



REFUGIO
ENGINEERING

PO Box 1705
Driggs, ID 83422
www.refugioengineering.com

ASPEN MEADOWS SUBDIVISION- MAJOR PLAT AMENDMENT: LOT 20

December 17, 2024

Subject Property: 1138 Ski Hill Road
Driggs, ID 83422

INTRODUCTION

The Aspen Meadows Subdivision was originally platted in 1977 and is located east of Driggs on Ski Hill Road in Teton County, within the Driggs Area of City Impact (AOCI). The area lies within the AOCI ADR-0.5 (maximum average density) residential zone, and existing lot sizes in the subdivision range from roughly 0.4 to 4.0 acres in size. The subdivision does not have CC&Rs, an HOA, or a development agreement in place, nor does the plat prevent further division of lots. Since its inception, 12 of the original 21 lots in Aspen Meadows have been either split or re-platted as the Stone Ridge Townhomes PUD.

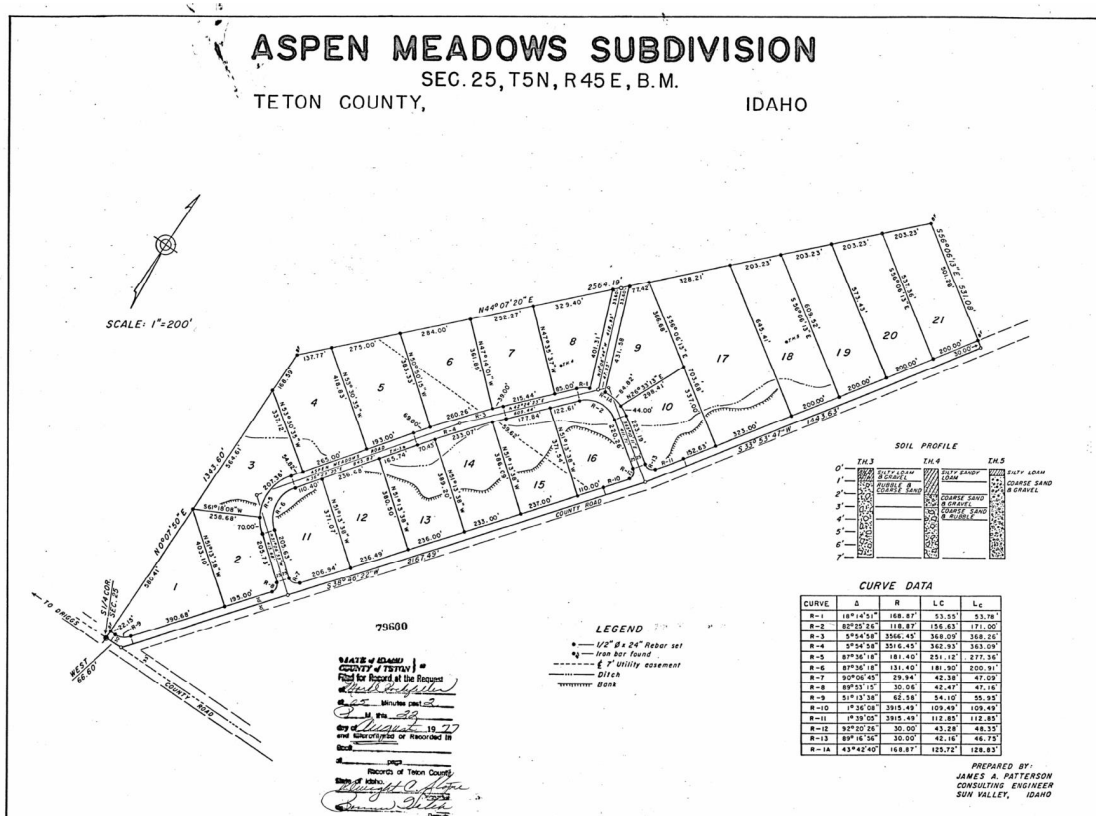


Figure 1: Original 1977 Aspen Meadows Subdivision Plat

The subject property, Lot 20, is 2.55 acres in size and is accessed from Ski Hill Road along the southeast boundary. The lot is bordered by adjacent Aspen Meadows lots to the north and south, and the Cobblecrest Subdivision to the west. No structures exist on the property currently (an occasionally parked vehicle is visible on the aerial), though there is an existing well and a gravel access driveway.

