

August 27, 2024

Jade Krueger, Senior Planner
Teton County Planning
150 Courthouse Dr., Room 107
Driggs, ID 83422
(208) 354-2593 ext. 200
jkrueger@co.teton.id.us

**RE: Narrative to Accompany Preliminary Plat – BOCC Hearing
Osprey Landing Subdivision – Teton County, Idaho**

Dear Ms. Krueger,

In accordance with Teton County Idaho's Land Development Code Title 9, the Preliminary Plat was reviewed by the Planning & Zoning Commission on May 14, 2024. In addition to the Preliminary Plat application materials that were submitted for review by the Planning Commission, the following narrative accompanies the supplemental materials to the application requested at the May 14th meeting. Paper copies of all application materials will be forwarded to your office.

Building Envelopes

The preliminary plat has been revised to show the building envelopes and their dimensions on the plat face.

Preliminary Plat

The preliminary plat has been revised to show the building envelopes, the correct Planning approval signature, and plat notes have been added regarding access from only the interior subdivision road and the floodplain area on proposed Lot 1.

Improvement Plans

The preliminary improvement plans have been revised and updated to include the berm and associated landscaping for mitigation in the scenic corridor, as referenced in the NRA. Details have also been added regarding the fire pond and the additional ornamental/wildlife ponds. The cost estimate has also been updated to adequately reflect these changes. A Financial Surety of 125% will be provided with the final plat submittal.

Covenants, Conditions and Restrictions

The CCRs have been updated to reflect language from the NRA regarding land management and landscaping requirements, septic tank maintenance, fencing requirements, dark sky lighting and noxious weed management.

Road & Bridge Access Permit

An approved access permit for the approach onto W 3000 S will be included with the final plat application.

Traffic Impact Study

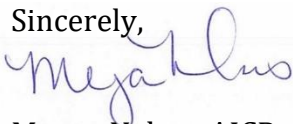
At the Planning Commission preliminary hearing, the staff comments from Public Works recommended a pro-rated contribution for off-site improvements based on the volume increase from the TIS projections. Additional data has been included with the TIS to assist in the discussion of potential off-site improvements.

NRA

The NRA has been updated to include the floodplain analysis. Title 12 documentation has also been provided with the updated plat.

On behalf of Y2 Consultants, thank you very much for your attention to this application and supplemental items. Please let me know if we need to provide any additional information. I look forward to hearing from you following your review.

Sincerely,



Megan Nelms, AICP

Senior Planner

megan@y2consultants.com

February 23, 2024

PRELIMINARY PLAT APPLICATION NARRATIVE
OSPREY LANDING SUBDIVISION



Jade Krueger, Senior Planner
Teton County Planning
150 Courthouse Dr., Room 107
Driggs, ID 83422
(208) 354-2593 ext. 200
jkrueger@co.teton.id.us

Dear Ms. Krueger,

In accordance with the Teton County Subdivision Regulations (Title 9), the Concept Plan for Osprey Landing Subdivision was reviewed and approved on September 28, 2021. The following narrative accompanies a request for review and consideration of the Preliminary Plat Application. The application fee and paper copies will be forwarded to your office on Monday, February 26th.

SECTION I: INTRODUCTION & OVERVIEW

Osprey Landing Subdivision is a proposed 12-lot subdivision of a 30-acre parcel. The property is located approximately 1.75 miles south of Driggs, ID in Section 11, T04N, R45E. Access to the property is from existing County Road W3000S, which runs along most of the southern property boundary. Idaho State Highway 33 bounds the property along the west. An Access Permit request will be submitted to the Teton County Road and Bridge Department for the proposed access for Kingfisher Loop off W3000S. This application is being submitted under the previous Title 9 land development rules, and the zoning is A-2.5: Agriculture Small Increment and Rural Residential Zoning District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The following highlights elements of the Comprehensive Plan, and how Osprey Landing Subdivision aligns with the stated goals and objectives:

- *Maintain, nurture and enhance the rural character and heritage of Teton Valley* (Exec. Summary)
Properties near the subdivision range in size from approximately 1.3 acres to 109 acres. Immediately to the east is the 27-lot East Rendezvous Subdivision with residential lots ranging in size from 2.5 to 3.86 acres. The subdivision design calls for twelve, 2.5-acre parcels, which is in keeping with the rural residential/agricultural setting that defines the already-developed area between Driggs and Victor. The subdivision will not alter the neighborhood character or increase the density of existing outlying rural areas.
- *Enhance and preserve our access to public lands* (Goal NROR-2)
The site is surrounded by private property. Access to public lands is not possible from, nor hindered by, this proposed subdivision.

