



AGENDA ACTION ITEM

DATE: October 10, 2023

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **6:00 PM PUBLIC HEARING: Clearwater Reserve Subdivision Concept Plat Hearing.** Terri Ann & Jared Hill have submitted an application for a 2 lot subdivision on 80 acres located near Tetonia on N 1000 E across from Dry Ridge Ranch. The property is zoned ARR-2.5 Acre Min. Lot Size and has a floodplain overlay located in the southeast portion of the property and Big Game Migration Corridors and Seasonal Range overlays.

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

SUGGESTED MOTION:

APPROVAL

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied (with the inclusion of the following conditions of approval: ...) I move to APPROVE the Concept Plan for Clearwater Reserve Subdivision Concept Plan as described in the application materials submitted January 5, 2022 and as updated with additional applicant information attached to this staff report.

DENIAL

Having concluded that the Criteria for Approval for Clearwater Reserve Subdivision Concept Plan found in Title 9-3-2(B-4) have not been satisfied, I move to DENY the for Clearwater Reserve Subdivision Concept Plan as described in the application materials submitted January 5, 2022, and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

1. ...

CONTINUATION

I move to continue the public hearing for Clearwater Reserve Subdivision Concept Plan in order to obtain additional information from the applicant or other agencies **to the following hearing date and time ...**

ATTACHMENT(S):

[Clearwater Reserve Concept Staff Report_101023.pdf](#)

A) [Application.pdf](#)

B) [Narrative.pdf](#)

C) [CCRs.pdf](#)

D) [Aquatic Resource Inventory.pdf](#)

E) [Floodplain Report.pdf](#)

F) [EIPH Letter \(1\).pdf](#)

- G) NRA.pdf
- H) Concept Plan.pdf
- I) Development Agreement.pdf
- J) Public Works Comment.pdf
- K) Driveway Plans.pdf