April 4, 2024

Jade Kreuger

Teton County Planning Administrator

150 Courthouse Dr, Room 208

Driggs, ID 83422

**RE: Greenback Subdivision Final Plat Application Materials**

The following narrative outlines updates to the Greenback Subdivision Final Plat application materials per the Preliminary Plat conditions of approval, BOCC November 8, 2022.

CONDITIONS OF APPROVAL:

1. Update the Improvements Plan to include:
	1. The Landscaping Plan (See 9-3-2-c-h) for any areas not left to individual lot owners for landscaping. The cost estimate includes a line for Revegetation, but please indicate the plans for this in a landscaping plan, which can be a section of the improvement plans.

*A landscape plan including weed management and reclamation has been added to the improvements plans. See sheet MP-LS-1.*

* 1. The trail and perimeter trail included on the master plan should be included in the improvements plan.

*The improvements plan/master plan no longer includes a perimeter trail.*

* 1. Subdivision name sign needs to be included as well as in the cost estimate.

*Subdivision sign has been added to improvements plans and cost estimate. See ref. no 16.*

1. The CCRs should be updated in the following ways:
	1. 5.3. A Building sizes for accessory dwelling units are dependent on parcel size and need to follow Teton County regulations.

*CCRs section 5.3 has been amended to restrict ADUs to 1200 sf maximum.*

* 1. The rest of the NRA established wildlife protection measures should be included (currently, fences and domestic pets are addressed).
		1. Bear-conflict (section 15 of the land use recommendations)
		2. Wildlife harassment (section 14)

*CCRs section 7.5 addresses bear conflict mitigation as well as general wildlife impact mitigation.*

* + 1. iii. Fences (Section 2 of the land use recommendations should be incorporated into Section E of the CCRs – currently just reads “wildlife-friendly fencing is required”)

*CCRs section 7.6 outlines standards for wildlife friendly fencing.*

* 1. Open Space Easement (Section 8.1) – should include a management plan.

*CCRs section 7.12 dictates that common space shall be managed according to the guidelines found in sections 7.2-7.11.*