Land Use Application

Date: 12/29/2025

Applicant / Owner

Applicant Name:	Jerry Jones	Owner:	EAST IDAHO HOLDINGS LLC
Address:	[address redacted] #410		
City, State, Zip:	Bend, Oregon 97703	Phone:	[phone redacted]
Phone Number:	[phone redacted]		
Email:	[email redacted] [email redacted]		

Location

Site Address:	S Main St and S Baseline Road	Parcels:	RP03N45E140011
		Current Zoning:	RC: Rural Cluster
City, State, Zip:	Victor, ID 83455	Proposed Zoning:	CX: Commercial Mixed Use
Lot Size:			

Project Details

Type:	Rezoning	Conditional Use:	☐
Annexation:	☐	Active Applications:	Short Plat
Rezone:	☐	Total Sales Tax:	[Total Sales Tax]
Variance:	☐		

Project Description: Rezone to CX for Block 2 and RM-2 for Block 1

I do hereby certify that the information contained herein is true and correct.

Jerry Jones	12/29/2025
Name	Date

City of Victor
LETTER OF AUTHORIZATION

Date: January 17, 2024

To Whom It May Concern,

Jake Durtschi, c/o East Idaho Holdings, LLC being owner of site with address of 490 Park Avenue, Idaho Falls, Idaho 83402, I give Jerry Jones with Macher Management, LLC authorization to act on my behalf for the processing of Annexation, Land Use, Subdivision, Platting, and Building Permit applications on the property located at the corner of Hwy 33 and Baseline Roads, known as Tax Parcel RP03N45E140011 in the City of Victor.

Owners signature

On this 16 day of August, 2024, before me Maria Cruz a Notary Public, personally appeared , known or identified to me, and who executed the instrument and acknowledged to me that he executed the instrument freely and voluntarily.

MARIA CRUZ
NOTARY PUBLIC
Comm. No. 20191024
STATE OF IDAHO

NOTARY PUBLIC OF Idaho
Residing at: Idaho Falls.
Commission expires: May 29 2025

PROJECT INTRODUCTION

The subject property, located where Baseline Road meets Highway 33, is approximately 7.42-acres and is undeveloped. An annexation was approved by Victor City Council in February of 2025, with a zoning designation of RC-Residential Cluster. The annexation approval was not accompanied by conditions or an annexation agreement. The City of Victor did provide 'City Expectations Prior to Development' which are outlined below along with notes on how each is addressed in the proposed development:

- ROW dedication of Baseline Road and Pathway
    - 0.741-acres on the eastern property boundary will be dedicated to the Baseline Road right of way with a short plat application to follow zone change approval.
    - 1.021-acres of open space bordering Hwy 33 will contain a pathway segment.
- New Public Road and ROW dedication that will connect from Baseline Road to the vacant property to the northwest of the site
    - The proposed site plan contains an internal street connecting the Baseline that provides cross-access to the western neighboring parcel.
- Minimum of 0.371 acres (5% of the existing parcel) to be preserved for open space
    - 1.021-acres of open space along Hwy 33 will contain a pathway, and 0.369-acres on the northern corner of the parcel will contain a community park. This is nearly four times the required acreage.
- Floodplain, compensatory storage to mitigate for any fill added to the stie. (zero negative impact to any neighbors)
    - FEMA has approved a Conditional Letter of Map Amendment (CLOMR) for the project site, updating elevations to be out of the floodplain.
- Plan for sewer and water connections and meeting all required pressures. No lift stations or pump stations are allowed.
    - Owners have coordinated with adjacent landowners regarding water and sewer connections. Agreements are in place for future easements to facilitate those connections.

The property contains FEMA designated floodplains, however there are no wetlands, waterways, or Teton County natural resource overlays. The property has approximately 142-ft of highway frontage, and takes access from Baseline Road.

The owners of the property are now seeking a zone map amendment in order to proceed with development of the property. The proposed zones are approximately 1.5-acres of CX-Commercial Mixed Use, and 4.4-acres of RM-2 Residential Multifamily. The remaining acreage will be dedicated public right of way for a new road. Following zone change approval, a short plat application is proposed to divide the parcel into two, according to the zones, with the new internal street as a public right of way.

Development plans contain multifamily residential and commercial mixed use buildings, with approximately 1.4-acres of open space. The development intends to create a walkable, vibrant hub situated on the southern boundary of the town, while providing a needed housing product that will contribute to rectifying Teton Valley's housing deficit. The project will also provide small retail commercial spaces in mixed-use buildings. The carefully planned development will create a supply of housing and new businesses situated near the transit center, and close to downtown Victor. The parcel is ideally located for housing and economic development that will contribute to Victor's versatile identity.

A central common area on the corner of Baseline and Agate/Old Jackson Highway creates a focal point and active space, connecting to the open space in front of Grand Teton Brewery that preserves the view corridors from the brewery towards the mountains with intent to create a vibrant community gathering space. The park will also serve as a hub for pathways that connect to Old Jackson Highway, South Valley Trails system, and Sherman Park.

Commercial mixed use buildings will be adjacent to this community amenity, bringing small scale commercial businesses to the surrounding residents and banded by a local road that connects to Baseline. Between the new road and Hwy 33, apartments, an open space buffer, and a pathway will complete the development. Situating residences directly adjacent to Hwy 33 means that traffic serving the new buildings will not impact neighborhood roads or existing residents.



