

#### CONDITIONS OF APPROVAL

If these requests for service are approved by Council at this initial step, staff suggests the following conditions of approval:

##### GENERAL

1. Staff and the Applicant shall discuss the following provisions while drafting the CUAs:
  - a. Access easements
  - b. Future development potential and number of approved units/capacities.
  - c. Policy direction by Council pursuant to the Capacity Study
  - d. Community utility and street infrastructure standards
2. The approval is for 84 single family residential homes with primary structures and any accessory uses allowed by the development regulations for Teton County Suburban zoning.
3. The application shall proceed to Step 2 no earlier than September 15, 2021.
4. To address ownership and access to utilities, easements shall be recorded against the subject property at the time of final plat that are acceptable to the Town.
5. As development plans progress for adjacent properties, the Applicant must allow and incorporate reasonable connection opportunities for those properties.
6. Applicant shall address all standard conditions of approval for water connection and sewer service requests as part of Step 2. (See attached Standard Conditions of Approval.)

##### WATER SUPPLY

7. During Step 2, Applicant and Town shall collaborate to determine what steps and improvements will need to be taken to connect the development to the Town's water system, including but not limited to providing land for wells and control / treatment buildings.
8. During Step 2, Applicant will be responsible for providing technical studies and evaluations of the impact on existing distribution and supply facilities. This information shall include, but not be limited to, existing population, water demands, and existing demands and capacities of facilities.
9. That no connection to the Town's water system shall be made until such time as additional supply and/or storage are established and actively serving Zone 3.

##### SEWER COLLECTION AND TREATMENT

10. During Step 2, Applicant and Town shall collaborate to determine what steps will need to be taken to connect the development to the Town's sewer system.
11. During Step 2, Applicant will be responsible for providing technical studies and evaluations of the downstream impact on existing sewers, lift stations and treatment facilities. This information shall include, but not be limited to, existing population, waste loads, and existing flows and capacity of downstream facilities.
12. All sewer flows collected and pumped through the proposed lift station shall be metered.
13. During Step 2, Collection systems and lift stations shall be designed to provide connectivity to adjacent properties and reduce the need for additional pumping facilities. This includes, but is not limited to, conceptual design for extensions to adjacent properties as conceptualized by the Applicant, the neighborhood master plan, or other development applications.
14. Any lift station or pumping facilities proposed by the Applicant shall include, but not be limited to: additional capacity to accommodate additional development on adjacent properties as reasonably foreseeable; be constructed with emergency backup power and Town compatible SCADA systems, as either an above ground valve package kit or complete pump house with enclosed wet well, dry well; and emergency backup power facilities commensurate with the service requirements, regulations, and as required by the Town.
15. The CUAs will include a provision requiring the Applicant not object to annexation after completion of the platting of this property consistent with approved SKC 2020-0001.