

## **FINAL PLAT APPLICATION NARRATIVE**

Harlan Ranch Subdivision

December 8, 2023

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The Harlan Ranch Subdivision is a 16-lot subdivision proposed by Clear Springs Ranch LLC in order to divide one property into 16 separate residential lots, a fire pond lot, and a road lot. The 96 acre site is proposed to be split into twelve medium lots between 2.6 and 4 acres in size and four large lots between 10 and 12 acres in size. The property is located south of Driggs and west of Highway 33 in Teton County, ID, in the southeast quarter of Section 15, Township 4 north, Range 45 east. Access to the property is provided by county roads S1000W to the east and W3500S to the north; both proposed subdivision roads connect to W3500S.

A majority of the property, 82 acres or 85%, lies in county zone A-2.5; 14 acres or 15% lies in zone A-20. According to the calculations outlined in the development code for split-zoning, a maximum of 33 lots would apply to this 96 acre parcel; only 16 lots are proposed. This proposed subdivision is bordered to the west by large, primarily vacant A-20 parcels containing wetland and floodplain areas. To the east lies partially developed A-2.5 parcels of various sizes, including the existing Valley Vista Estates PUD, containing ¼ acre lots. To the north and south lies a combination of the above.

The lots will have individual wells and septic systems. A fire pond is proposed in order to provide a water supply for fire suppression.

The westernmost 4 lots have proposed building envelopes. There are Songbird/Raptor Breeding and Wintering Habitat and Priority Wetland Habitat Natural Resource Overlays affecting the western portions of these lots. The proposed building envelopes are located outside these Natural Resource Overlays and outside the FEMA 100-year floodplain.

### **HABITAT:**

A restoration and conservation plan has been prepared in order to provide habitat conservation as discussed with the Board of County Commissioners during the preliminary plat hearing. Lands within 275ft of the western boundary of the subdivision will be restored and protected in perpetuity. Please refer to the plan itself, included in the application materials, for further details.

### **LANDSCAPING:**

There are trees proposed around the fire pond. No other trees or shrubs are proposed. All disturbed areas, including the areas around the entrances, are to be re-seeded in accordance with the re-vegetation specification on the civil engineering plans.

**FIRE POND:**

Please note that the landscape plan shows an access road to the fire pond. This will not be an improved road; this will be a farm access type access to the fire pond lot. The landscape plan highlights it to make sure that no trees or shrubs are to be planted that would block access. The purpose of the access is for long-term operation and maintenance of the fire pond.

**EXISTING BUILDINGS AND DRIVEWAY:**

The existing buildings and driveway on proposed Lots 13 and 14 will be removed and the area will be reclaimed. Reclamation will include removal of all trash and debris from the site, smoothing and grading the land surface, and re-seeding. All of the proposed subdivision lots will be accessed from Walden Court.