Figure 1. Vicinity Map

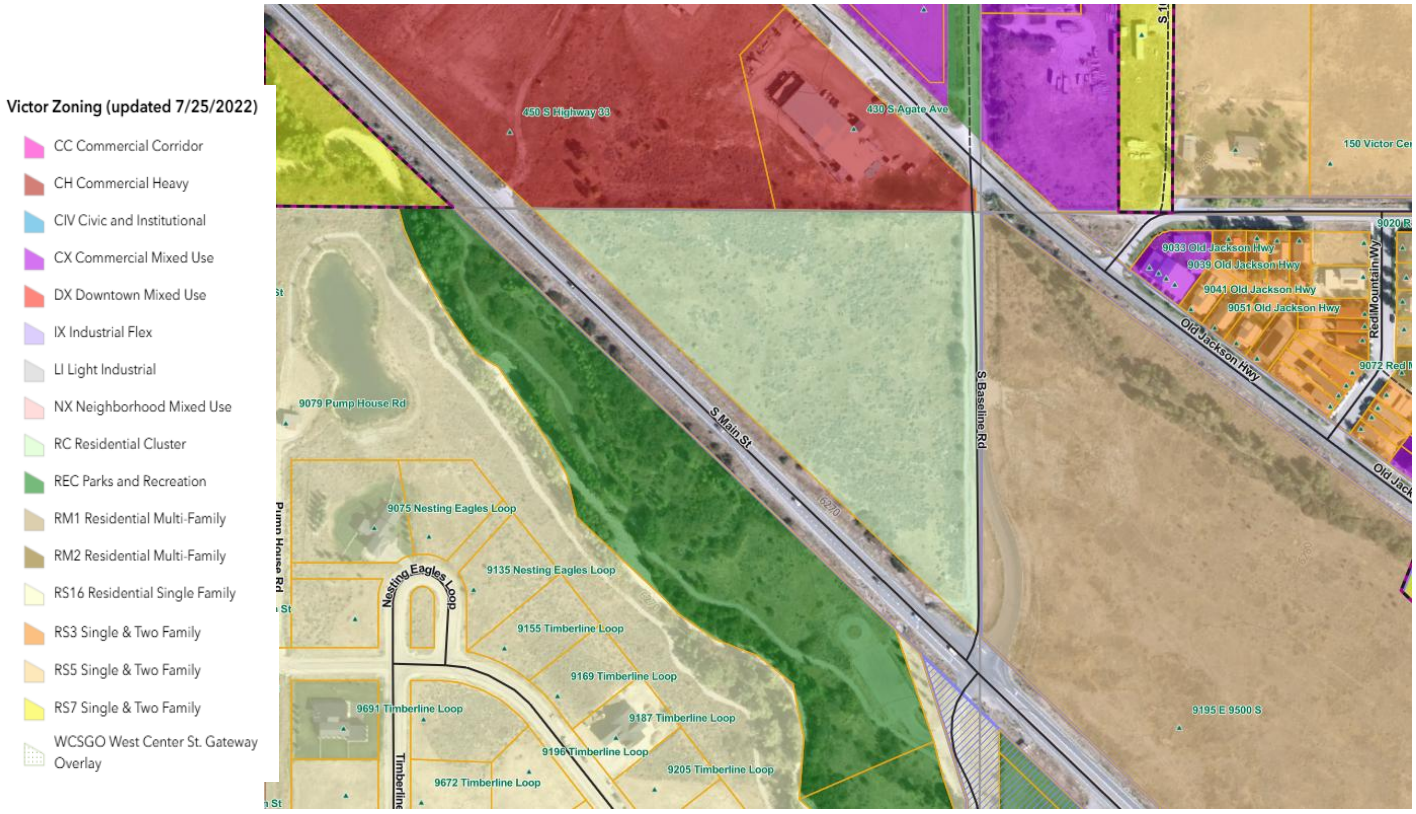


Figure 2. Victor Zone Map

EXISTING USES AND COMPATIBILITY

Surrounding uses are commercial and residential, with open space and low-density residential across the Highway to the south. Mountainside Village, a well established mid-density residential neighborhood is opposite the project site to the east, while Grand Teton Brewery, the Kotler Ice Arena, and Transit Center parking are across Baseline Road to the north. Larger single family parcels to the northwest and southeast complete the neighborhood at the corner of Baseline and Agate. The property is approximately 1,500-ft from Sherman Park which contains ball fields, playground, dog park, and Nordic skiing in the winter. A mixed use development with multi-family residential is exceptionally compatible with the surrounding uses, providing amenities for surrounding residences and a transition between mid and low density residential, commercial uses, and the highway. Residents will have easy access to Victor's existing community amenities without driving, and the development will create a hub of small commercial businesses that will serve them and the surrounding neighborhoods, transit users, and arena/park users. In addition, a multifamily development is currently being built directly adjacent to the ice arena, making this a multifamily hub on Victor's southern end.

EFFECTS OF NOISE AND OTHER NUISANCE

Odor, fumes, and vibration are not nuisances associated with residential or light commercial land uses and are not anticipated on the subject property under proposed zoning. Noise created by residential development could include car traffic, voices in outdoor communal spaces, and landscaping tools during summer months. Because the subject parcel fronts the state highway, most of these noises will not travel beyond the property itself. Glare is also not anticipated and will be controlled by design standards and conventions where larger

buildings may be created. New buildings on the project site are anticipated to reduce impacts of nuisance created by the highway to surrounding residences.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

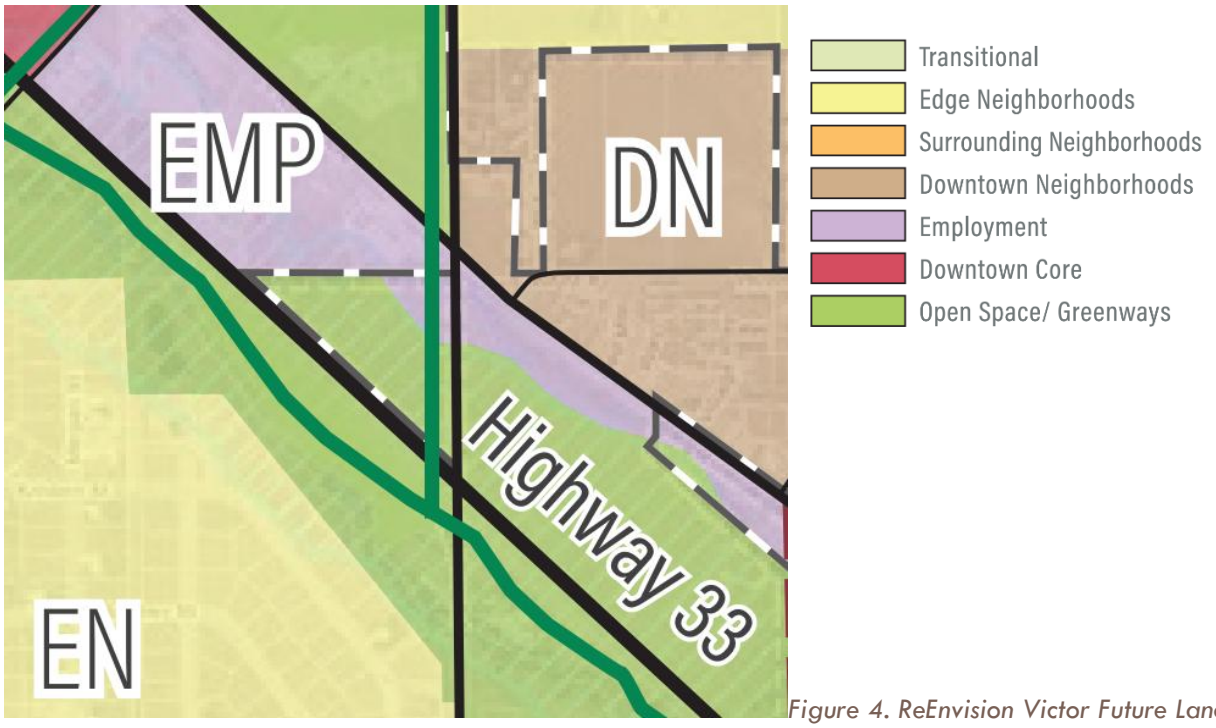


Figure 4. ReEnvision Victor Future Land Use Map

Victor's Comprehensive Plan designates the property Open Space/Greenways and Employment. According to the Plan, the Employment designation should be developed with "a unified campus-like setting with high-quality design integrated with urban elements such as pedestrian connectivity and green space. These areas are located near major arterials and regional trail system." Primary uses include retail and service commercial, while secondary uses include multifamily residential and neighborhood parks. Suggested residential density is 8-16 units per acre.

Because comprehensive plan designations do not have definitive boundaries or acreages, it is sometimes appropriate to consider areas adjacent to a designation included in that area. If the Employment designation were applied to the entire project site, the recommended number of units for the property would be between 47 and 94 total residences. The Employment designation is intended for 'a variety of office, retail, and light industrial, integrated with essential services, and supported by compatible multifamily and live/work residences.' The proposed CX zoning was selected for the northern portion of the site because it relates to the existing CX zoning to the north and northeast, following a pattern of zoning through-out Victor where the CX zone is often present on the four corners of an intersection. The CX zone, as stated in the Victor Development Code definitions, CX should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity.""

Page 24 of ReEnvision Victor lists the zones recommended for each Designation:

	RC	RS16	RS7	RS5	RS3	RM1	RM2	NX	CX	DX	CC	CH	IX	IL	IH	CIV	REC	CON
Edge Neighborhoods	▪	▪	▪														▪	▪
Surrounding Neighborhoods			▪	▪	▪											▪	▪	
Downtown Neighborhoods				▪	▪	▪	▪	▪								▪	▪	
Employment						▪	▪		▪		▪	▪	▪	▪	▪	▪	▪	
Downtown Core						▪	▪	▪	▪	▪						▪	▪	
Open Space/Greenways	▪															▪	▪	▪

The planned development contains apartments and residences in mixed use commercial buildings in the CX Zone, with apartment buildings occupying the RM-2 Zone. The project proposes to increase the affordable housing mitigation from 10% to 12.5% of total units. The project is planned to be built in phases, meaning that a fraction of the total number would be built at a time, allowing for absorption by the market.

