



**AGENDA  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
December 10, 2019  
STARTING AT 5:00 PM**

**LOCATION: 150 Courthouse Dr, Driggs, ID 83422  
1st Floor Meeting Room**

1. Approval of Minutes

- **Tuesday October 8, 2019**

2. Chairman Business

3. Administrator Business

**5:00 PM – Item #1. – ACTION ITEM - PUBLIC HEARING: Henderson Homies Subdivision Preliminary Hearing** Holly Powers has applied for a two lot subdivision on 15.22 acres located at 5188 Mahogany View Trail. The property has an existing primary and accessory residence and existing access and utilities. The proposal will divide the residential units and result in two lots of approximately 4.03 acres and 11.15 acres. The Zoning is Agricultural / Rural Residential 2.5 acre minimum lot size. The property is located within the Hillside overlay.

**Legal Description:** RP04N44E251055; TAX #5727 SEC 25 T4N R44E

**5:15 PM – Item #2. – ACTION ITEM - PUBLIC HEARING: Howard-Redmond Subdivision Preliminary Hearing** The applicants are proposing a 2 lot subdivision on approximately 6 acres. The residential lots will meet the zoning requirements and will be 3.47 and 2.5 acres. The proposed subdivision is located east of the City of Tetonia.

**Legal Description:** RP06N46E296601; TAX #6052 SEC 29 T6N R46E;

**5:30 PM – Item #3. – ACTION ITEM - PUBLIC HEARING: Tave's Century Ranch Subdivision Concept Hearing** Y2 Consultants have submitted an application for a two lot subdivision on a 116.7 acre property owned by Brad Smith located off of E 3000 South, between the cities of Victor and Driggs. The subdivision will create one 8 acre lot and the remaining 108 acres which retains a 4 acre building envelope, while setting aside approximately 104 acres as open space. The property includes a section of Darby creek with designated floodplain and songbird/raptor overlay area.

**Legal Description:** RP04N46E182550; TAX #6824 SEC 18 T4N R46E

**5:45 PM – Item #4. – ACTION ITEM - PUBLIC HEARING: Eastside Farms Subdivision Concept Hearing** Dump Road 250 East LLC has submitted an application for the 6 lot Eastside Farms Subdivision on a 100.34-acre parcel accessed off of County Road E 250 North and near Stateline Road. The property is adjacent to a section of Spring Creek, and would therefore be considered as falling within the wetlands and waterways corridor. No other overlay areas are present on the property.

**Legal Description:** RP05N46E296003; TAX #7181 SEC 29 T5N R46E

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- **Written comments received by 5:00 pm, December 3, 2019 will be provided to the Planning & Zoning Commission prior to the hearing. Comments received after this date will not be included at the public hearing.**
  - Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.

- The application(s) and related documents are posted, at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov). To view these items, click on the *Meeting Information Live Audio* button on the home page and select the Planning & Zoning Commission Public Hearing of **December 10, 2019** under Upcoming Meetings.
- Comments may be emailed to [pz@co.teton.id.us](mailto:pz@co.teton.id.us). Written comments may be mailed or dropped off at: Teton County Planning Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
- Public comments at this hearing are welcome.

Any person needing special accommodations to participate in the above noticed meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting at 208-354-8775.

### **Adjourn**