



PLAN VIEW  
SCALE: 1" = 40'

C-100 MASTER PLAN

GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION.....TETON COUNTY, IDAHO  
GOVERNING CODE.....TETON COUNTY SUBDIVISION REGULATIONS  
IMPACT AREA.....TETON COUNTY, IDAHO  
SUBDIVISION.....EUSTACHY-WYSONG RANCH  
LOT NO.(S).....1 THROUGH 10  
PUBLIC LAND SURVEY SYSTEM.....NW ¼ SEC. 5, TWP 5N, R1NG 45E, B.M.  
LATITUDE AND LONGITUDE.....43°47'34.99"N 111°10'20.92"W  
EXISTING ZONING.....AGRICULTURAL / RURAL RESIDENTIAL 2.5  
OVERLAY ZONES.....SONGBIRD/RAPTOR BREEDING, PRIORITY WETLAND, BIG GAME MIGRATION

PROPOSED DEVELOPMENT DESCRIPTION

AREA OF PARCEL.....60.0 ACRES  
TYPE.....RESIDENTIAL, SINGLE FAMILY  
NO. LOTS.....10  
AVERAGE DENSITY RESIDENTIAL LOTS.....6.00 ACRES/LOT  
PROPOSED ZONING.....AGRICULTURAL / RURAL RESIDENTIAL 2.5

APPLICABLE CODES

PLANNING AND ZONING/SUBDIVISION  
TETON COUNTY COMPREHENSIVE PLAN.....AUGUST 24, 2012  
TETON COUNTY SUBDIVISION REGULATIONS (TITLE 9, TETON COUNTY CODE).....SEPT 15, 2011  
TETON COUNTY TITLE 07, CHAPTER 3, VICTOR CITY AREA OF IMPACT ORDINANCE.....AUGUST 14, 1995  
a. APPLICABLE SUBDIVISION ORDINANCES.....TETON COUNTY  
b. REVIEW.....TETON COUNTY  
c. ENFORCEMENT.....TETON COUNTY  
TETON COUNTY COMPREHENSIVE PLAN.....2021

BUILDING CODES  
a. INTERNATIONAL BUILDING CODE (IBC).....2018  
b. INTERNATIONAL MECHANICAL CODE (IMC).....2018  
c. INTERNATIONAL ENERGY CONSERVATION CODE (IECC).....2018  
d. INTERNATIONAL FIRE CODE (IFC).....2018

TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL 2.5 STANDARDS

PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO DESIGNATE AND PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF RESIDENTIAL LAND USE ON MARGINAL AGRICULTURAL LAND.  
IMPACT AREA.....NA  
DESIGN REVIEW OVERLAY.....NA  
OVERLAY ZONE.....NA

ALLOWED USES  
SINGLE-FAMILY RESIDENTIAL.....PERMITTED  
MOBILE HOME, MODULAR.....PERMITTED  
DWELLING ACCESSORY UNIT.....PERMITTED W/CONDITIONS

LOT SIZE REQUIREMENTS  
MINIMUM LOT SIZE.....2.5 ACRES  
MINIMUM LOT WIDTH.....NA

BUILDING SETBACKS  
FRONT YARD.....30' MIN  
REAR YARD.....40' MIN  
SIDE YARD.....30' MIN  
TETON RIVER.....100' MIN  
STREAM, CREEK.....50' MIN  
IRRIGATION DITCH.....15' MIN

BUILDING HEIGHT  
BUILDINGS AND STRUCTURES.....30' MAX

ACCESSORY BUILDINGS  
LESS THAN 200 FT\*2.....12' MINIMUM  
GREATER THAN 200 FT\*2.....MEET SETBACKS FOR A20 ZONE

TRIP GENERATION PER ITE TRIP GENERATION MANUAL, 10 <sup>TH</sup> EDITION											
LAND USE	ITE CODE	UNIT	NO. UNITS	TIME PERIOD	RATE OF TRIPS PER UNIT	TOTAL TRIPS	ENTER %	ENTER NO.	EXIT %	EXIT NO.	
Single Family Homes	210	Dwelling Units	10	DAILY	9.44	95	50%	48	50%	48	
				AM	0.76	8	26%	2	74%	6	
				PM	1.00	10	64%	7	36%	4	



PROJECT NO. 01-21-0060

DRAWN R. BARKER

DESIGNED B. CROWTHER

APPROVED B. CROWTHER

QA/QC B. CROWTHER

EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH

MASTER SITE PLAN

SHEET NO: C-100

DATE: MARCH 2025

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Civilize, PLLC  
Management and Engineering

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