



AGENDA ACTION ITEM

DATE: February 26, 2024

TO: Board of County Commissioners

FROM: Daniel Reyes

ITEM TITLE: **ACTION ITEM: Northern Lights: Request for Reconsideration**

Tony & Anne Campbell, represented by Civilize, PLLC has submitted an application for a 17 lot subdivision located on two 40 acre parcels totaling 80 acres of land. The approved concept was for 24 lots but has been reduced. This property is located on 2000 W 7000 N, about 1.25 miles northeast of Teton on the South side of W 7000 N. The property is zoned A/RR-2.5. The proposal includes lots that range from 2.5 to 20 acres. The parcel is within Big Game Migration Corridor and Seasonal Range and Sharp Tailed Grouse Breeding Habitat overlays. The development is just outside of the City of Teton's AOI.

The BoCC issued its "Written Decision for the Northern Lights Subdivision - Preliminary Plat" on October 10, 2023. The Certificate of Service indicates the written decision was delivered to Anne and Tony Campbell by email on October 11, 2023.

The County received a Request for Reconsideration on the Northern Lights Subdivision on October 27, 2023.

The BoCC decided to reconsider the Request for Reconsideration on the Northern Lights Subdivision on February 12, 2024.

Legal Description: RP06N45E280010; NE4NE4 SEC 28 T6N R45E & RP06N45E273000; NW4NW4 SEC 27 T6N R45E

SUGGESTED MOTION:

ATTACHMENT(S):

[Northern Lights Preliminary Plat_Staff Report BoCC_082823.pdf](#)

A) [Prelim Application.pdf](#)

B) [Prelim Narrative.pdf](#)

C) [Preliminary Plat.pdf](#)

D) [Development Agreement.pdf](#)

E) [Drafted CC&Rs.pdf](#)

F) [NRA.pdf](#)

G) [Surety Bond Documents.pdf](#)

H) [Fire Marshal Review.pdf](#)

I) [EIPH Prelim Approval.pdf](#)

J) Fall River Documentation.pdf

K) Improvement Plans (updated).pdf

L) Public Works Comments.pdf

M) Public Comments.pdf

N) Landscaping Plan.pdf

O) Revised TIS (1).pdf

P) Applicants response to conditions.pdf

Letter_to_Teton_County_re_Northern_Lights_mediation_request_10.23.23.pdf

Request_for_Reconsideration_to_Teton_County_Northern_Lights_10.27.23.pdf

Teton_County_Mail_-

_Letter_and_Request_of_October_23__2023_re__Northern_Lights_Subdivision__TS_to_RP_10.26.23_.pdf