been met, may recommend approval with conditions that would ensure that the proposed development meets the criteria):

<p>Objective: 1. The application is consistent with the Comprehensive Plan.</p> <p>The Teton County Comprehensive Plan defines these parcels as Rural Agriculture and Waterway Corridor future character areas.</p>
--



TC GIS: Yellow is Rural Agriculture; Blue dots is Waterway Corridor

Rural Agriculture: Rural Agriculture areas are located on the north and western sides of the valley and include much of the most productive agricultural land due to soils present. Some lands are better agriculture ground than others due to microclimates. Much of this area, especially the land located on the western side, is important wildlife habitat. Because the Rural Agriculture areas are located far from existing towns, public water and sewer services are not available. Desired future character and land uses for the Rural Agriculture areas include:

- Agriculture
- Ranching
- Low density residential, with provisions for clustering/conservation developments to protect natural resources or rural character
- Conservation and wildlife habitat enhancement/protection

Waterway Corridors: Waterway Corridors include the land adjacent to the Teton River and its major tributaries. These areas include the riparian areas, wildlife habitat, wetlands and floodplains associated with the streams and are important fish and wildlife habitats. Public access to the Teton River is currently available in limited locations. The majority of the existing parcels in this area are large, although there are a few older, developed subdivisions along the Teton River. Public water and sewer service is not available. Desired future character and land uses include:

- Agriculture
- Low to lowest residential density in the County
- Conservation and wildlife habitat enhancement
- Development subject to all applicable County, State and Federal regulations including USACE wetland regulations and County floodplain development regulations
- Scenic quality preservation
- Public access points for river recreation
- Overlays and development guidelines to protect natural resources
- Little to no (or very limited) commercial activity

Objective: 2. The application complies with all applicable county regulations.

The application appears to comply with the zone district and setback requirements. There are no visible violations of County regulations on the site.

Objective: 3. If the application is for a PUD, it complies with any regulations applicable to PUDs under Chapter 5 of Title 9, including without limitation regulations controlling the types and locations of open space to be included in the development and the required design and size of development clusters. If the application is for a Planned Community PUD, the application adequately mitigates any impacts identified in those additional studies required by Section 9-3-2(C).

The application is not for a PUD.

Objective: 4. The application includes trails and pathways as required by Section 9-4-2(B-4) to the maximum extent feasible.

There are no adopted trails and pathways on this property, and there are no proposed trails for the project.

Objective: 5. The application is consistent with the results of any Nutrient-Pathogen Study required for the property and includes any conditions or changes required to avoid any potential degradation of surface or groundwater identified in that study.

A Nutrient Pathogen Study was provided, DEQ found that the evaluation concurs with the finding of the report. The evaluation indicated that there will be no significant degradation to the ground water or surface water from the individual subsurface disposal systems if construction per the current Individual Subsurface Sewage Disposal Rules IDAPA 58.01.03 and the Technical Guidance Manual.

The NP Evaluation concluded that a total of 600 gpd of wastewater generation is allowed on each lot.

A technical review of the NP Evaluation (9/12/2023) indicated that the impacts of discharged nitrate to the aquifer are less than 1mg/1, and therefore are negligible. The 50-foot setback from leach fields were also confirmed.

Objective: 6. The application is consistent with the recommendations of any report on the adequacy of the proposed sewage system for the development and includes any recommended mitigation measures identified in that report.

The applicant has received preliminary approval from EIPH for this project as of 06/06/23. Individual site specific evaluations may be required prior to issuing septic permits for individual lots.

Objective: 7. The application is consistent with any Traffic Impact Study required for the property and will not result in a decrease in the level of service (for example, from the level of service B to C) on any State Highway or a maintained county road and includes any mitigation measures recommended in the Traffic Impact Study.

The application did not trigger a Traffic Impact Study. A TIS is usually triggered with the creation of ten or more lots or when the PZC, BoCC or Administrator believe the development will have an impact on road conditions.

Objective: 8. If the application is for land that is not adjacent to a state highway or a maintained county road, the applicant will bear the costs of constructing roads to connect the proposed development to at least one state highway or a maintained county road, and adequate for anticipated traffic, and will be constructed to County Road Standards.

The project is proposing access from two access points, one off 5000 W (major collector road) and 2250 N (minor neighborhood road). Public Works has stated that access location needs to be approved through a County Access Permit through Road & Bridge.