Overlay areas affecting the property include the Ski Hill Road Scenic Corridor Overlay and Big Game Migration Corridor Natural Resource Overlay (NRO). The property is not located in any Teton County mapped floodplain or wetland areas, and the southeast property line along Ski Hill lies roughly 600' from Teton Creek at the closest. Though City of Driggs water and sewer infrastructure is located at various distances from the periphery of Aspen Meadows, all lots, minus Stone Ridge Townhomes, currently utilize private well & septic systems.



Figure 2: Property Location & Overlay Areas (Teton County GIS)

PROPOSED AMENDMENT: PROJECT FEATURES & CODE COMPLIANCE

The proposed plat amendment is to split Lot 20, which is 2.55 acres in size total, into (2) lots of 1.76 acres (Lot 20A) and 0.79 acres (Lot 20B) in size, as indicated in the preliminary site plan below.



Figure 3: Preliminary

Site Plan

Zoning & Dwelling Units

- The proposed layout complies with ADR-0.5 zone dimensional requirements: 9,000 sf minimum lot size and 75' minimum lot width. Lot 20B, the smaller of the two, is 34,368 sf and 92' wide.
- The ADR-0.5 zone specified 10' side and 20' front/rear setbacks are honored by the proposed building envelopes.

- In accordance with Driggs AOCI code, the maximum number of dwelling units permitted on the subject property in the ADR-0.5 zone is 5 ($2.5 / 0.5 = 5$). However, only a maximum of 4 total dwelling units is proposed, with a main house and ADU on each lot. Due to Lot 20B's size and shape, an ADU, if permitted, would either be attached, or detached but share the single building envelope.

Access

- Proposed access is provided by a central shared gravel driveway and associated easement, utilizing the existing driveway stub and terminating in a fire turnaround.
- While the Driggs AOCI code provides for roads and streets to be constructed to City standards, the 'street' definition in Section 9-1-5 states "driveways are not to be included". No further distinction between streets and driveways appears to exist in the AOCI code, nor do specifications for shared driveway construction.
 - o A city street with a 54' minimum right-of-way dedication, concrete curb & sidewalk, and 2-lane asphalt road does not appear feasible or applicable to this project.
- In the current City of Driggs LDR Section 11-1-4-C & E, shared driveways are permitted.
- Shared driveways for 2 lots or less are provided for in the current Teton County LDR, 2022, Section 5-6.

Utilities

- Sewer: Both City of Driggs sewer and individual septic system options were considered for this project. While City sewer exists roughly 300' from the subject property in the Cobblecrest & Aspens Subdivisions, there is no feasible access to this infrastructure through and across private land. See Figure 4 for the public utility map.
 - o The owner has received preliminary approval from Eastern Idaho Public Health (EIPH) for the use of septic systems on both split lots; the approval letter is included in this application.
 - o In accordance with Idaho DEQ regulations, because the subject property lies within 1,000' of municipal sewer, EIPH's final plat approval is contingent upon Driggs Public Works verifying that City sewer connection is not feasible.
 - An email from the City Engineer verifying the above is included in this application.
- Water: As no connection to City of Driggs water infrastructure is feasible, both lots are to be served by private wells following all applicable IDWR regulations. It is the intent of the owner to serve both lots with the existing well, as a shared well, located on Lot 20A. However, a designated area for a future well on Lot 20B is provided on the plat in order to ensure that the lot maintains the ability to have its own water supply, compliant with setbacks to buildings, septic systems, etc.

- Power & Communications: Existing Fall River Electric and Silverstar Communications infrastructure exists along the western property boundary and is readily available to serve the subject property.

