



Fremont County Planning & Building Department

125 North Bridge St.
St. Anthony, ID 83445
(208) 624-4643 (p) (208) 624-1320 (f)

February 28, 2025

Doug Button / DK Land, LLC, of Island Park, ID, represented by Gilmore Jenkins of HLE, is requesting a Class II permit to create a 32-lot subdivision off of Hwy 20 in Island Park. The property is approximately 160 acres on the Henry's Lake Flats. The property is located on the east side of Highway 20, about 2/3 of a mile north of North Big Springs Loop.

This application will be presented at a public hearing beginning at or about **10:00 AM, Saturday, March 29, 2025**, at the Fremont County EMS Building in Island Park, Idaho, located at 4395 County Circle Rd. (The meeting room is accessed by the doors on the west end of the building.) **All are invited and encouraged to attend.** As you own property within 3000 feet of this location, we are notifying you of the public hearing. Enclosed you will find a map, a draft plat, the official notice, and a flyer on public hearings. We will post a link to the entire file and a draft staff report on the Fremont County Planning & Building webpage.

The first division of the project will include 15 buildable lots in the west portion, leaving the remaining east 17 lots for the second division, providing 32 lots in total. Ideally development of Division 1 would begin Fall of 2025, depending on the approval of this preliminary plat and the applicable final plat. Division 2 will not be submitted until several years after the completion of Division 1 and will be managed via a development agreement between the Applicant and Fremont County.

The development of Division 1 will not require turn lanes per a preliminary study performed in coordination with ITD. Groundwater monitoring wells have been installed for the coming high-water season within the approximate locations of the fifteen lots of Division 1. Potable water for each lot will be provided with individual wells. Wastewater will be handled by the Fremont County Sewer District. The minimum required open space will be 39.43 acres for the Division 1. Wetlands and buffers are included in the 65% open space required by ordinance.

A full copy of the application is available for public review at the Fremont County Planning and Building Office, located at 125 North Bridge Street, St. Anthony, Idaho, and open from 8 AM to 5 PM Monday through Friday. **Public comment is encouraged.** Written comments will be accepted and considered if received in the Fremont County Planning and Building Office, 125 North Bridge Street, St. Anthony, ID 83445, **no later than Monday, March 17, 2025**. Comments may also be submitted by email to P&B@co.fremont.id.us

Sincerely,

Sara Bowersox,
Fremont County Planning and Building



Fremont County Planning & Building Department

125 North Bridge St.
St. Anthony, ID 83445
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PUBLIC HEARING NOTICE

Meetings are currently being held in person and may additionally be viewed via YouTube at: <https://bit.ly/3l0BkXG> You will be able to view the meeting once it has started. Please note that the YouTube link is solely provided as a convenience; and videos of the meetings will not be retained for viewing at later times. Any failure in the streaming broadcast will not alter the meeting schedule.

The Fremont County Planning and Zoning Commission will conduct a public hearing beginning at or about **10:00 AM, Saturday, March 29th, 2025**, at the Fremont County EMS Building in Island Park, Idaho, located at 4395 County Circle Rd. (The meeting room is accessed by the doors on the west end of the building.) **All are invited and encouraged to attend.**

This public hearing is for the following matter:

- **Class II Permit (#25-010)** Doug Button, of Island Park, ID, is seeking preliminary approval of a Class II permit for a 32-lot subdivision called Caldera Flats located on the east side of Highway 20, about 2/3 of a mile north of North Big Springs Loop.
 - Please note that this application is **not** requesting a zone change or a Comprehensive Plan amendment.

The public hearing's purpose is to receive testimony, facts, and evidence as to whether the Application meets the requirements of the Fremont County Development Code.