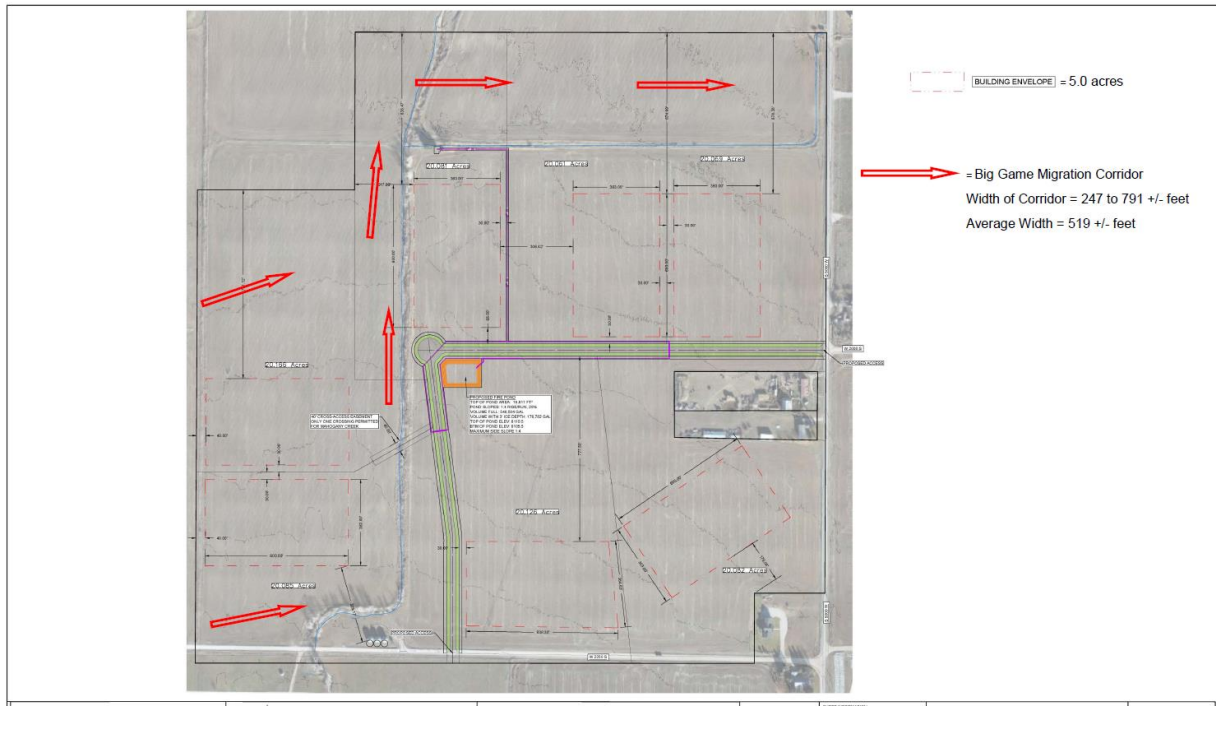
Objective: 9. If a Natural Resources Analysis is required, the proposed development will avoid all mapped Overlay Areas (except the AV Airport Vicinity Overlay Area), or will minimize any unavoidable impacts to the mapped Overlay Areas to the maximum extent feasible and mitigate any unavoidable impacts. In the case of land located in the WH Overlay Area, the duty to avoid or mitigate impacts on habitat areas shall only apply if the wildlife habitat assessment reveals evidence of an indicator species or the presence of indicator habitat, and shall only apply to portions of the parcel where the evidence or habitat is found.

A Natural Resource analysis was provided completed by Cleve Booker. The analysis claims that since this is cultivated cropland, there are limited available habitat for indicator wildlife species. It is suggested that the owner replant the parcel with drought tolerant grasses and forbs species commonly used for the USDA Crop Reserve Program. Mitigation measures regarding lighting, pet control, and wildlife friendly fencing were recommended to include in CC&Rs.

The PZC recommended that the study be updated to better reflect the creek crossings. The applicant has revised the plat to show a creek access easement for lots 4 & 5. The other lots will not further cross the creek nor will the proposed subdivision road. The building envelopes provided appear to have multiple envelopes per lot on Lots 1, 2 and 3.

Since the 01/08/24 BoCC meeting, the applicant has revised their building envelope proposal. The diagram below (attachment S and narrative - attachment T) is from the wildlife biologist:

Proposed Migration Corridor & Building Envelope Exhibit



Skyline View Ranch – Additional Information

It was mutually agreed by the applicant and the Teton County Board of County Commission (BOCC mtg. 8 January 2024) to modify the submitted preliminary plat to reduce the size of building envelopes within the 7-lot subdivision, provide Big Game Migration Corridors, Waterbird habitat, minimize crossings of Mahogany Creek and maintain agriculture practices post-development.

The following mitigation measures have been provided.