Fire Access & Fire Suppression

- Fire access is provided by the proposed shared driveway and associated fire department-approved 60'x60' dogleg turnaround shape.
- Fire suppression for both Aspen Meadows and Cobblecrest Subdivisions is provided by City of Driggs fire hydrants located in various locations within and surrounding the two subdivisions, some of which are located within 500' of the subject property.
- A request for review of the preliminary site plan was sent to Teton County Fire on 12/12/24. Preliminary approval is pending further review, and final approval is required for final plat in accordance with county regulations.

NRA, Scenic Corridor & Building Envelopes

- The property is located within Big Game Migration Corridor Natural Resource Overlay; a Natural Resource Analysis (NRA) report is provided in this application.
 - o Proposed Building envelopes solely in the western portion of the property were arranged in order to restrict development in the southeast cottonwood forest and mountain shrubland areas fronting Ski Hill Road, which serve as the highest quality wildlife habitat, according to the NRA report.
 - o CC&Rs will be created for the two lots to outline and enforce noxious weed management, as well as restrict the use of perimeter fencing, in accordance with the Mitigation & Management Plan provided in the NRA report. CC&Rs will be provided before final plat, or as directed by the planning administrator.
- The property also lies within the Ski Hill Road Scenic Corridor. The cottonwood forest area along Ski Hill provides a scenic buffer, and the layout of proposed building envelopes ensure buildings are set back and screened from Ski Hill. Scenic Corridor building height allowances are shown on the preliminary site plan for reference, and all development on the project is subject to those height limitations, as well as all other applicable Scenic Corridor regulations and processes.

HOA Approval

- Aspen Meadows Subdivision does not have CC&Rs, an HOA, or a development agreement in place, so HOA approval for the plat amendment is not available. The owner plans to create CC&Rs and form an HOA for the two lots in order to ensure best practices outlined in the NRA and elements required in the scenic corridor, among others, are adhered to.