APPROVAL CRITERIA

1. **The Zoning Map Amendment substantially conforms to the Comprehensive Plan.**

ReEnvision Victor states that RM-2 zoning is allowed in the Employment area. The Plan goals include the need for a variety of housing products and densities to accommodate the community's needs, as well as diverse commercial development to support employment opportunities. The Plan states that housing should be situated near employment centers, connected to downtown and amenities by a multimodal network. This development fulfills each of those goals, by creating a node of residences, commercial amenities that will provide economic growth, and community amenities such as open space and a pathway connection.

2. **The Zoning Map Amendment substantially conforms to the stated purpose and intent of this Land Development Code.**

In addition to the purposes from Title 1.1.1.C which refer to the Comprehensive Plan, the proposed change adheres to the following applicable purposes:

a. 1.1.1.C.3 "To encourage urban development within incorporated cities." The proposed zone would increase residential density and urban feel of an area close to downtown and adjacent to neighborhoods with similar densities and building types. Creating housing opportunities in city limits reduces pressure to build residential developments in less dense parts of the County.

b. 1.1.1.C.6 "To avoid undue water and air pollution." A number of environmental and public health benefits will be realized by promoting higher density residential development near Victor's core, including reduced vehicle miles traveled and fewer private waste treatment systems.

3. **The Zoning Map Amendment will reinforce the existing or planned character of the area.**

The existing character of the surrounding area is mid and low density residential, civic uses such as the ice arena, park, and transit center, and commercial/industrial at the Brewery. Open space and pathways are connected across the highway, making this an ideal location for continuing the pattern of residential development with appropriate neighborhood commercial amenities. The planned character of the

neighborhood as defined by the comprehensive plan includes employment centers, with the opportunity to include multifamily residential and community amenities such as parks.

4. **The subject property is appropriate for development allowed in the proposed district.**

The characteristics of the subject parcel are ideal for residential development: level and flat, served by public services, adjacent to similar developments and downtown Victor, connected by the existing transportation system, especially proximity to Hwy 33.

5. **There are substantial reasons why the property cannot be used according to the existing zoning.**

The subject property may be developed in compliance with the Land Development Code under existing zoning; however, the Future Land Use Map designates the parcel for a higher intensity of development than currently allowed, including a broader range of housing types and increased density. Rezoning to RM-2 and CX would better align with the intent of the Comprehensive Plan. Retaining the existing zoning may represent a missed opportunity to advance the community goals established in the County's guiding documents.

6. **There is a need for the proposed use at the proposed location.**

Our community has seen a demand for more and a greater variety of housing products, which was documented in the Teton Regional Housing Assessment from 2022. This study indicated that approximately 5,300 additional housing units were need in the Teton Region. The project's proximity to town, civic amenities, and the highway provide housing without increasing traffic in Victor's neighborhoods. In addition, by including small commercial, new and existing neighborhoods can access amenities without driving.

7. **The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and storm water facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.**

In the Findings of Fact, Conclusion of Law, Decision, Reasoning, and Order from the annexation of this property, dated February 27th, 2025, the City of Victor states: "City of Victor has confirmed capacity for City services to provide for this property. Further, Garbage and Power providers have also confirmed capacity to provide services to this property."

8. **The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, storm water management, wildlife and vegetation.**

Significant air and noise pollution, or other nuisance, are not expected as part of this development, due to the residential and small commercial use. Because the property contains FEMA designated floodplain, a floodplain development permit will be required, as well as permitting through FEMA to alter the floodplain. These regulatory requirements will ensure that the proper revue prevents water pollution, impacts to stormwater management, and storage or conveyance of floodwaters on the property.

9. **The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.**

Providing housing, commercial amenities, employment opportunity, and community amenities such as a park and pathway are expected to have positive impacts on the property in the vicinity, as well as the community as a whole. Impacts to the floodplain, and any other impacts anticipated by the City can be mitigated through required FEMA and DEQ permitting, impact fees, and adhering to Victor's land development code for a property development plan at the time of development.

TRANSIGHT CONSULTING, LLC
Transportation Engineering and Planning Services

Date:	January 5, 2026
To:	Kimberly Kolner, Planning and Zoning Director
From:	Joe Bessman, PE
Project Reference No.:	1940
Project Name:	Market Street Subdivision (Lokal)

PROFESSIONAL ENGINEER LICENSED P-23234 STATE OF IDAHO JOSEPH W BESSMAN
Signed: 1/5/2026

This memorandum was prepared to address comparative transportation requirements associated with the annexation and rezoning of a 7.42-acre parcel from Teton County into the City of Victor that will support a mixed-use development. The specific rezone requests modification of the existing *Residential Cluster* (RC) zoning to approximately 3.4 acres of *Residential Multifamily* (RM-2), 1.13 acres of *Mixed-Use Commercial* (CX) zoning, with the remaining site acreage including a common area park (0.37 acres), an Open Space tract for a pathway (1.021 acres) or dedicated as public right-of-way for a new road that will connect to the property to the northwest. The site is located within a triangular parcel on the northwest corner of the Highway 33/Baseline Road intersection, as shown in Figure 1. As summarized herein, sufficient public facilities can be provided to support this use, maintaining acceptable service levels and avoiding impacts to surrounding properties.



Figure 1. Site Vicinity Map. *Source: Teton County GIS.*

Preliminary development plans for the site include a combination of apartments, townhomes, and retail space within two- and three-story buildings. Current speculative plans include about 100 residential units and nearly 8,000 square-feet of retail space, which would be developed within multiple project phases.

SURROUNDING LAND USES

Surrounding uses are commercial and residential, with open space and low-density residential across the Highway to the south. Mountainside Village, an established mid-density residential neighborhood is opposite the project site to the east, while Grand Teton Brewery, the Kotler Ice Arena, and Transit Center parking are across Baseline Road to the north. Larger single-family parcels to the northwest and southeast complete the neighborhood at the corner of Baseline and Agate.

The property is approximately 1,500-ft from Sherman Park which contains ballfields, playground, dog park, and Nordic skiing in the winter. Victor Elementary School is adjacent to the park, and both uses are connected via a multiuse pathway along the west side of Baseline Road and north side of Elm Street. A mixed-use development with multi-family residential is compatible with the surrounding uses, providing amenities for surrounding residences and a transition between mid- and low- density residential, commercial uses, and the highway. Residents will have easy access to Victor's existing community amenities without driving, and the development will create a node of small commercial businesses that will serve residents and the surrounding neighborhoods, transit users, and arena/park users. In addition, a multifamily development is currently being built directly adjacent to the ice arena, making this a multifamily node on Victor's southern end.

South of the project is Highway 33, which connects the Victor core area to the north and Wyoming state boundary to the southeast, where it continues as Highway 22. Idaho's Transportation Department (ITD) recently rebuilt the Baseline Road/Highway 33 intersection to provide a perpendicular intersection angle and add turn lanes. This project also included extension of the Highway 33 pedestrian under-crossing maintaining the connection south to Targhee Road and along Trail Creek, as shown in Figure 2.

