



TORRE SUBDIVISION: FINAL PLAT APPLICATION NARRATIVE

December 23, 2024

Torre Subdivision
809 Cemetery Road
Driggs, ID 83422

INTRODUCTION

The 5-lot Torre Subdivision is proposed by Cerro Maestri LLC to split the 5-acre property into four clustered 0.36-acre lots and one larger 3.32-acre lot. The property is located east of Driggs in Teton County, ID in the northeast quarter of Section 36, Township 5 north, Range 45 east. Access to the property is provided by Cemetery Road and the existing Tip Ranch Road, a private subdivision road shared with adjacent Mummford Sollis Subdivision. The property lies in the Driggs Area of City Impact (AOCI) ADR-1.0 (1.0 acre average) residential zone; it is bordered to the north by Teton County-owned conservation easement property and to the east, west, and south by both vacant and developed ADR-1.0 zoned parcels.

Overlay areas affecting the property include the Big Game Migration Corridor and Songbird/Raptor Habitat overlays; a Natural Resource Analysis was performed by Alder Environmental in summer 2024. The property does not lie in any wetland, floodplain, hillside, or scenic corridor overlays.

The Preliminary Plat for the Torre Subdivision was approved by the Teton County BoCC on 11/12/24.

CEMETERY ROAD PATHWAY EXTENSION

Public improvements required for the development consist of a paved extension of the Cemetery Road bike path, per City of Driggs standards. The applicant proposes to grant a 14' easement along Cemetery Road and pay a fee-in-lieu of 125% of the engineer's cost estimate of construction, an option outlined by Staff during the Preliminary Plat phase. Final approval of the fee-in-lieu is pending, per City of Driggs and Teton Valley Trails & Pathways (TVTAP) coordination. Per the Development Agreement, payment of the fee is required before Final Plat recording.

NRA & LOT 5 BUILDING ENVELOPE

The NRA report by Alder Environmental identified an area of 'sagebrush steppe' habitat on the slope area located at the southeast corner of Lot 5. The report considers this habitat as not "substantial or vital" (see full excerpt and map below), and a portion of the area (0.05 acres) is proposed to be included in the Lot 5 building envelope.

During the November 12 BoCC hearing, commissioners expressed concern with the building envelope impacting this area, as well as the monolithic nature of the building envelope potentially limiting animal movement across the property. Preliminary Plat approval was conditioned upon removing the building envelope from this area. In

response, the applicant is proposing a revised and smaller building envelope, with a corridor preserved through the middle along the toe of the slope, as well as more open space preserved along the east property line beyond the crest of the slope. Historic farming and industrial/gravel mining impact is present on this slope area, and there is opportunity for restoration and habitat enhancement on the preserved slope area on Lot 5 to the north the building envelope. The applicant is willing to provide a restoration plan at the request of staff or commissioners.

An excerpt from the NRA 'Impact Analysis & Mitigation Plan', page 5, is below, as well as an annotated map showing original and revised Lot 5 building envelopes:

"Proposed lots 1-4 consist entirely of mesic grassland cover types and disturbed areas where the gravel access road exists. Lot 5 is also dominated by mesic grassland and contains small areas of sagebrush steppe and cottonwood forest. The Wildlife Habitat Overlay is mapped on all lots including the Songbird/Raptor Breeding and Wintering Habitat and Big Game Migration Corridors and Seasonal Range (Figure 3). Mule deer or elk may seasonally pass through the Property or occasionally use the small cottonwood stands or sagebrush steppe on Lot 5 for cover or forage; however, vegetative cover within the proposed lots does not likely provide substantial or vital habitat for ungulate species due to the small size of the habitat and lack of connectivity to additional habitat. Raptors and songbirds may forage in the agricultural meadow on Lots 1-5 and could potentially nest in the cottonwoods or sagebrush on Lot 5, but they are more likely to use the more substantial habitat north of the Property along Teton Creek. No signs of ungulates or nesting birds were observed during the August 2020 or June 2024 site visits.

Minimization and mitigation of disturbance to wildlife habitat protected by the Wildlife Habitat Overlay is required under both the previous Teton County LDC and the updated LDC effective August 3, 2022 (Teton County, 2013; Teton County 2022). Proposed Torre Subdivision building envelopes are designed to mirror approved building envelopes in the Mumford Solly's subdivision adjacent to the Property, allowing for clustered development and preservation of open habitat to preserve wildlife movement and use. The proposed building envelopes in Lots 1-4 will impact mesic grassland and disturbed cover types; no impacts to vital nesting, breeding, or wintering habitat for indicator species will occur. The proposed building envelope in Lot 5 will impact approximately 0.05 ac of sagebrush steppe habitat along the northwest facing slope on the southern end of the Property (Figure 2). However, 0.16 acres of sagebrush habitat will be preserved and will continue to provide potential cover and forage for ungulates, raptors, or songbirds if they were to move through the area. The proposed building envelopes will allow for preservation of cottonwood trees, most of the sagebrush steppe habitat, and choke cherry shrubs."