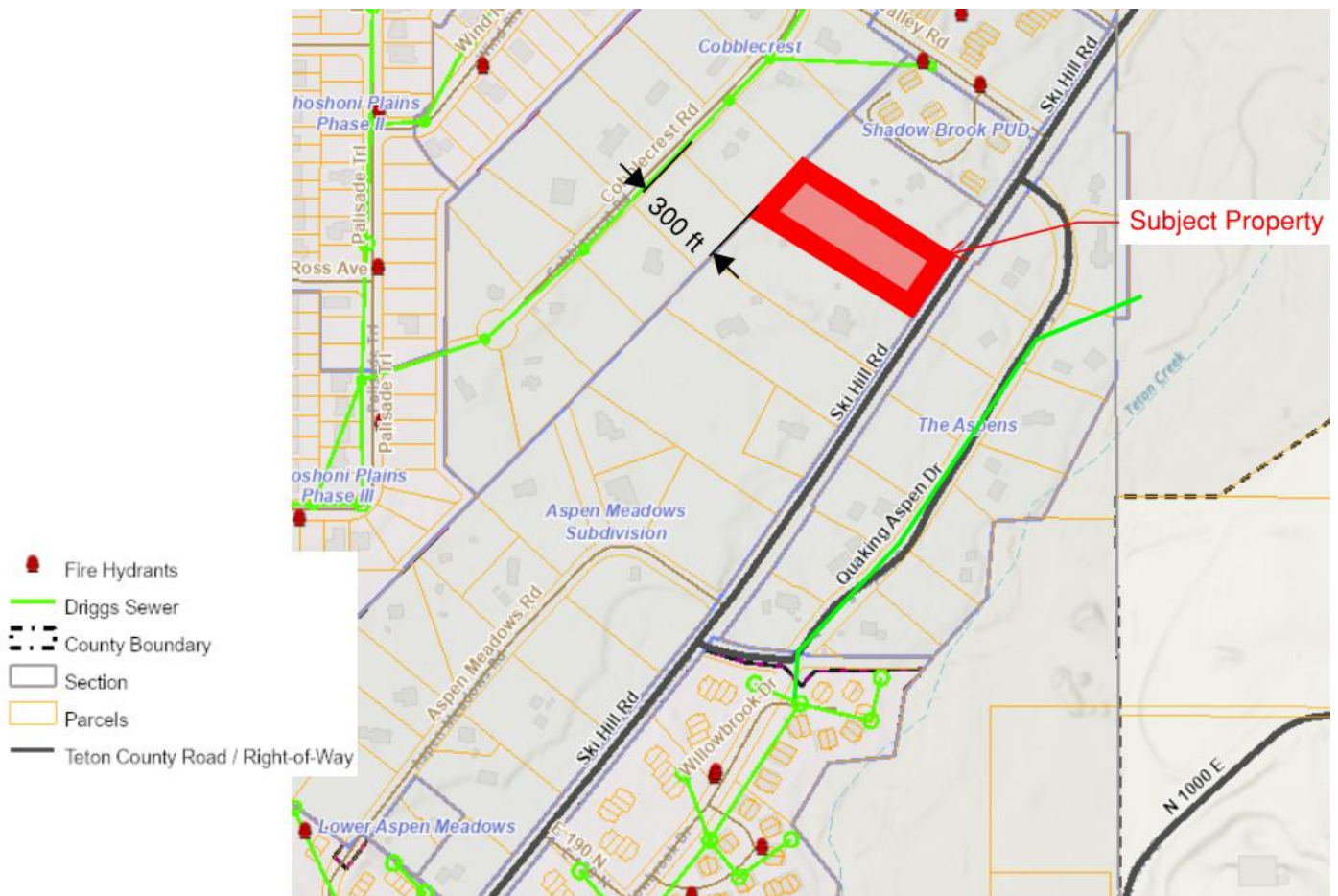


Figure 4: Public Utility Map (Teton County GIS)

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The project's conformance with the Teton County and City of Driggs Comprehensive Plans is outlined below:

Teton County Comprehensive Plan (2012)

The Aspen Meadows Subdivision lies within the *Town Neighborhood* area shown in the Framework Map, in which the Comprehensive plan “encourages growth in and near existing population centers such as our cities.” The desired future character and land uses for *Town Neighborhoods* include “single-family, detached housing in low densities consistent with non-municipal services.” The proposed plat amendment provides housing near Driggs in a density appropriate for well & septic utilities. Other goals and objectives from the Teton County Comprehensive Plan that support the proposed plat amendment include:

- *ED 4.8. Encourage the development of low-density, high-quality neighborhoods adjacent to existing cities.*
 - o The close proximity to Driggs makes this property an appropriate place for the residential density proposed, which matches existing patterns in Aspen Meadows Subdivision.
- *NROR 4: Ensure that development regulations balance natural resources protection, viewshed protection and growth, are clear and predictable, and preserve the economic value of the land.*
 - o In accordance with the NRO and Scenic Corridor, this proposal balances habitat and scenic preservation with residential growth.
- *ARH 1.6. Encourage higher density development in the cities of Driggs, Victor and Teton.*

Driggs Comprehensive Plan (2020)

The Aspen Meadows Subdivision lies within the *Low Density Residential* future land use in the Driggs Comprehensive Plan Future Land Use Map, defined as 1-unit per acre average, and includes properties platted at that density or less. The proposal of 2 lots on 2.5 acres matches this vision. Other goals and objectives from the Teton County Comprehensive Plan that support the proposed plat amendment include:

- *Goal 2.8.4: Provide a mix of land uses that meet the community's needs and are compatible to each other and to their natural setting.*
 - o The Aspen Meadows subdivision lies in a transitional area between Driggs and the lower density, higher-end subdivisions to and beyond the Wyoming border. The proposal

provides for additional housing, a major community need, at an appropriate density that matches surrounding properties.

- Goal 2.3.1: Enhance the protection of natural resources.
 - o In accordance with the NRO and Scenic Corridor, this proposal balances habitat and scenic preservation with residential growth.
- Goal 2.3.3: Minimize risk of damage or injury from known hazards such as flooding.
 - o The property lies outside and above the Teton Creek floodplain.

