



AGENDA ACTION ITEM

DATE: February 26, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **2:20 PM – PUBLIC HEARING: Alpenglo Subdivision Preliminary Plat Hearing**

AW Engineering, on behalf of 3000 N Partners, LLC, has submitted an application for a 19 lot subdivision on 162.5 acres of land north of Driggs. The property is zoned Ag/RR 2.5. The property is adjacent to and east of Highway 33, and adjacent to and north of W 3000 N. The proposed subdivision's area abutting Highway 33 is within the scenic corridor. Alpenglo subdivision was originally submitted as a 57 lot subdivision. However, it was determined that the subdivision would not be able to comply with Teton County, Idaho's requirement to have a secondary access onto State Highway# 33, and therefore, the number of lots has been reduced to 19, which eliminated that requirement.

Legal Description: RP05N45E118452; S2SE4 LESS #1804 & #3481 SEC 11 T5N R45E & P05N45E126000; S2SW4 SEC 12 T5N 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 Alpenglo Subdivision as described in the application materials submitted on November 23, 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 Alpenglo Subdivision as described in the application materials submitted on November 23, 2023 and additional information attached to the staff report, based on the following findings:

1.....

CONTINUATION

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

ATTACHMENT(S):

[Alpenglo Subdivision Preliminary Plat_Staff Report 022624.pdf](#)

[A. Alpenglo_Application_11.22.2023.docx.pdf](#)

[B. Master Plan_022024.pdf](#)

[C. Preliminary Plat_2.14.2024.pdf](#)

D. Alpenglo_Revised Narrative_11.22.2023.docx.pdf
E. Alpenglo_Improvement Plans_Revised 11.22.2023.pdf
F. Engineer's Cost Estimate Stamped_1.9.2024.pdf
G. ROAD & INFRASTRUCTURE PLANS_Revised 11.25.2023.pdf
H. Traffic Impact Study.pdf
I. Kitto Authorization Form.pdf
J. Draft Letter of Credit.pdf
K. EIPH Review Letter.pdf
L. ITD ROW Permit.pdf
M. Turn Lanes Improvement Plans.pdf
N. CCR's Alpenglo_2.14.2024.pdf
O. Alpenglo_Revised DEVELOPMENT AGREEMENT_11.22. 2023.pdf
P. Alpenglo Fire Marshal Review_12.20.2023.pdf
Q. Public Comment.pdf
R. City of Driggs Comment Letter.pdf
S. Avigation easement agreement_2.14.2024.pdf