



Curt Behle

2025

Dorothy Gayle
Final Plat Application Supplemental



Civilize, PLLC
Management and Engineering

bcrowther@civilize.design
3853 W. Mountain View Drive
Rexburg, ID 83440
208-351-2824
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Dorothy Gayle

Supplementary Information Application for Final Plat

INTRODUCTION

Dorothy Gayle Ranch is a proposed residential subdivision located approximately 1.5 miles southwest of Tetonia, south of W 4850 North. The parcel consists of one 40.46-acre tract, identified as parcel number RP05N45E054560. The subdivision will consist of six lots, with five buildable lots, and a portion of Lot 1 designated as open space. Similar developments are located immediately to the southwest and east of the property. The property is zoned A/RR-2.5 under the 2012 zoning ordinances, which are the applicable regulations for the development of this property. By these regulations, all residential lots meet or exceed the minimum required size of 2.5 acres.

1. PROJECT COMPONENTS

Access & Circulation

The development will be accessed via W 4850 North on the north side of the property, through the Eustachy-Wysong Ranch. Lots within the subdivision will be served by a new internal road network, providing access to each lot. All roads within the subdivision will be constructed to Teton County's standards for local roads, with the expectation that the 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 implemented in the subdivision covenants, conditions, and restrictions (CCR) which may further limit the location of future buildings for the purpose of preserving views and wildlife management.

Open Space and Density

There is no requirement for open space in the A/RR-2.5 zoning district. However, the project as contemplated and presented includes 1.69 acres of 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

The 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. District 7 Health has inspected and classified the soil from exploration pits on the

property and issued a letter indicating the suitability of the site for individual subsurface wastewater disposal systems.

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 Grading & Drainage Plan is included in the engineering improvement drawings prepared and submitted with the Preliminary Plat Application. Stormwater generated on the road will be retained in drainage swales on each side of the road prism while individual lots will be required to retain stormwater on site..

Fire Protection

The proposed developments will construct a fire pond with a dry hydrant located at the entrance to the development, meeting the requirements of the Teton County Fire District. The Owner(s) have met with the Fire Marshal, and he has endorsed the plan as proposed.

Overlay Zones

The site is located in the Wildlife Habitat overlay. No critical habitat areas are known or mapped on the subject site.

Geophysical Hazards

- There are no FEMA Special Flood Hazard Areas (SFHA) mapped on the site.
- There is no surface water on the site, an unnamed intermittent stream passes through the southwest portion of the site..
- The site is mapped as “Class 1: Low Liquefaction Susceptibility to Class2: Intermediate Liquefaction Susceptibility”, the lowest two risks of 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 Schedule
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 nine conditions. Those conditions are listed in the response to conditions of approval.

SECTION I: PERSONAL AND PROPERTY-RELATED DATA

Parcel Number: RP04N45E054650

Acres: 40.46

Legal Description: SEC 5 T5N R45E, B.M.

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

Approved Subdivision Name: Dorothy Gayle Ranch

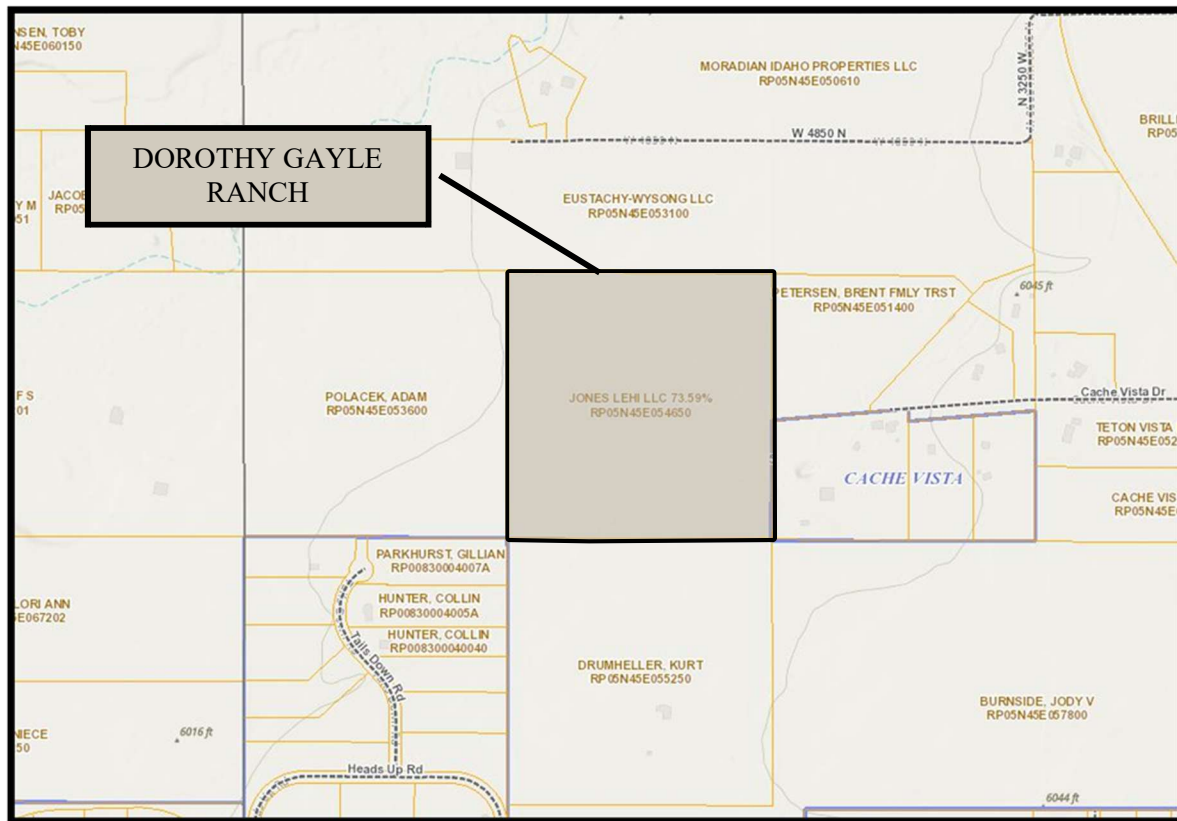
Approved Road Name: Harry V Way

Access Roads: W 4850 North

Zoning Overlays: None

Resource Overlays: Wildlife Habitat **Floodzone:** No **Airport Overlay:** No **Hazard Area:** No

Migratory Area: No **Adjacent to Public Lands:** No **FEMA Zones:** None



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 July 8, 2024.

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 improvements or Contractors BidSee 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 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 engineer's cost estimate of public improvements or contractor bid
- 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