

January 8, 2025

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RE: Eddyline Ranch Preliminary Plat Narrative

The proposed Eddyline Ranch Subdivision is located off of County Road W 4000 N from which the project will take access. The proposed project will create twelve lots from an existing 423.83 acre parcel. Lot 6 will be owned by the HOA to serve as the hub for community amenities including a pond and ranch camp clubhouse centered within the subdivision. A ranch manager employee housing cabin and maintenance barn will be located in the south portion of lot 6 near the intersection of Eddyline Drive and W 4000 N.

Concept Plan was approved on September 10th, 2024 with seven conditions of approval. This narrative accompanies Preliminary Plat Application materials. Discussion of compliance with Teton County's LDC, Comprehensive Plan, and the seven conditions of approval are included below.

Conditions of Approval from the September 10th Planning & Zoning Commission meeting are listed below with comments outlining updates to application materials.

1. The size of the pond should be reconsidered. Water rights documentation should be provided and approval from IDWR.

Water rights documentation is provided. The applicant has sufficient water rights for a pond up to a maximum of 10 surface acres and 100acre feet of storage volume.

2. The size of building envelopes should be adjusted per the full WHA – which should incorporate an aquatic resources inventory.

The Preliminary Plat Master Plan shows updated building envelopes and realigned parcel boundaries. An updated Wildlife Habitat Analysis and Aquatic Resources Inventory are provided with the application materials. From the Wildlife Habitat Analysis: "Biota worked with the project design team to site building envelopes to maintain wildlife movement corridors to the extent feasible while maintaining development objectives. The team also worked to protect south-facing slopes and the Packsaddle Creek corridor to minimize impacts to the most valuable wildlife habitat. In addition, more than 80% of the project area will be maintained as open space."

a. Several stand to be reduced and removed from the floodplain, both regulatory and preliminary as well as wetlands

Building envelopes are located out of high flood hazard areas. No building envelope encroaches on the Effective Flood Hazard Area (Zones A or AE), or Preliminary Flood Hazard Area (from FEMA, as of August 15, 2024) (Area of High Flood Risk (Floodway) (1% Annual Chance) or Area of High Flood Risk (1% Annual Chance), No building envelopes are located within the 50' setback of any delineated wetland.

b. The building envelopes for lots 1 through 6 need to take the guidelines of LDC Section 5-4-3 into consideration. Building envelopes must allow for the development of all principal structures to be located within two hundred (200) feet of the primary public roadway.

Any principal structures located further than 200' from a primary roadway shall be accessed by a driveway meeting county local road standards. Driveway design plans will be submitted for review and approval with individual building permit and GEC applications.

c. Building envelopes should also be placed to avoid steep slopes (LDC 5-2-5).

No building envelope encroaches on an area with a slope of more than 30%

d. Envelopes need to meet the wildfire hazard overlay requirements for lots that are within that overlay.

Any proposed development located on a lot within the wildfire hazard overlay will meet requirements and will be reviewed at the time of building permit application.

3. Receive preliminary approvals from EIPH.

A land development review application has been submitted to EIPH. Although they did not see any initial issues with this application, they indicated that they cannot give final approval until test pits are dug and reviewed by their department. Due to weather limitations, this cannot occur until the spring of 2025 when conditions permit. We are requesting that the Preliminary Plat application is reviewed and approved conditioned on receiving final approval for on-site septic systems from EIPH before Final Plat application.

4. Provide a cost estimate and improvement plans for improvements.

Preliminary Improvements Plans dated 1/08/25 are included with this application, as is a draft Engineers Estimate of Probable Cost.

a. Financial surety of 125% of the cost estimate is required when the Development

Agreement and Improvement Plans are recorded (which is after Preliminary Plat approval under the LDC).

A draft Letter of Credit is provided in the amount of 125% of the cost estimate and will be finalized when the Development Agreement is recorded.

5. Address all public works comments:

a. An access permit for the two access points from W 4000 N and N 7000 W is required before improvements can begin.

Road & Bridge Access Permits will be provided at time of construction.

b. Any crossing of Packsaddle Creek would require permits from IDWR. Please submit with the preliminary plat application.

A permit application was submitted to IDWR. IDWR determined that a permit will not be required for this project (see attached letter from IDWR dated 9/17/2024).

c. GIS slope analysis suggests proposed road grades exceed 10% in places. Maximum vertical grade for Local Road classification is 10%.

Improvements plans contain road plans documenting that all roads grades are under 10%.

6. LLC paperwork and authorization to sign as an agent must be submitted for STRR LLC.

A Letter of Authorization and Operation Agreement documenting Brandon Darnton as a representative of STRR, LLC are included in the application materials.

7. Applicant mentions recreational trails – this should be seen on the master plan and incorporated into any improvement plans. All riparian setbacks must be met.

Proposed trails and trail easements are shown on the Preliminary Master Plan and easements are shown on the Preliminary Plat.

Conformance with the land development code is outlined below.