- *Respect sensitive habitat and migration areas for wildlife* (Goal NROR-8)
The proposed subdivision clusters development adjacent to existing development and therefore minimizes the effect of development on sensitive natural resources. There are no areas indicated as wetlands. The property does not fall within the Natural Resource Overlay. However, under the now repealed 2023 NRO map, a portion of the property was encumbered by the Big Game Migration Corridors and Seasonal Range. Therefore, in spirit of cooperation, a Natural Resource Analysis and Wildlife Habitat Assessment have still been included in this submittal.

AVAILABILITY OF PUBLIC SERVICES

Public water and sewer systems are not available to serve the proposed subdivision. Lots will be served by individual private wells and individually permitted septic systems. Fire protection in the area is provided by Teton County Fire & Rescue. Law enforcement is provided by the Teton County Sheriff. The area is served by Teton School District 401. The nearest hospital is the Teton Valley Hospital, and emergency response is provided by the Teton County Ambulance Service District.

ROADS

The parcel is immediately accessible to two, well-travelled, well-maintained public roads: Idaho State Highway 33 abuts the property to the west (Minor Arterial) and W3000S abuts the property to the south (Minor Collector). In addition, Kingfisher Loop is proposed as a dedicated, interior subdivision road to serve all lots. Kingfisher Loop will be constructed to Fire District- and engineer-approved standards, and will meet the County Local Road standards, consistent with the County Roads Resolution.

FIRE PROTECTION

The applicant intends to provide an engineer-designed and approved fire pond. The pond is proposed to be located within an easement between Lots 3 and 4. There will be a dedicated access from Kingfisher Loop to provide for the use and maintenance of the resource, while providing ample space for fire apparatuses to turn around in compliance with the county Fire Resolution, Chapter II, Section 2.1, Fire District Access Design. See the proposed fire pond location in development/improvement plans.

DOMESTIC WATER & WASTEWATER

Domestic water will be supplied by private wells. Permitting, construction and maintenance of private wells will be the responsibility of individual lot owners. Wastewater treatment will be accomplished using a small individual septic system on each lot. The septic systems must be designed, constructed, and maintained in accordance with Eastern Idaho Public Health standards. Permitting, construction and maintenance of septic systems will be the responsibility of individual lot owners.

PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES

The proposed 12-lot subdivision will not have any new major public infrastructure and will have a negligible impact on public finances. In general, the increased taxes on newly developed properties will generate additional revenue to cover the cost of services to residents.

CONFORMANCE WITH THE CAPITAL IMPROVEMENTS PLAN

Any impacts to public facilities identified by the County will be addressed per Code by the applicant. Future owners of each lot will be required to comply with the Development Impact Fee Program/Capital Improvement Plan adopted by the County.

OTHER HEALTH, SAFETY, OR GENERAL WELFARE CONCERNS

The parcel contains a very small area (0.75 acres) of land in the southwest corner that is designated “Preliminary Revised 100-year Floodplain” in the County’s GIS database. To accommodate the estimated revised floodplain, the applicant will limit development within Lot 1 to a proposed Building Envelope outside of the mapped floodplain, thereby removing the issue from consideration.

SECTION II: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. Number of Plan/Plats:

- Two (2) Preliminary Plats (18” X 27” or 11” X 17”) prepared by a professional land surveyor/engineer.