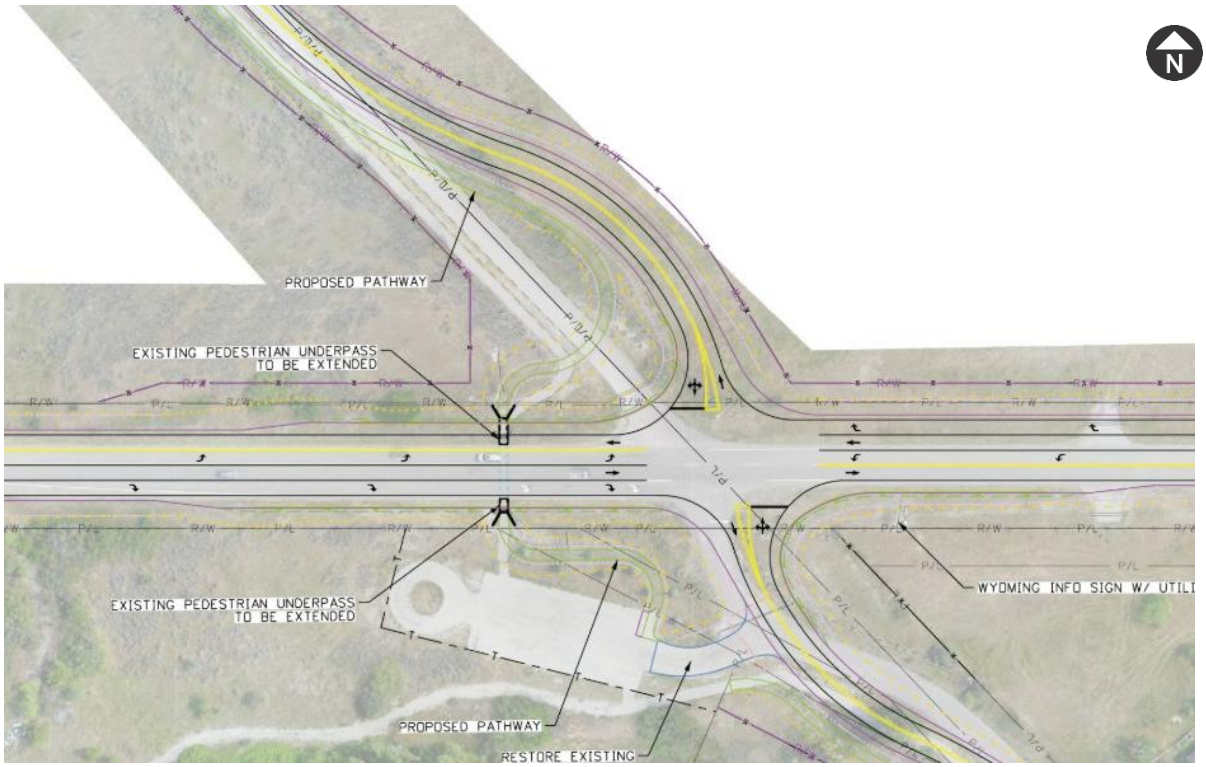


Figure 2. Completed ITD improvements at Highway 33/Baseline Road.

PROPOSED DEVELOPMENT PLAN

While no specific development plans are proposed at this time, the preliminary layout plans for the site include a phased build-out of the multifamily residential and commercial uses, served by a new local street connection (Market Street) that extends between Baseline Road and the center of the northern property boundary. The preliminary plan includes townhomes south of the new local street within the RM-2 zoned portion of the property (with tentative plans for about 53 townhomes and 12 apartments within this area), with all the units within two or three-story buildings. An open space tract is also proposed along the entire southern boundary that will support a future TVTAP trail system along Highway 33 that interconnects with the surrounding trails and highway undercrossing.

North of the local street there are additional buildings planned, each of which are tentatively planned to include two- to three-story structures. Preliminary concepts include a combination of residential-only buildings and buildings with ground floor retail uses and upper level residential. Off-street parking will be provided to support the mixed-use site, and on-street (overflow, guest, and delivery) parking will also be permitted on the Neighborhood Local street that bisects the property. The specific parking supply and layout will be determined as part of more detailed site plans, when further information on site survey, drainage, and other infrastructure needs are known. Community/open space is retained in the northeast corner of the property as a common area park. Figure 3 illustrates the conceptual plan for this site.

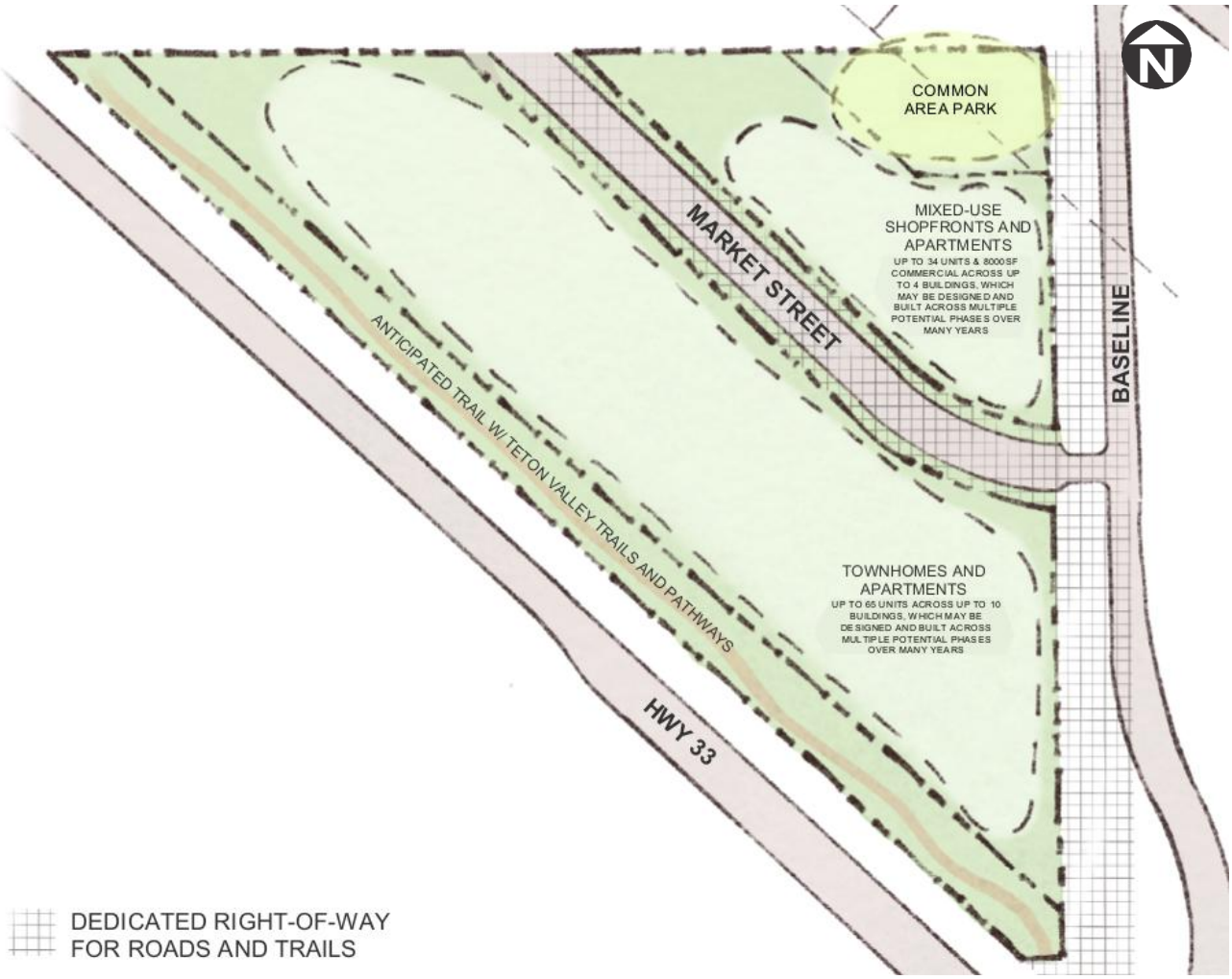


Figure 3. Preliminary Site Layout. *Source: SAJ Architecture, January 2026*

REZONE IMPACTS

To assess the potential transportation impacts associated with the rezone, a comparison was provided to development of the site in its current *Residential Cluster* zoning to the proposed *Residential Multifamily* and *Mixed-Use Commercial* uses shown in the tentative site plan. This comparison also includes review of the City of Victor's Comprehensive Plan designation for the property, which includes both "Open Space/Greenways" and "Employment" uses.

