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ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

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Delivery via email

Jade Krueger, Senior Planner  
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**RE: Updated Narrative to Accompany Preliminary Plat – Subdivision Application  
JC Ranches Subdivision – Teton County, Idaho**

Dear Ms. Krueger,

The Teton County Planning & Zoning Commission reviewed the Preliminary Plat for the proposed JC Ranches Subdivision on July 9, 2024, and continued the hearing in order to receive additional information regarding the proposed subdivision. Per that request, the following narrative accompanies the updated materials for review of the Preliminary Plat Application.

## **INTRODUCTION & PROJECT DESCRIPTION**

Based on the helpful comments by the Commission at the July 9, 2024, hearing, the Preliminary Plat has been revised. The subdivision has been downsized and now consists of 19-lots on a 79.05-acre parcel southeast of Teton, Idaho. The average lot size within the subdivision has been increased to 4.16-acres and all lots are greater than 2.51-acres in size. Also included in the revised plat is Tract C, which is a 10.87-acre open space parcel that also contains the fire pond. Access to the property has been revised. While still consisting of two approaches from W 4000 N, with 60' wide access and utility easements, Huntington has been made into a looped road with two (2) stub cul-de-sacs on the eastern and western sides. This change should address the requirement of two primary ingress/egress points to the subdivision, while still allowing traffic flow and ease of access to the subdivision lots.

## **CONFORMANCE WITH COMPREHENSIVE PLAN**

The following highlights elements of the Comprehensive Plan and how JC Ranches subdivision aligns with them:

The subdivision is in conformance with Goal NROR-2 (Enhance and preserve access to public lands), as the parcel is surrounded on all sides by private property and access to public lands is not possible from, nor hindered by this development.

The 2012-2030 Comprehensive Plan (“Comp Plan”) articulates the community’s desire to “Maintain, nurture and enhance the rural character and heritage of Teton Valley” (Executive Summary, pg 16). The subdivision is being reviewed under the previous Title 8 zoning district regulations, in which the property was zoned “Agriculture/Rural Residential – 2.5-acre min. lot size”. Under the previous zoning, up to 32 lots could have been developed on the property, however, the 19 proposed lots, of which 18 will be developed, have been designed with thoughtfulness

and great consideration to the protection of the wetland resources on the site, based on comments received at the first preliminary plat hearing.

#### **NATURAL RESOURCES - WETLANDS**

Included in the submittal packet is the Aquatic Resources Inventory (ARI) as well as a copy of the preliminary jurisdictional determination letter from the U.S. Army Corp of Engineers (USACE). After review, the USACE has concurred with the wetland delineation as shown in the ARI. It should be noted that the delineated wetlands area as approved by the USACE differs from the wetlands shown on the County's Priority Wetland Habitat Overlay.

Significant changes have also been made to re-design the subdivision so that building envelopes completely avoid areas formally delineated as wetlands. The updated plat works to keep the amount of wetland disturbance to a minimum, and the improvement plans reflect less than 1/10<sup>th</sup> of an acre of disturbance to delineated wetlands. The parcel for the fire pond has also been increased in size to 10.87-acres, and the entire lot will be dedicated as open space.

The Applicant is determined to follow the recommended guidelines to the best of his ability, and the updated Preliminary Plat reflects that desire to follow the letter and the spirit of the Comprehensive Plan and address the comments received at the hearing in July.

#### **AVAILABILITY OF PUBLIC SERVICES**

Roads: Two access points off W 4000 N will be provided to serve the proposed subdivision. Per comments in the Concept Plan Staff Report, dated April 12, 2022, both accesses will be permitted by the Road & Bridge Department and the accesses will be distanced appropriately from other accesses or road intersections. The hammerhead turnarounds shown in the original concept plan have been changed to cul-de-sacs at the end of each stub street.

The applicant has also worked with the irrigation district to provide adequate easement area for the irrigation ditch running through the property and the ditch is crossed only once on Huntington Loop, with a full-width subdivision road right-of-way. Review and approval by the irrigation district of the ditch crossing has been included in the application submittal.

#### Fire Protection – Water Source

A fire pond is proposed as the method of fire protection for the subdivision. A fire pond shall be located and constructed on proposed Tract C and the remainder of the property will be dedicated as open space. The pond will be accessed off Huntington Loop. Plans for construction of the fire pond are included. The fire pond will be placed within a utility easement on the final plat.