2. Items on Plan/Plat:

- Plat is labeled correctly as “Preliminary Plat” and is shown in the lower right-hand corner.
- Sections, Township, Range – shown in the title and vicinity map.
- All dimensions of the lot lines, curves and boundaries are shown.
- All monuments are shown on the map and described in the legend.
- All existing and proposed easements are shown and defined on the plat.
- There is a Vicinity Map showing all the surrounding sections and any existing subdivisions.
- All adjoining properties are shown and labeled.
- The north arrow is shown.
- Existing contours are shown.
- Adjacent properties are zoned A/RR-2.5 Agriculture, under the old Title 8, Zoning Regulations.
- Building envelopes have been included on the preliminary improvement plans and will be shown on the final plat.
- The County setbacks for zone A/RR-2.5 are shown.
- Idaho State Highway 33 and County Road W3000S are shown and labeled.
- Accurate scale is provided.

3. Utilities:

- The proposed lots shall be supplied by individual water wells and individual septic systems and that is stated in bold letters on the plat.
- All easements for existing utilities are shown
- A fire protection system is required and will be provided via a fire pond. See the preliminary improvement plans for fire pond plans.

4. Improvement Standards

- See preliminary improvement plans.

SECTION III: CHECKLIST OF ITEMS REQUIRED IN DEVELOPMENT AGREEMENT & PROTECTIVE COVENANTS

1. Draft Development Agreement

- Traffic and dust control will be provided during construction.
- A subdivision name and street signs shall be placed by the applicant. See the preliminary improvement plans for detail on the subdivision entrance sign.

2. See attached copy of draft Protective Covenants & Restrictions

SECTION IV: DESIGN & IMPROVEMENT STANDARDS

1. Design Standards

- Kingfisher Loop is a private road.
- Street locations are shown on the plat.
- Intersections are shown on the plat.
- All easements & rights-of-way are shown and dedicated on the plat.
- There are no known irrigation easements on the subject property.
- Blocks are not applicable to this subdivision.
- All 12 lots are defined and labeled.
- See the preliminary improvement plans for detail on the subdivision entrance sign and landscaping.

2. Maps/Studies/Plans:

- No public lands or waterway adjoin or encumber the subdivision.
- The property is located in the Flood Hazard Overlay and Scenic Corridor Overlay.
- Wetlands determination – N/A
- **Scenic Corridor** – See the Natural Resource Analysis
- **Sight Line Analysis** – Development proposed in the Scenic Corridor must meet the setback and height requirements.
- **Nutrient-Pathogen Study Waiver** – Attached
- **Flood hazard areas** – not applicable
- There are no known geographical hazards that we are aware of.
- **Natural Resource Analysis** – Attached
- **Wildlife Habitat Assessment** - Attached
- The property is not located within the Hillside Overlay.
- **Fiscal Impact Analysis** – There are 10 lots, N/A
- **Traffic Impact Study** – 10 lots, N/A
- **Natural Resources Impact Mitigation Plan** – Attached
- **Open Space Management Plan** – NA
- Facilities Map including existing structures – There are no existing structures on the property.

SECTION V: CHECKLIST OF REQUIRED ITEMS/INTERAGENCY COORDINATION

1. Correspondence Required

- Financial Letter of Intent – Will be provided at final plat.
- EIPH review – **Letter attached.**

2. Infrastructure Plans – Preliminary Improvement Plans are attached.

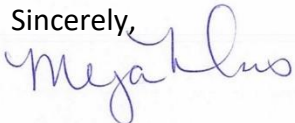
- Preliminary **Three (3) copies of preliminary road plans** – See attached.
- Fire Pond – **Construction plans for the fire pond are included in the preliminary improvement plans.**

3. Roads:

- Access Permit from Road & Bridge – **An Access Permit for Kingfisher Loop will be submitted to Road & Bridge.**
- Intent for County Road improvements – **N/A**
- Description to assure adequate funds for maintenance of roads within the development – **N/A**

On behalf of Y2 Consultants, thank you very much for your attention to this request. Please let me know if we need to provide any supplementary information. We look forward to hearing from you following your review.

Sincerely,



Megan Nelms, AICP

Senior Planner

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