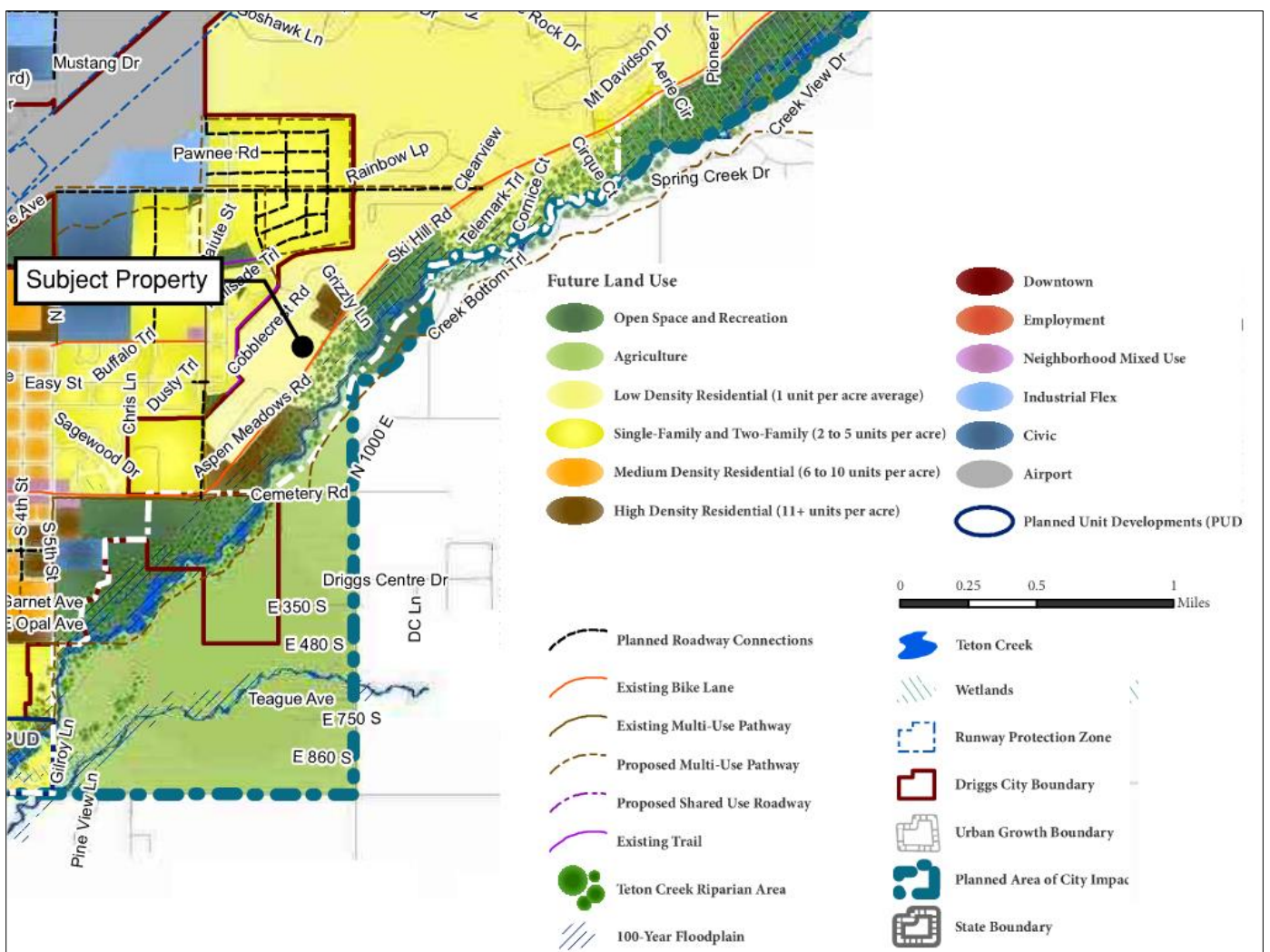


Figure 5: Driggs Comprehensive Plan Future Land Use Land Map (2020)