- Building Envelopes have been reduced from 20.0 +/- acres to 5.0 +/- acre. This is a 75% reduction of buildable area within each lot. Please see attached Building Envelope Exhibit.
- The building envelopes have been placed to allow maximum area for movement of Big Game species that may utilize the parcel seasonally. The corridor ranges in width from 247 to 791 +/- feet, with an average width of 519 feet. The placement and reduction in size of building envelopes will allow unobstructed movement from the west, north and northeast portions of the parcel. Additionally, the envelopes at the southwest corner of the parcel have been positioned to provide wooded areas along the channelized Mahogany Creek for thermo-protection for Big Game animals during harsh Teton Valley winters.
- The placement of the building envelopes has provided 6.5 +/- acres of undeveloped land (one crossing) within the Ordinary High Water (OHW) of the seasonal flowing Mahogany Creek and adjacent riparian areas, for Waterbird Breeding, Migration, Foraging and Wintering Habitat. Additionally, the proposed fire pond will be planted in *Cattail spp.* along the perimeter of the pond providing forage and cover for waterbirds.
- Building Envelope placement was shaped to maintain current agricultural crops such as Barley and Alfalfa Hay with suitable area for farm equipment movement. This will allow ongoing farm practices to continue and will provide foraging opportunities for Big Game and Water Bird species post-harvest.
- Mahogany Creek will have one crossing (elliptical culverts) to provide access to the two lots west of the creek. Currently there are several crossings created by the existing wheel pivot irrigation system, of which, the pivot support tires cross unprotected at eight or more locations along the creek. The pivot system is being removed as part of the proposed development and replaced with an underground pressurized system for crop irrigation. There are existing culverts on the creek that allow farm equipment to cross and will remain. NOTE: As discussed in the Natural Resource Analysis, Mahogany Creek flows seasonally for approximately six weeks and remains dry until spring runoff occurs. This limits the availability of suitable habitat for indicator species.

The crossing will be permitted by the Idaho Department of Water Resources (IDWR) and engineered to meet and or exceed best management practices. Culvert placement will be slightly below the bottom grade of the creek to allow for passage of aquatic species such as trout. The removal of the pivot system and the reduction of impacts from eight crossings to one, more than adequately mitigates the proposed action.

Objective: 10. The required Public Service/Fiscal Analysis shows that all public services provided to the proposed subdivision or PUD have adequate capacity to service it, or if they do not, the applicant has committed to mitigation or financing to ensure that those services and facilities will be provided within two (2) years after the first unit in the development is occupied and that any shortfall of tax revenues below the costs of providing the services or facilities will be covered without cost to the County.

A Public Service/ Fiscal Analysis for this proposal was not required because the proposal is for less than 20 lots.

Objective: 11. The application is consistent with any Capital Improvements Plan (CIP) adopted by the

County.

All applicable fees based on the Impact Fee Program (2023 CIP) will be assessed at the time of building. The 2008 adopted CIP (at the time of subdivision application) indicated this area was suitable for 30 units per 100 acres or .3 du/ acre. 7 lots per 144.5 acres could meet this density ratio.

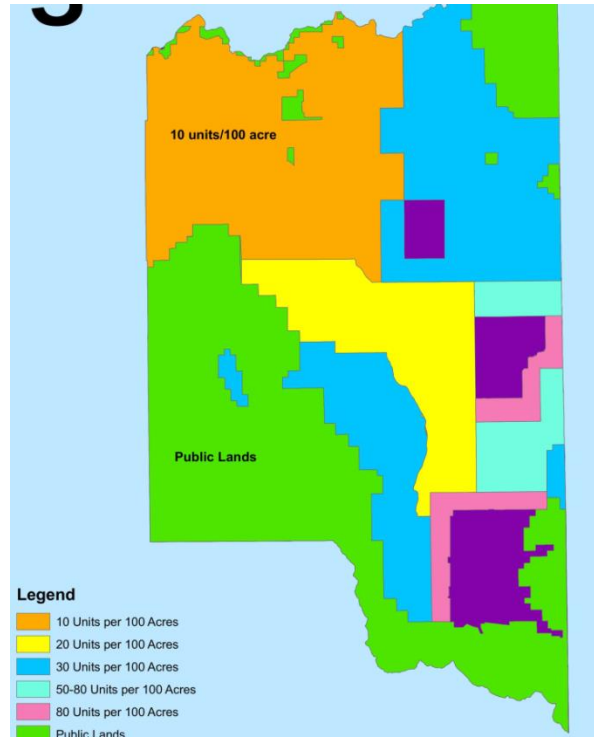


Figure 5. 2008 adopted CIP

Objective: 12. An adequate institutional structure has been created to ensure that long-term maintenance costs of roads, water, sewer, and drainage systems will be collected from within the development and used to maintain such items. If the chosen structure relies on payments of dues (for example, through a homeowners’ association) rather than taxes, the county shall be granted the institutional power to enforce payments of those dues in the event the organization fails to do so.

CC&Rs have been provided. They include a list of development and land use restrictions. Building envelopes are addressed as being existing however are not included on the preliminary plat. Mitigation measures from the NRA should be included.

Objective: 13. If land ownership boundaries or natural terrain features make it impossible for the application to meet all of the criteria outlined in Section 9-3-2(C- 3), the application shall meet as many of the criteria as possible.