Existing *Residential Cluster* Zoning

The current *Residential Cluster* zoning is described within VDC 3.3.2 as a single-family transition zoning that is intended to capitalize on established transportation routes. This zoning describes a rural residential use with densities of about one unit per 2.5 acres, supporting cluster development where it can be used to preserve open space. This zoning designation would support two residential units within the 7.4-acre property. This designation is reflective of the prior floodway designation of the property.

Comprehensive Plan Designations

The City of Victor's Comprehensive Plan ("ReEnvision Victor") was prepared in January 2021 and supplemented with a transportation plan dated February 2021. This plan identifies the subject property as a future *Employment* and *Open Space* site. The Comprehensive Plan map is not intended to be overly precise, but shows the majority of the property as Open Space with a portion in the northeast corner designated for Employment uses. When this plan was prepared, the floodplain designation was still present on the site which would have resulted in this designation, with surrounding lands zoned for *Mixed-Use Commercial* and *Heavy Commercial* uses.

With the imprecise and split-zoned designation of the subject property within the Comprehensive Plan it is unclear how prior travel forecasts were prepared and incorporated into the Transportation Element, which is prepared as a macroscopic area assessment. Typically, Citywide planning is modeled on a broader like-zoned "block" (or Transportation Analysis Zone) basis, with population and employment grouping several parcels into a single area for travel estimates. No information was identified for the specific split-zoned parcel that would identify how this property was previously included in the transportation element.

The description for *Open Space* identifies the ability to provide lower-density clustered residential uses that preserve habitat areas. Primary uses within the *Open Space* designation include floodplain areas, drainage, agricultural uses, or secondary uses such as parks, trails, civic uses, and detached clustered single-family housing with a density of less than four units per acre. If the entire property was developed at the maximum *Open Space* density this site would support up to 23 detached residential units. This scenario is assessed as "Scenario 2a" within the trip generation estimates shown in Table 1.

The City has no specific "Employment" zoning district; the Comprehensive Plan describes this designation as follows:

> *"This category includes commercial areas with a variety of office, retail, and light industrial, integrated with essential services, and supported by compatible multifamily and live/work residential uses. Building types may include free-standing, mid-rise, retail, office, and medical buildings in a unified campus-like setting with high-quality design integrated with urban elements such as pedestrian connectivity and green space. These areas are located near major arterials and regional trail system."*

The Comprehensive Plan provides the Larkspur Area along Highway 33 in northern Victor as an example of this envisioned development pattern and lists various types of commercial and industrial zoning (specifically including the proposed CX zone), with a suggested residential density range of 8 to 16 units per net acre. While the Comprehensive Plan is not developed to the level of a specific parcel, this designation could result in 47 to 94 total residences throughout the 5.9 net acres in addition to various types of commercial, office, or industrial uses. Footnotes within the Comprehensive Plan section on *Employment* uses indicate that 74% of survey respondents indicated that retail uses should be limited to 24,000 square-feet; it was not clear if this was intended on a "per-building" or gross "per parcel" basis. Based on the size of the site, it was assumed that this would reflect an overall site limitation, and the contemplated +/- 8,000 square-foot retail area remains well within this threshold and geared toward neighborhood-scaled services.

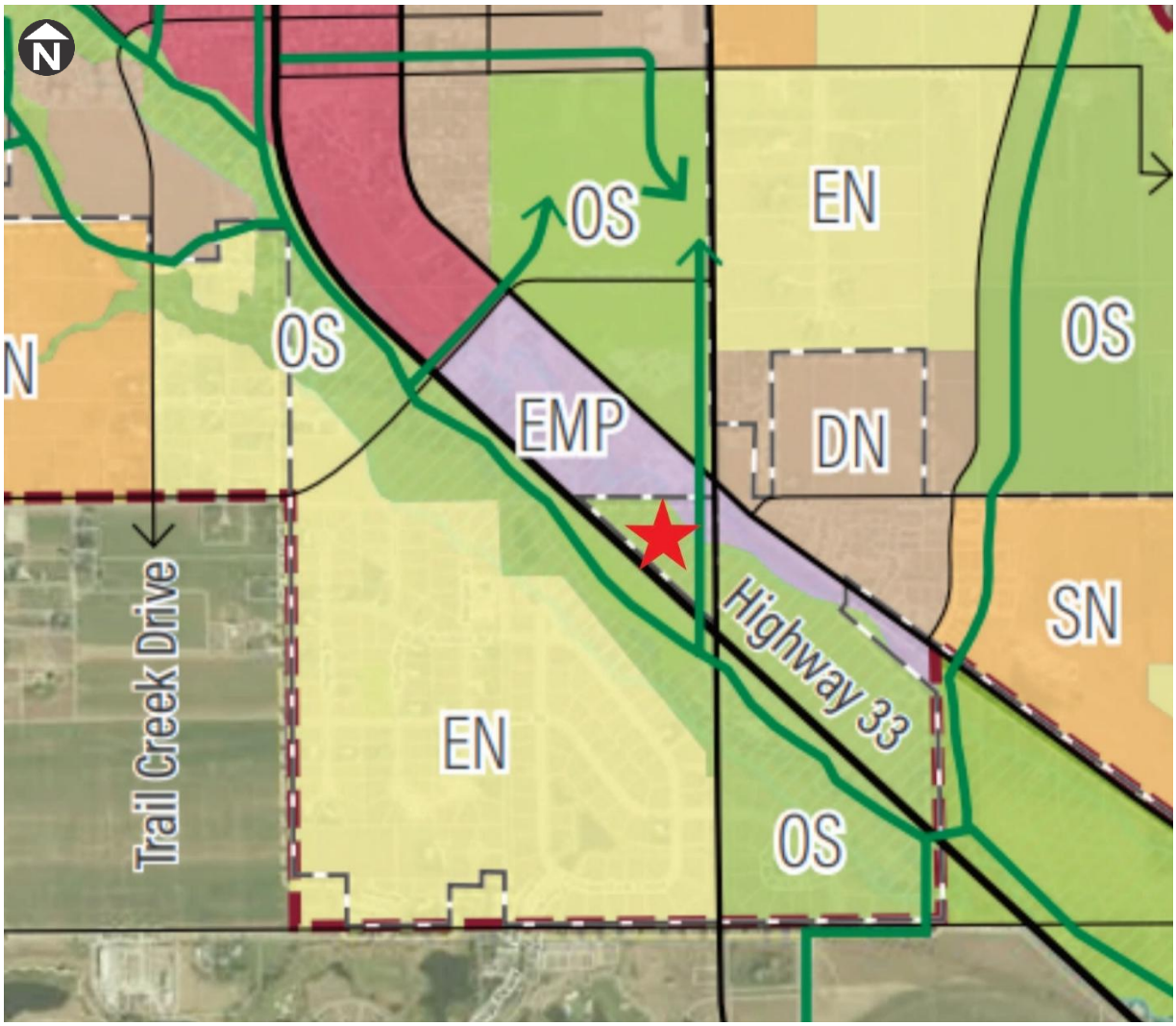


Figure 4. Victor Comprehensive Plan Map. *Source: ReEnvision Victor, January 2021*

TRIP GENERATION COMPARISON

To assess the impact of the proposed zone change, estimates of the reasonable "worst-case" densities were prepared for each of these scenarios. All trip generation estimates are based on data within the ITE *Trip Generation Manual, 12th Edition*. Table 1 provides a comparison of the various development scenarios. Most transportation planning is premised on weekday daily trips (which relates to Average Daily Traffic, and is commonly used to identify the functional classification of streets) and peak demands that are generally aligned with the peak weekday evening commute hour (which is used to assess intersection performance), as included in the table.

