February 29, 2024

Jade Krueger

Planning Administrator

Teton County, Idaho

150 Courthouse Dr, Room 107

Driggs, ID 83422

**RE: Peaked Mountain Ranch Final Plat Application**

The following details updates to application materials submitted 2/28/2024 for Peaked Mountain Ranch Subdivision based on Preliminary Conditions of Approval, BOCC 1/8/2024:

1. Applicant will need to a) submit an updated current will-serve letter from the City of Driggs for water and sewer extensions for 16 connections and b) comply with water and sewer main extension requirements found in section 7.3.13 of the City Code and Public Works Standards.

*Our will-serve extension was tabled on 2/20/2024 due to a request for more information about a condition of approval that was added by the City, modifying the original will-serve. We have requested that the will-serve request be on the March City Council agenda.*

1. CCRs should be updated in the following ways:
   1. Attached ADUs are allowed on lots 1.5 acres or larger.
   2. All references to municipal codes shall also reference Teton County as the parcel is within the Area of Impact, subject to both jurisdictions.

*CCRs have been modified as follows:*

*section 4.2 “Accessory dwelling units are permitted on lots of 1.5 acres or larger, must be attached to the primary dwelling unit, shall be less than 1,000 square feet of living space, and must comply with all applicable zoning and building regulations.”*

*Section 4.17.3 “All lights on the Property will comply with City of Driggs and County of Teton dark sky and other applicable lighting ordinances.”*

1. The TIS identifies that a left turn lane is warranted at the intersection of Ski Hill Road and Targhee Ranch Drive, with or without the proposed development. The TIS indicates development will increase left turn volume from 19 to 21 at PM Peak hour. The Following Recommendation measure was included in the Development Agreement.
2. In recognition that the development will have a localized impact on the traffic on Ski Hill Road, Developer shall make a one-time voluntary payment equivalent to its proportionate share of left turn volume at PM peak hours (9%) of the total cost estimate of the turn lane cost estimate prepared by Developer's engineer in connection with the TIS, to be used by Teton County for transportation improvements anywhere in the TIS study area or along Ski Hill Road between Cemetery and Targhee Ranch Drive. If not used within 10 years, the mitigation payment shall be returned to Developer. The terms of this mitigation payment will be documented in the Development Agreement and paid in lump sum at the time of recording of the Development Agreement.

*This provision is contained in section 33 of the Development Agreement.*

1. The plat needs to be amended for Final Plat in the following ways:
2. It currently mentions no overlays present on the parcel. This needs to be amended to reflect overlays present on the parcel
3. Signature block for planning and zoning should reference the Teton County Planning and Zoning Commission Chair and presentation to the Joint Driggs and Teton County Planning and Zoning Commission
4. The street name should be corrected for Targhee Ranch Drive

*These changes have been made to the draft Final Plat, dated 1/18/24*

1. The Development Agreement is being reviewed by Teton County legal counsel. Any requested edit should be made to the DA before final plat application is submitted.

*The revised Development Agreement was submitted to Teton County staff and legal council on 1/29/2024. We received no comments or requested changes.*