

Eustachy-Wysong LLC

2025

Eustachy-Wysong Ranch Final Plat Application Supplemental



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Eustachy-Wysong Ranch

Supplementary Information

Application for Final Plat

INTRODUCTION

Eustachy-Wysong Ranch is a proposed residential subdivision located west of N 3000 W, approximately 1.5 miles southwest of Tetonia and south of W 4850 North in Teton County, Idaho. The property consists of a single 60-acre parcel and is currently zoned A/RR-2.5. This zoning allows for the development of residential lots with a minimum size of 2.5 acres.

The proposed subdivision will create ten residential lots, consistent with the A/RR-2.5 zoning provisions. The surrounding area features similar developments, including Silver Dollar Ranch to the southwest and other residential properties to the east, maintaining the rural residential character of the area.

1. PROJECT COMPONENTS

Access & Circulation

The development will be accessed via W 4850 North on the North side of the property. Lots within the subdivision will be served by a new road internal to the development providing access to each lot. All roads within the subdivision will be constructed to Teton County standards for road construction for local roads with the anticipation that roads will be dedicated to the County.

Setbacks & Building Envelopes

In all cases, building setbacks will comply with the minimum setbacks required by Teton County. Building envelopes, which often exceed the minimum setback requirements, are being provided in the subdivision covenants, conditions, and restrictions (CCR), which may further limit the location of future buildings for the purpose of preserving views for each lot.

Open Space and Density

There is no requirement for open space in the A/RR-2.5 zoning district and the Owner is not proposing any open space.

Domestic Water

Domestic water will be provided by individual wells on each lot. Installation, maintenance, and permitting of domestic wells will be the responsibility of individual lot owners.

Wastewater

Wastewater treatment and dispersal will be through the installation of septic tanks and individual subsurface wastewater dispersal systems as described in the Technical Guidance Manual for Individual and Subsurface Sewage Disposal Systems. Installation, maintenance, and permitting of the individual systems will be the responsibility of individual lot owners.

Stormwater

During initial construction, appropriate erosion control measures and best practices will be used to minimize erosion and pollution. The proposed development maintains the natural drainage patterns of the site to the maximum extent practicable. A detailed Stormwater Management Plan will be prepared and submitted with the Preliminary Plat Application.

The proposed developed plans on managing the stormwater generated from the roadway corridor by retention in swales adjacent to the roadways. Each lot will be required to retain stormwater generated on that lot on site.

Fire Protection

The proposed fire suppression system consists of a fire pond with a dry hydrant located on an adjacent subdivision. This system has been approved by the Teton County Fire Marshal and meets the requirements of the Teton County Fire District.

Overlay Zones

Regarding overlay zones.

- The site is located in a Natural Resource Overlay with critical habitat for big game migration and songbird and raptor breeding and wintering habitat.
- The site is located in the South Leigh Creek Wetland Overlay.

Geophysical Hazards

- Maps indicate there is a FEMA Special Flood Hazard Area (SFHA) mapped on the northwestern corner of the property which is associated with Leigh Creek.
- The site is mapped as “Class 1-Class 2: Low Liquefaction Susceptibility to Intermediate Liquefaction Susceptibility”, the lowest risk, and the intermediate risk of the three categories relating to earthquake hazard.

Approvals

Concept Plan

Preapplication Conference with Teton County	Completed
Public Hearing	Completed
Teton County Planning & Zoning Staff Review	Recommended for Approval

Preliminary Plat Submittal

Teton County Public Hearing	Completed
Teton County Planning & Zoning	Recommended for Approval
Teton County Board of County Commissioners	Approved

Final Plat Submittal

Teton County Planning & Zoning	Submitted for Approval
Teton County Public Hearing	Not yet Scheduled
Teton County Board of County Commission	

Conditions of Approval

All conditions of approval at each stage of the entitlement process have been addressed and resolved.

Teton County Planning & Zoning

No outstanding conditions

Teton County Board of County Commissioners

The Board of County Commissioners approved the Preliminary Plat submittal with three conditions. Those conditions are listed in response to the conditions of approval.

SECTION I: PERSONAL AND PROPERTY-RELATED DATA

Parcel Number: RP05N45E053100

Acres: 60.00

Legal Description: TAX #7416 SEC 5 T5N R45E

County Zoning: A/RR-2.5 Agriculture / Rural Residential, 2.5-acre min. lot size

Approved Subdivision Name: Eustachy-Wysong Ranch

Approved Road Name: Eustachy Lane

Access Roads: W 4850 North

Zoning Overlays: Wildlife Habitat (Big Game Migration Corridor), Wildlife Habitat (Songbird and Raptor Breeding and Wintering Habitat), South Leigh Creek Wetlands Zone

Resource Overlays: Yes **Floodzone:** Yes **Airport Overlay:** No **Hazard Area:** No

