



AGENDA ACTION ITEM

DATE: February 26, 2024

TO: Board of County Commissioners

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **2:40 PM – PUBLIC HEARING: Clearwater Reserve Subdivision Preliminary Plat Hearing**

The Hills have submitted an application for a 2-lot subdivision on 80 acres located at 6705 N 1000 E near Tetonia across from Dry Ridge Ranch, just east of the City of Tetonia. The area is zoned ARR-2.5, and the proposed lot sizes are 25 and 54 acres. North Leigh Creek runs through the southern portion of the property, and subsequently, the property is within the 100-year Floodplain and the Wetlands and Waterways Overlay.

Legal Description: RP06N46E303750; TAX #6903 SEC 30 T6N R46E

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 of the Preliminary Plat for the Clearwater Reserve Subdivision as described in the application materials submitted on August 4, 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 the Clearwater Reserve Subdivision as described in the application materials submitted on August 4, 2023, and additional information attached to the staff report, based on the following findings:

...

CONTINUATION

I move to continue the public hearing for the Clearwater Reserve Subdivision Preliminary Plat to a specific date in time in order to obtain additional information from the applicant or other agencies.

ATTACHMENT(S):

[_Clearwater Reserve Subdivision Prelim Staff Report_BoCC_02.26.24.pdf](#)

A) [Application.pdf](#)

B. [Preliminary Plat_Updated.pdf](#)

C) [Natural Resource Analysis.pdf](#)

D) [Improvement Plans.pdf](#)

E) [Floodplain Study.pdf](#)

- F) EIPH Review.pdf
- G) Development Agreement.pdf
- H) Fire Marshal Review.pdf
- I) CCRs_Updated.pdf
- J) Public Works Comment.pdf
- K) Narrative.pdf
- L) Stamped Engineering Cost Estimate.pdf
- M) PJD Materials.pdf