There is no floodplain on the property. Staff has not identified any other health, safety, or general welfare concerns.

Objective: 14. In addition to the above, for a Planned Community PUD, the application is consistent with the recommendations of any report on the adequacy of the school system to accommodate school-aged children anticipated by the development and includes any recommended mitigation measures identified in that study. If the applicant is obligated to pay an impact fee for schools, then mitigation measures identified in the report will not be required.

N/A

CONSIDERATIONS:

The BoCC should consider if the Design Review Criteria have been met by the proposed building envelopes:

Design Review Criteria: A development application shall only be recommended for Board approval if the Commission finds that the Natural Resources Analysis (including Wildlife Habitat Assessment, Impact Analysis and Mitigation Plan, and Land Management Plan) is complete, accurate, and adequate. Specific guidelines include, but are not limited to, the following:

- (a) Building envelopes shall be located:
 - (1) To minimize fragmentation of any functional, intact areas of native vegetation and indicator habitat; (amd. 05-11-10)
 - (2) To avoid rare landscape elements such as unique rock formations, sheltered draws or drainage ways, or other features, and locate buildings near areas containing more common landscape elements;
 - (3) To maintain connections among fish and wildlife habitats and to protect sensitive fish and wildlife breeding areas;
 - (4) To provide adequate buffers between any building envelope for a habitable building and; (amd. 05-11-10)
 - (5) Any wildlife migration corridors identified through the wildlife habitat assessment and;
 - (6) Any fish or wildlife breeding areas or big game wintering habitat identified through the wildlife habitat assessment. (amd. 05-11-10)
 - (7) The buffer distance and configuration shall be determined by a qualified person who has demonstrated appropriate expertise in the fields of resource biology, fish and wildlife management, and similar disciplines and shall be designed to minimize the effect of planned development and infrastructure (including roads, pathways, and trails) on use of the habitat or migration corridor by the indicator species. (amd. 11-14-08)

CONDITIONS OF APPROVAL:

- 1. CC&Rs require a notary block.
- 2. Financial surety of 125% of the cost estimate is also required. The current letter for a bond proposal is insufficient. Must be submitted with final plat application.
- 3. Receive access permits from R&B before final plat application submission for S 5000 W & W 2250 S.
- 4. Access for lots 4 & 5 should be built as part of the subdivision improvements only to the creek crossing. This should be included in the improvements plan and cost estimate.
- 5. A subdivision sign is a required improvement. Please include sign and entrance landscaping in the improvement plan and cost estimate.
- 6. Address Public Works Comments:
 - a. The plat requires an owner dedication and all of the other necessary signature blocks (Treasurer, EIPH Health Certificate, PZC Chair, BoCC Chair, etc).
 - b. Communication needs to be included in the improvement plans.
- 7. The 500 GPM flow rate must be met, a dry barrel fire hydrant must be used, and an annual inspection/ certification per the 2018 International Fire Code must happen. Any additional information required by the fire marshal must be supplied and approved before a final plat application may be submitted.

BOARD OF COUNTY COMMISSIONER ACTIONS

- A. Approve the Preliminary Plat, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve the Preliminary Plat, with modifications to the application, or adding conditions of approval, having provided the reasons and justifications for the approval and any modifications or conditions.
- C. Deny the Preliminary Plat application and provide the reasons and justifications for the denial.
- D. Continue to a future BoCC Public Hearing with reasons given as to the continuation or need for additional information.

MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to move recommending to approve or deny the application:

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 Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 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 Skyline View Ranch Subdivision as described in the application materials submitted on July 10, 2023, and additional information attached to the staff report, based on the following findings:

CONTINUATION

I move to continue the public hearing for Skyline View Ranch Subdivision Preliminary Plat in order to obtain additional information from the applicant or other agencies *for the following hearing date and time...*

Prepared by: Jade Krueger, Planning Administrator

ATTACHMENTS:

- | | |
|---|---|
| A. Application (7 pages) | K. Water Right Report (2 pages) |
| B. Narrative (4 pages) | L. Np Review Confirmation (2 pages) |
| C. Preliminary Plat (2 pages) | M. Cost Estimate (2 pages) |
| D. Development Agreement (16 pages) | N. NP Evaluation (62 pages) |
| E. CC&Rs (5 pages) | O. Fire Marshal Review (1 page) |
| F. Improvements Plan (13 pages) | P. NP Technical Review (1 page) |
| G. EIPH Letter (9 pages) | Q. Water Supply for Fire Suppression (15 pages) |
| H. Natural Resource Analysis (31 pages) | R. Engineer Review Round 2(1 page) |
| I. Nutrient Pathogen Evaluation (4 pages) | S. Public Comments (3 pages) |
| J. Engineer Review (1 page) | |

End of Staff Report