Table 1. Trip Generation Estimates, ITE 12th Edition

ITE Land Use	ITE Code	Metric	Weekday Daily Trips	Weekday PM Peak Hour Trips		
				Total	In	Out
Scenario 1: Existing Cluster Residential Zoning						
Single-Family Detached Housing	210	2 Units	18	2	1	1
Scenario 2a: Comp Plan "Open Space" Uses						
Single-Family Detached Housing	210	23 Units	209	21	13	8
Scenario 2b: Comp Plan "Employment" Uses						
Single-Family Detached Housing	210	94 Units	854	87	54	33
Strip Retail Plaza *Pass-by (40%)*[1]	822	24,000 SF	1,307 *-523*	151 *-60*	75 *-30*	76 *-30*
Net New Trips			1,638	178	99	79
Scenario 3: Tentative Development Plan						
Single-Family Attached Housing	215	Est. 53 Units	348	27	15	12
Multifamily Housing (Low-Rise)	220	Est. 46 Units	286	24	15	9
Strip Retail Plaza *Pass-by (40%)*[1]	822	Est. 7.6 KSF	414 *-166*	48 *-19*	24 *-10*	24 *-9*
Net New Trips			882	80	44	36

[1]No pass-by data is available for ITE Land Use 822; surrogate data was instead obtained from ITE Land Use 821: *Shopping Plaza (40-150k)*, which based on information within the preceding ITE *Trip Generation Handbook, 3rd Edition*, conservatively estimates pass-by trips for the smaller retail sites.

As shown in Table 1, the existing Cluster Residential zoning (Scenario 1) would enable the production of only a limited number of trips. Similarly, development within the semi-rural "Open Space" designation (Scenario 2a) would also allow limited development within the property. If the designation of "Employment" uses were intended across the entire property (as shown in Scenario 2b) fairly intense development could be supported within a mixed-use residential and commercial development. The tentative development plans for the site (Scenario 3) generate about half the number of trips allowed within an "Employment" build-out.

Trips associated with the contemplated development scenario remain below 100 weekday p.m. peak hour trips from the project, and the change from the existing zoning reduced from the values shown in either Comprehensive Plan Scenario 2a or 2b reflects a range between +673 to -756 weekday daily trips. This trip difference distributes to the transportation system along various routes (e.g., Agate Avenue, Baseline Road, and Highway 33), with an estimated 60% of these site-generated trips impacting the State Highway system. There is no direct access proposed onto Highway 33, and a trail corridor will be made available to the TVTAP to support a planned extension of the regional pathway system parallel to the highway and interconnected with the Baseline – Targhee Trail system that supports non-vehicular travel, connects to nearby recreation and educational sites as other retail lands.

With the recent realignment and turn lane improvements at the Highway 33/Baseline Road intersection, increased system safety is provided to support any of these levels of trip generation. The prior safety history was not reviewed at the nearby intersections due to the recent intersection reconstruction completed by the Idaho Transportation Department, which would make review of historical safety information no longer relevant as it would not reflect the current turn lanes and alignment.

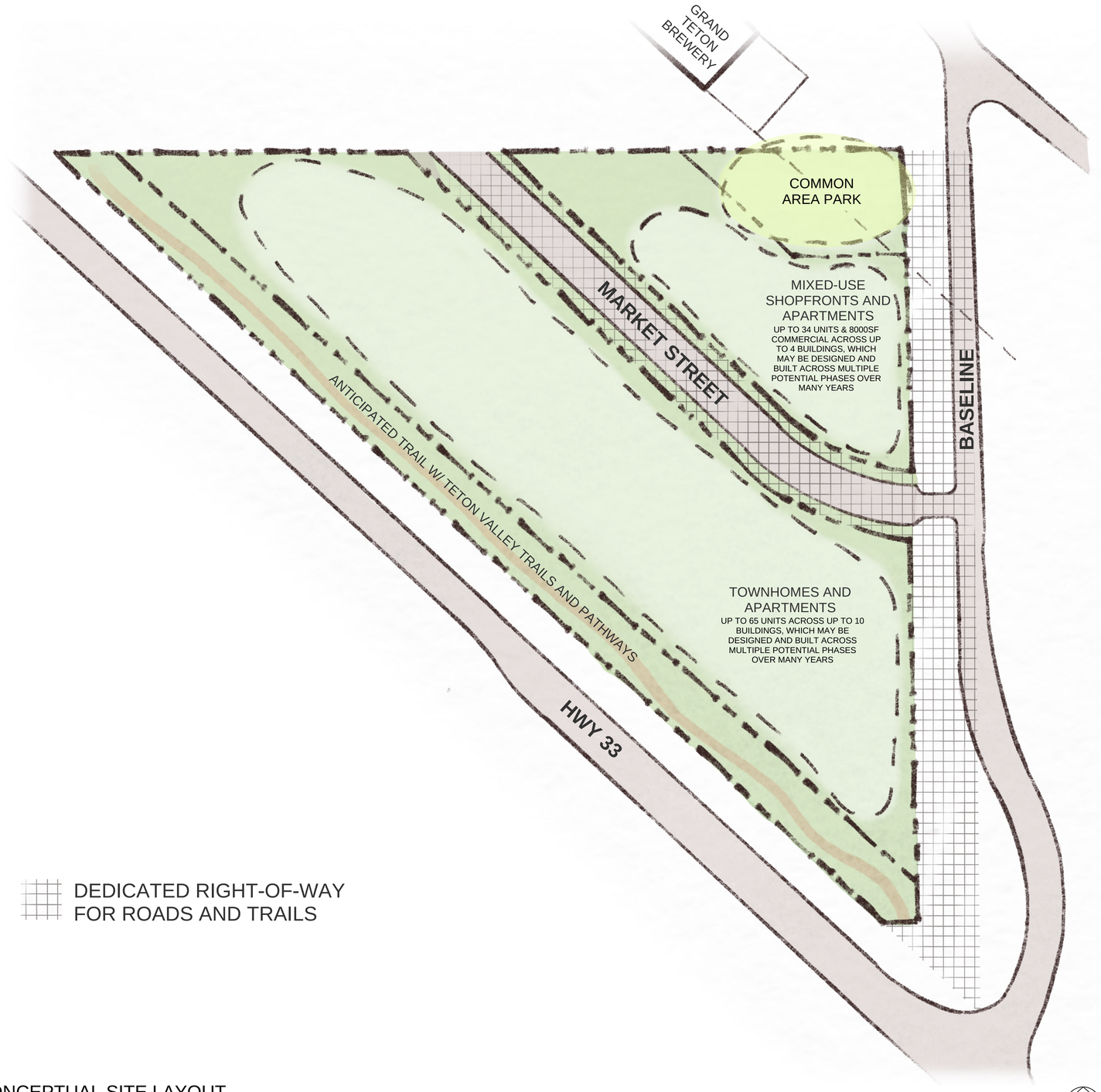
ORDERLY STREET DEVELOPMENT

As required by City Planning staff, the proposed development includes a new street that will connect Baseline Road to the northwest, forming a connection that will serve the *Commercial Heavy* zoned lands west of the Grand Teton Brewing Company. The provision of this new street ("Market Street") will help avoid higher levels of traffic through the skewed Agate Avenue/Baseline Road intersection. A full 60-foot right-of-way is planned through the site, which will support a standard local street with on-street parking. The right-of-way dedication and construction will not extend to Agate Road until future development occurs to the north that will complete this alignment. Any future development will include a barricaded closure at or near the terminus.

