



## AGENDA ACTION ITEM

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DATE: February 26, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **2:00 PM – PUBLIC HEARING: Harlan Ranch Subdivision Final Plat Hearing**

Clear Springs Ranch, LLC represented by Travis Bush, has submitted an application for a 16 lot subdivision on 96 acres of land located at 1333 W 3500 S, Victor. The application includes 12 lots that are 4 acres and 4 lots that are 12 acres. The property has split zoning with approximately 14.4 acres within the Agriculture 20 zone, and the remaining 82 acres are within the Agricultural Rural Residential 2.5 zone. The Western portions of the property are located within the priority wetland and song bird overlays.

**Legal Description:** RP04N45E157204; TAX #5691 SEC 15 T4N R45E

### 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 Harlan Ranch Subdivision as described in the application materials submitted December 21, 2023 and additional information attached to the staff report. (with the following conditions of approval...)

#### CONTINUATION

I move to continue the public hearing to a specific date and time for the final plat for Harlan Ranch Subdivision in order to obtain additional information from the applicant or other agencies.

#### 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 Final Plat for Harlan Ranch Subdivision as described in the application materials submitted December 21, 2023, and additional information attached to the staff report, based on the following findings:

1. ...

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

[Harlan Ranch Subdivision\\_Final Plat Staff Report 022624.pdf](#)

[A. Final Plat Application\\_12.14.2023.pdf](#)

[B. Harlan Ranch\\_Final Plat Narrative\\_12.14.2023.pdf](#)

[C. ENGINEERS ESTIMATE.12.13.2023.pdf](#)

[D. Improvement Plans\\_12-4-2023.pdf](#)

[E. CCR\\_12.13.2023.pdf](#)

[F. Development Agreement\\_2.20.2024.pdf](#)

G. Restoration Plan\_12.14.2023.pdf  
H. Fire Marshal Review\_1.31.2024.pdf  
I. Irrevocable Letter of Credit - Teton County 54224.pdf  
J. LANDSCAPE\_PLAN\_V2\_12.14.2023.pdf  
K. Final Plat.pdf