



## AGENDA ACTION ITEM

---

DATE: October 10, 2023

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **6:20 PM PUBLIC HEARING: Irish Acres Preliminary Plat Hearing.** Patrick Trucco has applied for a 10 lot subdivision on 40.14 acres located on W 4000 N & N 2000 W in Teton. The parcel is zoned A/RR 2.5 and is located in a Priority Wetland Habitat overlay. Access to the property is from the existing road, N 2000 W on the west and W 4000 N on the northern property boundary.

**Legal Description:** RP05N45E103300; TAX #7369 SEC 10 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 RECOMMEND APPROVAL of the Preliminary Plat for the Irish Acres Subdivision as described in the application materials submitted on September 28, 2021 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 RECOMMEND DENIAL of the Preliminary Plat for the Irish Acres Subdivision as described in the application materials submitted on September 28, 2021, and additional information attached to the staff report, based on the following findings:

The following could be done to obtain approval: ...

1.....

#### **CONTINUATION**

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

### **ATTACHMENT(S):**

[Irish Acres Preliminary Plat PZC Staff Report\\_101023.pdf](#)

A) [Application.pdf](#)

B) [Prelim Plat.pdf](#)

C) [Development Agreement.pdf](#)

D) [Improvement Plans.pdf](#)

E) [CCRS.pdf](#)

- F) EIPH Letter.pdf
- G) Warranty Deed.pdf
- H) Cost Estimate.pdf
- I) Nutrient Pathogen Study.pdf
- J) Technical Review.pdf
- K) DEQ Comment.PDF
- L) Narrative.pdf
- M) Army Corps Letter.pdf
- N) Hazards Report.pdf
- O) Landscaping Plan.pdf
- P) Wildlife Habitat Assessment.pdf
- Q) Nutrient Pathogen Response.pdf
- R) Building Envelopes.pdf
- S) Fire Marshal Comments.pdf
- T) Habitat and Overlay Map.pdf
- U) Public Works Comment.pdf
- V) R&B Permit.pdf
- W) DEQ Second Comment.pdf