

## **ACCOMPANYING PRELIMINARY PLAT APPLICATION NARRATIVE**

Moose Hollow Estates is an 8 lot subdivision located in a part of Section 15, Township 3 North, Range 45 E., B.M., Teton County, Idaho.

The application has received concept approval and is submitting the required preliminary plat application materials in conformance with the prior Title 9 Subdivision Ordinance, which was in place at the time of the initial application.

The adjacent property on the West boundary of Moose Hollow Estates is being developed as a 4 lot subdivision, known as Laurel Flats.

Because of the proximity of the two subdivisions, and knowing the position of the Teton County Engineer regarding multiple accesses onto County Roads in regards to public safety with which both owners concur, they have agreed to have one common road accessing onto County Road "9500 South".

The negative side of this agreement has been a required Traffic Study, which neither owner was anticipating as a result of having a goal of compliance with the county engineer's position regarding public safety.

The data is currently being collected to finalize the traffic study; however, because of the length of time between submitting a subdivision application and being scheduled for the first preliminary public hearing, the Owner and his Engineer are requesting that this application be considered for the first available opening on the Teton County Planning and Zoning Commission's agenda for the preliminary plat public hearing. It is anticipated that the traffic study will be submitted to Planning and Zoning staff well before the scheduled agenda date. If by some unforeseen circumstance that doesn't happen, the traffic study is a requirement by the Board of County Commissioners, not the Planning and Zoning Commission. Therefore it is reasonable to have the Planning and Zoning public hearing with the understanding that the preliminary plat hearing by the BOCC won't be scheduled until the traffic study has been submitted to Planning and Zoning staff.

It also appears reasonable that the final plat application form that was in place at the time Moose Hollow Estates submitted its first concept application, be the one that is applicable to this development. It doesn't seem appropriate to retroactively require the new final plat application for developments within the City of Victor area of impact for applications that are already in place prior to adding this new form to Planning and Zoning requirements.

All other requirements have been met by the Moose Hollow Subdivision application.