The completion of this street improves the area street network, and in the future will support increased commercial traffic traveling through the subject property as the adjacent commercial parcels develop. As the extension of this street will serve through traffic from adjacent *Heavy Commercial* lands it follows that similar commercial zoning could be supported by these same roads on the subject property.

NEXT STEPS

Thank you for the opportunity to provide these transportation materials to support the proposed rezone and annexation of the Highway 33/Baseline property from *Residential Cluster* to *Mixed-Use Commercial* and *Multifamily Residential* zoning, along with park and open space tracts. These materials show that the tentative development plans remain below comparative development scenarios permitted within the Comprehensive Plan's designated "Employment" lands. Additional materials will be separately provided in the future to support specific land use entitlements as development plans are finalized. If you have any questions I can be reached at [phone redacted] or via email at [email redacted]

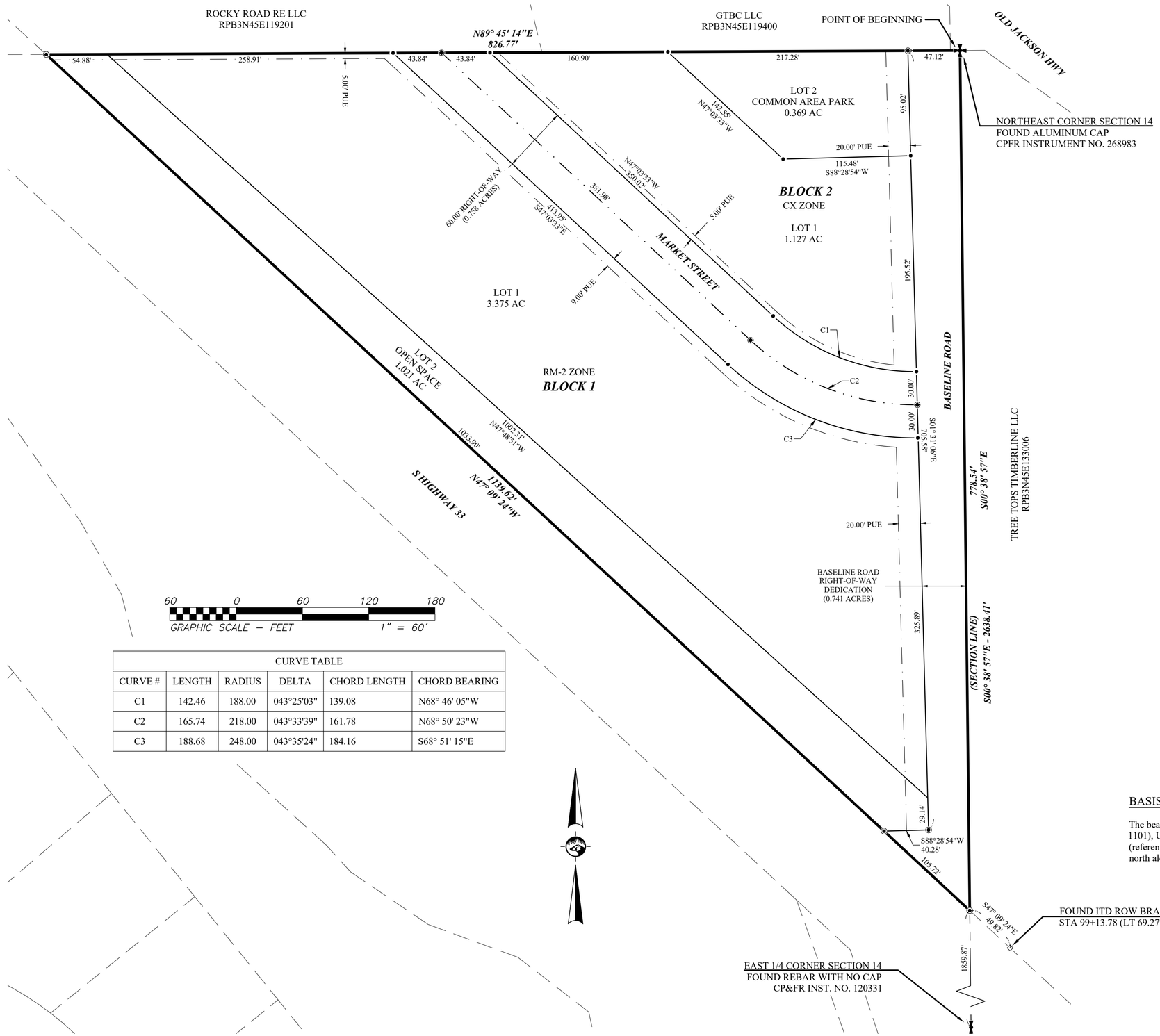


1 CONCEPTUAL SITE LAYOUT
1" = 50'-0" APPROXIMATE SCALE

MARKET STREET SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO

1/4	SEC	T	R
	14	3N	45E



60 0 60 120 180
GRAPHIC SCALE – FEET 1" = 60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	142.46	188.00	043°25'03"	139.08	N68° 46' 05"W
C2	165.74	218.00	043°33'39"	161.78	N68° 50' 23"W
C3	188.68	248.00	043°35'24"	184.16	S68° 51' 15"E

LEGEND

- PLSS SECTION CONTROL (AS NOTED)
- SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- FOUND ITD ROW BRASS CAP (AS NOTED)
- FOUND ILLEGIBLE ALUMINUM CAP
- PUE PUBLIC UTILITY EASEMENT
- SUBDIVISION BOUNDARY
- LOT BOUNDARY LINE
- ADJOINING BOUNDARIES
- ROAD CENTERLINE
- PLSS SECTION LINE
- EASEMENTS (AS NOTED)

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO JUSTIN M. STEFFLER

Justin M. Steffler, P.L.S. 14222 Date

BASIS OF BEARING NOTE

The bearings on this plat relate directly to the Idaho State Plane Coordinate System (East Zone 1101), US Survey Feet, and using a scale factor of 1.0002598207 for a grid-to-ground conversion (reference frame NAD_83(2011), epoch 2010.0000). The system orientation is based on grid north along the East Zone central meridian. No convergence angle has been applied.

TITLE	MARKET STREET SUBDIVISION
DATE:	1/06/2026 DRAWN/CHK BY: PS/JS
PROJECT:	23104/T3NR45E/S14

BADGER
AERIAL MAPPING & SURVEYING
[address redacted]
[address redacted]
[phone redacted]

MARKET STREET SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that undersigned is the lawful owner of the tract of land included in the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots, streets and easements to be hereafter known as MARKET STREET SUBDIVISION.

BE IT FURTHER KNOWN that the undersigned does hereby dedicate to the Public all streets and rights-of-way shown hereon, and also grants and conveys to the public all public utility easements shown hereon, and hereby warrants and shall defend the estate subject to such dedication and conveyances in the quiet and peaceful possession of the Public against said owner and its heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof. Additionally, let it be known that said owner certifies that the lots within this subdivision will be served by the City of Victor municipal water and sewer systems and said city has agreed, in writing, to serve said lots.

IN WITNESS WHEREOF, said owner hereunto subscribes its signature this _____ day of

_____, 2026.

_____ _____
Jake Durtschi, Manager Date
East Idaho Holdings, LLC

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

On this_____ day of_____, 2026, before me, a notary public in and for said state, personally appeared Jake Durtschi, known or identified to me to be a Manager of the limited liability company of East Idaho Holdings, LLC and the person who subscribed said limited liability company's name to the foregoing OWNER'S Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

_____
Notary Public for the State of _____
Residing at: _____
Commission Expiration Date: _____

FLOOD PLAIN DESIGNATION

The property shown hereon is located mostly within Flood Zone Designation AE (Special Flood Hazard, base flood elevations determined), with some portions located in Zone X (100-year flood area with average depths of less than 1 foot) or outside of the 500-year flood area, per Flood Rate Map number 16081C0143C, dated August 4, 1988.