Migratory Area: Yes **Adjacent to Public Lands:** No **FEMA Zones:** Yes

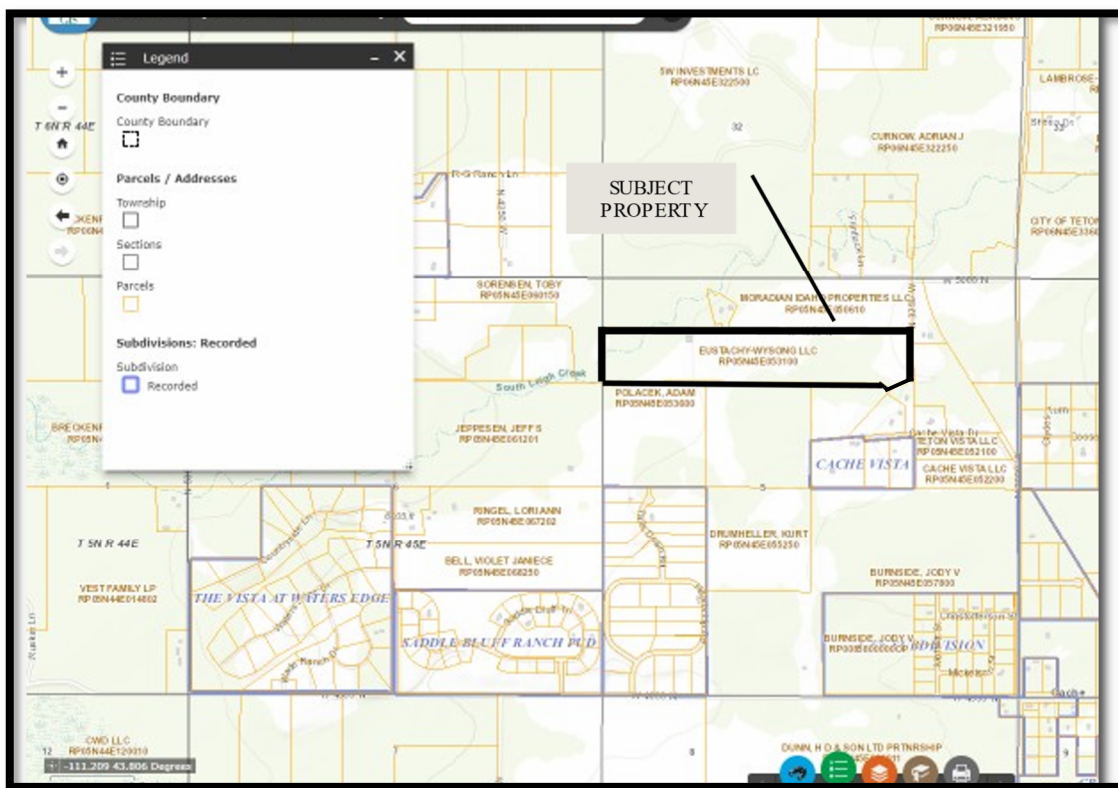


Figure 1: Vicinity Map for Eustachy-Wysong Ranch.

Latest recorded deed to the property

See appendix.

30% of total base fee (see current fee schedule)

Fees enclosed.

Affidavit of Legal Interest

See deed in the Appendix.

Engineer/Surveyor review

The Teton County Engineer/Surveyor has reviewed the plat and provided comments. The Applicant has addressed the comments and revised the survey plat and engineering improvement drawings accordingly.

Approval of Preliminary Plat

The Preliminary Plat submittal was approved by the Teton County Board of County Commissioners on January 31, 2025.

SECTION II – CHECKLIST OF ITEMS REQUIRED ON THE MASTER PLAN FINAL PLAT DOCUMENTS

1. Number of Plans/Plats

- a. **Three copies of the Final Plat (one 18” X 27”) (one (11” x 17”) (one digital copy). The Final Plat is labeled as “Final Plat” and “Development Name” is in the lower right-hand corner**

Teton View Surveying, a professional land surveyor in the State of Idaho, prepared the Final Plat (18” x 27”).

- Section(s), Township, Range See Final Plat
- Approved development name is shown See Final Plat
- Vicinity Map See Final Plat
- Accurate scale See Final Plat
- Certificates of approval:..... See Final Plat
 - Assessor
 - Treasurer
 - Fire Marshal
 - Planning Administrator
 - Recorder Certificate
 - Board of County Commissioners, Chairperson
 - Certificate of Surveyor
 - Certificate of Review Surveyor
 - Certification of the sanitary restrictions on the face of the plat as per Section 50-1326 of the Idaho Code.
 - Certificate of accuracy and workability of water rights distributions and conveyance system to be signed by a land surveyor or engineer registered under the laws of the State of Idaho.
 - Owner’s Dedication

- b. **Three copies of the Master Plan (one 18” X 27”) (one 11” x 17”) (one digital copy) labeled as “Master Plan” and “Development Name”**

- Indicate total acres, acres of ROW, total lot acres, open space acres, number of lots/units, as applicable Included
- Setbacks Included
- Zoning District..... Included
- Section(s), Township, Range Included
- Approved development name is shown Included
- Vicinity Map Included
- Accurate scale Included
- “Located” Building Envelopes Included
- Well, septic, hydrant locations, as applicableIncluded as applicable
- Other Facilities, as applicable.Included as applicable

Section III - Checklist of Required Items for Final Plat

- Draft Letter of Credit or Bond for financial guarantee of public improvements.....See Appendix
- Engineers cost of public improvementsSee Appendix
- One set of “Final Stamped” construction drawings for public improvements See Drawings
- Final approval letter from Eastern Idaho Public HealthSee Appendix
- Final approval letter from Teton County Fire DistrictSee Appendix
- Acceptance letter from the city for sewer hookup from the providing communityNot Applicable

Section IV – Checklist of Required Items for Recording

- Two mylar copies of the Final Plat Plan with approval signatures
- Two mylar copies of the Master Plan with approval signatures
- Development Agreement including engineers cost estimate of public improvements
- Covenants, Conditions, and Restrictions
- Financial Surety (Letter of Credit or Bond)
- Dwg format of Final Plat/Master Plan on CD or emailed to GIS Dept. (required to record)
- Road donations (voluntary)
- Reconciliation of all fees:
 - Application fees
 - Engineering/surveyor review fees