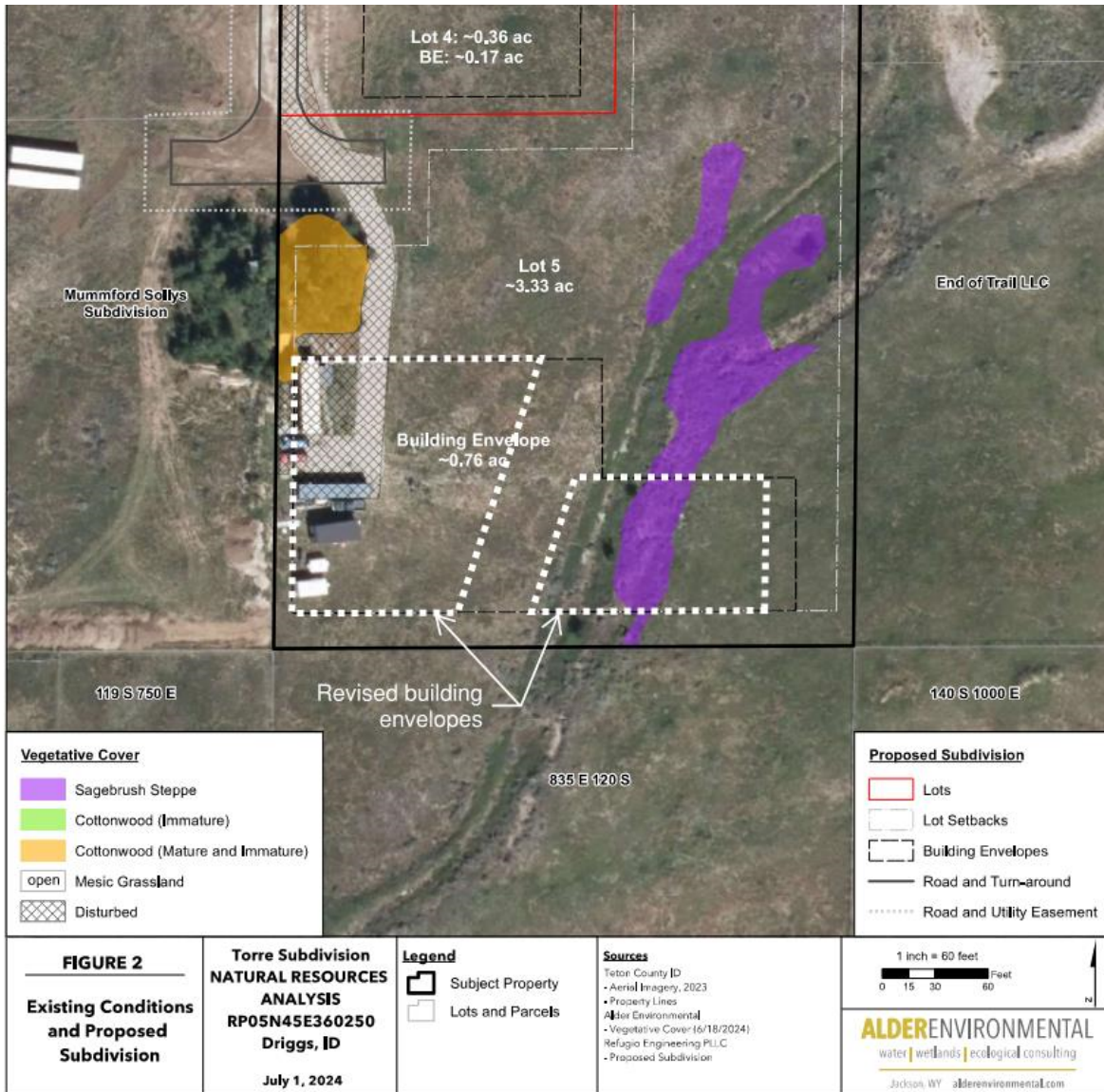


Figure 1: Existing Conditions & Proposed Subdivision Map, from NRA Report by Alder Environmental, 7/1/24, with revised building envelopes annotated in white.