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

Sanitary restrictions as required by I.C. §50-1326 have been satisfied. Sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____
ENVIRONMENTAL HEALTH SPECIALIST, REHS Date:

IRRIGATION WATER RIGHTS STATEMENT

NOTICE IS HEREBY GIVEN that all property shown on this plat is within the Trail Creek Irrigation Company and that a suitable surface water delivery system plan has been approved by the City of Victor, Teton County, Idaho, for such lots and property. All lots will remain subject to assessments levied by such irrigation district and each individual purchaser/owner will be responsible to pay such assessments. All assessments are a lien upon the lots of property unless the purchaser/owner files a petition requesting exclusion from the district. The purchaser/owner may file such a petition at any future date. The owner/developer is obligated to comply with the provisions of I.C. §31-3805.

BOUNDARY DESCRIPTION

Beginning at the northeast corner of Section 14, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho; Thence, S 00° 38' 57" E for a distance of 778.54 feet; Thence, N 47° 09' 24" W for a distance of 1139.62 feet; Thence, N 89° 45' 14" E for a distance of 826.77 feet to the TRUE POINT OF BEGINNING.

Described boundary contains 7.388 acres, more or less.

FIRE MARSHAL'S VERIFICATION

I hereby certify that I have examined this plat and find that the provisions for fire protection for the property shown meet Teton County Fire Code and have been approved by the Fire Department.

Date:_____ _____
TETON COUNTY FIRE MARSHAL

CITY OF VICTOR APPROVAL

Presented to the officials of the City of Victor on the following date at which time this Subdivision Plat was approved and accepted.

_____
Planning Administrator Date

_____ _____ _____ _____
Mayor, City of Victor, Idaho Date City Clerk (Attesting) Date

COUNTY SURVEYOR'S VERIFICATION

I hereby certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find that it complies with I.C. §50-1305.

Date:_____ _____
TETON COUNTY SURVEYOR PLS No.

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

Date:_____ _____
Teton County Assessor

TREASURERS CERTIFICATE

I, the undersigned County Treasurer in and for the County of Teton, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

Date:_____ _____
TETON COUNTY TREASURER

RECORDER'S CERTIFICATE

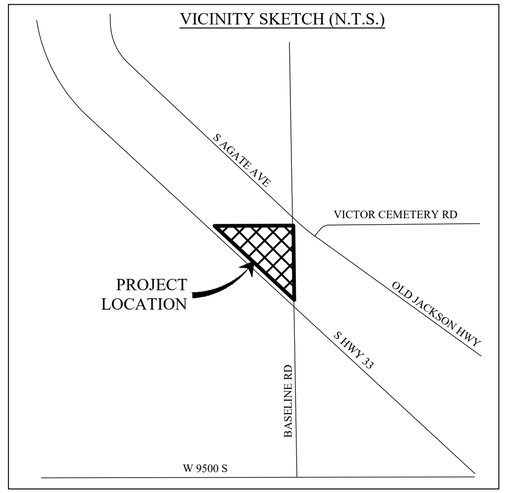
I hereby certify that the foregoing MARKET STREET SUBDIVISION plat was filed

in the Office of the Recorder of Teton County, Idaho, on this _____ day of _____, 2026

at _____ and recorded as Instrument Number _____.

_____ _____ _____
TETON COUNTY RECORDER DATE

VICINITY SKETCH (N.T.S.)



INTERIOR MONUMENT COMPLETION CERTIFICATE

Pursuant to the requirements of I.C. §50-1331, I.C. §50-1332, and I.C. §50-1333, I Justin M. Steffler, certify that the interior monuments shall be set in accordance with the requirements of I.C. §50-1303 within one calendar year of the recording date of this plat.

SURVEY NARRATIVE

1. The purpose of this survey is to plat the described property for development.
2. Documents used in conjunction with the ground survey include: Subdivision Plat Instrument Nos. 184307 and 183464; Quitclaim Deed Instrument No. 274542; Record of Survey Instrument Nos. 147496 and 231186.
3. Monuments found during the ground survey fit record to a reasonable degree and were accepted as found.

SURVEYOR'S CERTIFICATE

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as MARKET STREET SUBDIVISION, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR LICENSED 14222 STATE OF IDAHO JUSTIN M. STEFFLER

_____
Justin M. Steffler, P.L.S. 14222 Date

SUBDIVISION DATA

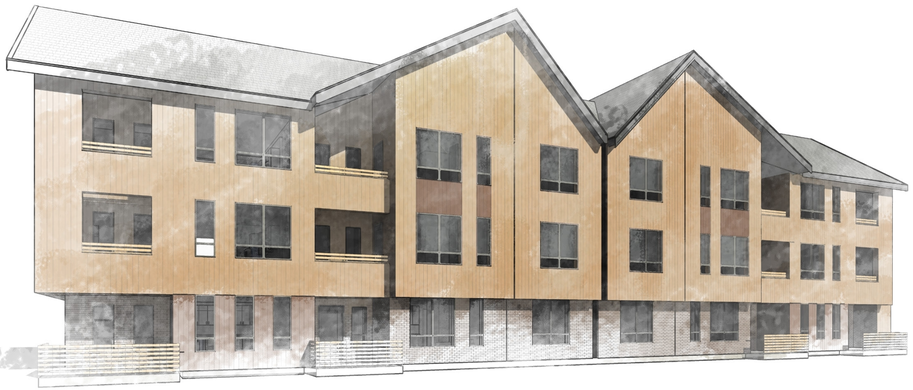
Total Acreage:	7.388 Acres
Number Of Lots:	4
Smallest Lot Size:	0.369 Acres
Largest Lot Size:	3.375 Acres
Average Lot Size:	1.473 Acres
Right-Of-Way:	1.499 Acres
Lot Density:	0.406 Lots/Acre

SHEET 2 OF 2

1/4	SEC	T	R
	14	3N	45E

TITLE	MARKET STREET SUBDIVISION
DATE:	1/06/2026 DRAWN/CHK BY: PS/JS
PROJECT:	23104/T3NR45E/S14

BADGER AERIAL MAPPING & SURVEYING
[address redacted]
[address redacted]
[phone redacted]



CONCEPTUAL APARTMENT BUILDING



CONCEPTUAL MIXED-USE BUILDING



CONCEPTUAL TOWNHOME BUILDING

Subdivision and Road Name Request Form

To be completed before submitting subdivision application, and/or when changing a name of an existing subdivision or road name.

Naming of subdivisions and roads must conform to address policies, and name requirements as adopted by the Teton County Board of Commissioners. Addressing Staff will review your request and notify you of the results.

Requested by: Harmony Design & Engineering for East Idaho Holdings, LLC **Phone:** [phone redacted]

Date: 1/1/2026 **Email:** [email redacted]

SUBDIVISION

IS THIS A CITY OR COUNTY SUBDIVISION? CITY / COUNTY

IS THIS AN EXISTING SUBDIVISION APPLICATION?: Yes / No

EXISTING NAME: *(If applicable)*

list in order of preference

	PROPOSED NAME(S) *list in order of preference*	FOR OFFICE USE ONLY: YES	NO	NOTES
1	Market Street Subdivision	X		no duplicates
2				

ROADS

IS THIS AN EXISTING NAME?: Yes / No

EXISTING NAME: *(If applicable)*

list in order of preference

	PROPOSED NAME(S) *list in order of preference*	FOR OFFICE USE ONLY: YES	NO	NOTES
1	Market Street	X		no duplicates
2				
3				
4				
5				
6				
7				
8				
9				
10				

FOR OFFICE USE ONLY:	Name	Date
Reviewed: Robert Marin	Rob Marin, GIS Manager	1/5/2026
Database:		
Return Notice:		