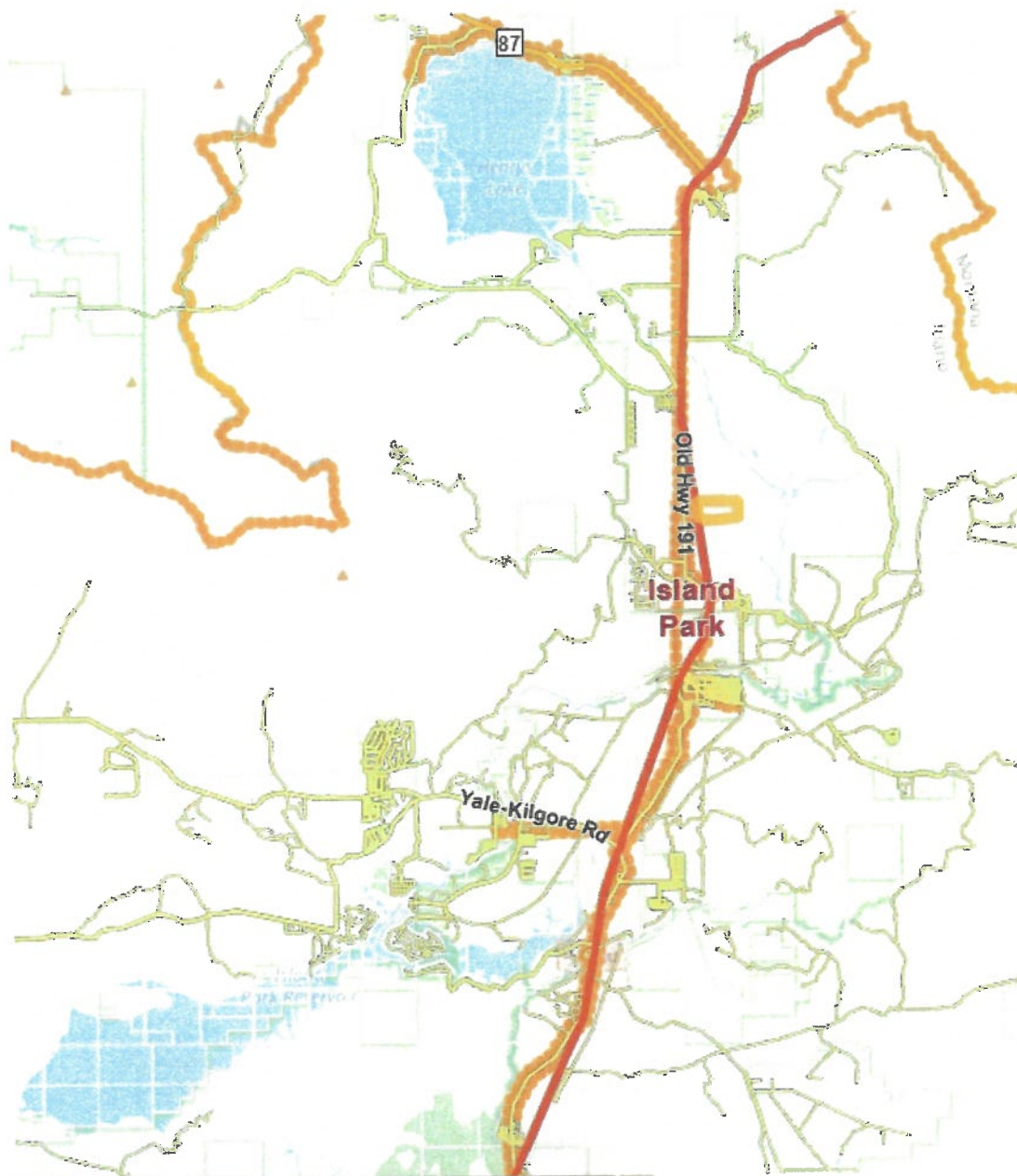
A full copy of the application is available for public review at the Fremont County Planning and Building Office, located at 125 North Bridge Street, St. Anthony, Idaho, and open from 8 AM to 5 PM Monday through Friday. We will post a link to the entire file and a draft staff report on the Fremont County Planning & Building webpage. **Public comment at the hearing is encouraged.** Public comment for public hearings will not be taken by teleconference.

Written comments will be accepted and considered if received in the Fremont County Planning and Building Office, 125 North Bridge Street, St. Anthony, ID 83445, **no later than Tuesday, March 18th, 2025**. Comments may also be submitted by email to P&B@co.fremont.id.us, by that same deadline. (Please note that, while we try very hard to include all of the comments we receive by the deadline, the County does not guarantee that comments sent to any other email address will be collected and included in the P&Z's review of this application – the address given above is the official address for receiving written comments.)

Any person needing special accommodations to participate in the meeting should contact the Fremont County Planning and Building Office seven (7) days prior to the public hearing meeting.

THIS HEARING IS BEING HELD IN ISLAND PARK.

Published dates March 4th, 11th, and 18th



LOCATED IN SECTION 13, T. 14 N., R. 43 E., B.M., FREMONT COUNTY, IDAHO



GRAPHIC SCALE