Compliance with Chapter 6– Subdivision Development Standards

6-1 General Provisions

6-1-3 Improvements Phasing – The proposed subdivision will not be phased. Roads and public improvements will be constructed in their entirety upon final plat approval.

6-1-5 The developer will provide a warranty surety of 10% of the estimated value of the improvements against defects of the construction for a period of two years from the date of acceptance by Teton County and include Teton County as a beneficiary.

6-1-6 Roadways will be constructed across properties within 60' wide access easements and will encompass the roads, grading, utilities, and community trails.

- 6-1-7 The subdivision name Eddyline Ranch was approved by Teton County on June 4, 2024 (documentation attached with application).
- 6-1-9 A homeowner's association will be established for the purpose of maintaining roads and stormwater management facilities along with other facilities within common areas including ponds, trails, and other recreational amenities of the subdivision.

6-2 Road Layout and Access

- 6-2-2 & 6-2-3 Subdivision Roadway Layout and Access- Eddyline Drive is an existing road which serves as one of two access points to the subdivision from existing County Road W 4000 N. Eddyline Drive will be extended to the northern portion of the development. Concurrent with this application, N 7000 W will be vacated and replaced with Viewline Drive which will intersect with Eddyline Drive. These two roads form a loop configuration from which most proposed lots will be accessed. One additional road, Creekline Drive, will provide access to the remaining lots along Packsaddle Creek.

6-3 Road Design Standards

- 6-3-2 Access/Encroachment permits will be obtained from Teton County prior to any road or driveway installation.
- 6-3-3 All roads interior to the subdivision are proposed to be private roads which will be constructed to local County Road standards. The roads will be constructed within access easements and maintained by the HOA.
- 6-3-4 No roads are proposed to be gated at this time.
- 6-3-5 Creekline Drive and Eddyline Drive are proposed to end in a 100' diameter cul-de-sac, per Teton County Fire Protection District standards and International Fire Code apparatus turn-around standards.
- 6-3-6 Road names Creekline Drive, Eddyline Drive and Viewline Drive were approved by Teton County on June 4, 2024 (documentation attached with application). The developer is requesting to vacate a portion of N 7000 W County Road and Utility Easement located in the northwest portion of the site and for which no improved roadway exists.
- 6-3-7 All proposed roads and existing roads to be upgraded and extended will be constructed within 60' access easements with two 9' travel lanes and two 2' shoulders on each side.

Compliance with Zoning- RA-35. Rural Agriculture Zone:

The proposed subdivision will conform to RA-35 Rural Agriculture zoning as the average of all proposed lot sizes is greater than 35 acres.

Lot Configuration is in compliance with the Land Development Code:

Each lot will have a designated building envelope within which development will be allowed. These building envelopes will conform to the minimum setbacks allowed in the RA-35 zone with the envelopes being no closer than 30 feet to the front and side property boundaries, and no closer than 40' to the rear property boundaries. The envelopes will range in size from two to

seven acres thus preventing development on greater than 80% of the property. Each lot will have access from one of the privately maintained roads internal to the subdivision. No lots will take access directly from County Road W 4000 N.

Design Meets Minimum Standards for Utilities and Open Space:

6-4 Utilities

- 6-4-2 Water and Wastewater – Domestic water and sewer services are not available to the development. The subdivision design and density does not require a community potable water supply system or wastewater treatment system per section 6-4-2 of the Land Development Code. Each lot will have an individual well and septic system. The site will be evaluated by Eastern Idaho Department of Public Health as required during the preliminary plat subdivision review.
- 6-4-3 Electric and Telecommunications – Power and communication services will be provided underground to each lot by Fall River Electric and Silver Star service providers.
- 6-4-4 Fire Protection – Roads are designed to meet the standards of the Teton County Fire Protection District. The fire protection water source will be the pond located on lot 6 which will house the community amenities. The pond will be connected to a hydrant system and filled and maintained by a dedicated well.

6-5 Conservation Areas

- 6-5-3 Conservation Values in Subdivisions – The proposed development includes the Wildlife Habitat Conservation Value identified in Section 6-5-3 of the Teton County Land Development Code. A Wildlife Habitat Analysis (WHA) has been conducted by Biota Research and Consulting and is included with this application. See the WHA for an assessment of wildlife resources and mitigation plans.

Project is in conformance with Teton County's Comprehensive Plan:

The majority of the project site is within the Rural Agriculture area designated by the Comprehensive Plan Framework. A portion of the north-east corner is within Waterway Corridor. Desired land uses for Rural Agriculture include low density residential, with provisions for clustering/conservation developments to protect natural resources or rural character. Because this project proposes to leave over 80% of land undeveloped open space, and restore Packsaddle Creek, the proposed design meets this objective. The density of the project is also low, with parcels between 28 and 46 acres for an average of 35 acres per lot.

Part of lot 6 and lot 3 are within the Waterway Corridor designation. Desired land uses here include low to lowest density residential, as well as conservation, wildlife habitat enhancement, and scenic quality preservation. The proposed project meets each of these qualifications based on the design elements discussed above.