Water. The owner of each platted lot shall be responsible for providing their own domestic water well.

Wastewater Treatment. An updated NP Study has been submitted with revisions to address the comments provided in the previous review.

Dry Utilities. The applicant shall bring such utilities within a reasonable distance to each platted lot, as required. The subdivision plat has been reviewed by Fall River Electric and Silver Star Communications for final placement

and location of the infrastructure, which will be shown on the final improvement plans. Preliminary reviews by Fall River and Silver Star are included in the attached information packet.

Other Public Services: Fire protection in this 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.

#### **CONFORMITY WITH CAPITAL IMPROVEMENTS PLAN**

Any additional impacts to public facilities shall be addressed by the County per code and met by the Applicant and/or future owners of each platted lot, as required by the Development Impact Fee Program/Capital Improvement Plan, adopted by Teton County Resolution No. 102008 on October 20, 2008.

#### **PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES**

The number of lots within the subdivision has been reduced to 19, therefore eliminating the need for a Fiscal Impact Analysis. Any additional impacts to public facilities shall be addressed by the County per code and met by the Applicant and/or future owners of each platted lot, as required by the Development Impact Fee Program/Capital Improvement Plan, adopted by Teton County Resolution No. 102008 on October 20, 2008.

#### **NATURAL RESOURCE OVERLAYS**

The property is within the Wetlands & Waterways Overlay. The required Natural Resource Analysis is included with this information packet. The applicant has also received preliminary determination from the Army Corps of Engineers that that property may contain jurisdictional wetlands. A copy of the approval by the Army Corps of Engineer's of the submitted wetland delineation is attached.

#### **TRAFFIC IMPACTS**

The Traffic Impact Study has been revised to be a stand-alone study for JC Ranches and is included in the attached information packet. The TIS concludes that development of the subdivision will not significantly impact the level of service on W 4000 N at the intersection with State Highway 33.

#### **OTHER HEALTH, SAFETY OR GENERAL WELFARE CONCERNS**

This subdivision respects the rural nature of Teton County, ID. Proposed lots allow for on-site recreation, growing of food, clean air, and removal from dense traffic and the impacts of air pollution. It is anticipated that the new households will have minimal impacts to the health, safety, or general welfare of the surrounding community. The proposal meets all applicable standards, and the Applicant will respond to any other health, safety, or general welfare concerns that may be brought to its attention by the County.

### **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. Please see attached plats.

#### **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 attached exhibit labeled “Building Envelopes” and will be shown on the final plat.
- The County setbacks for zone A/RR-2.5 are shown.
- County Road W 4000 N and all interior access roads are shown and labeled.

### 3. Utilities:

- The proposed lots shall be supplied by individual water wells and enhanced individual septic systems, as reflected in the Nutrient Pathogen Study. This requirement will be 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 on Tract C. Preliminary Improvement Plans for construction of the fire pond are attached.

### 4. Improvement Standards

- See attached Preliminary Improvement Plans.

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

### 1. Development Agreement

- A draft Development Agreement is included in the submittal package.
- Traffic and dust control will be provided during construction.
- A subdivision name and street signs and subdivision entrance landscaping are included in the Preliminary Improvement Plans and shall be placed by the applicant.

### 2. See attached copy of draft Protective Covenants & Restrictions

## SECTION IV: DESIGN & IMPROVEMENT STANDARDS

### 1. Design Standards

- Street locations are shown on the plat.
- Intersections are shown on the plat.
- All easements & rights-of-way are shown and dedicated, as necessary, on the plat.
- All known irrigation easements on the subject property are shown.
- Blocks are not applicable to this subdivision.
- All 18 lots and the open space tract are defined and labeled.
- Landscaping will be installed per the Improvement Plans.

### 2. Maps/Studies/Plans:

- No public lands or waterway adjoin or encumber the subdivision
- **Natural Resource Overlay** – The property is encumbered by the Wetlands Habitat Overlay. A Natural Resource Analysis report is attached.

- **Wetlands determination** – The Army Corps of Engineers has issued a preliminary determination of the wetlands on the property. A copy of their review and approval of the wetland delineation is attached.
- **Scenic Corridor** – not applicable
- **Nutrient-Pathogen Study** – A revised NP Study has been submitted.
- **Flood hazard areas** – not applicable
- There are no known geographical hazards that we are aware of.
- **Natural Resource Analysis** – See attached
- **Wildlife Habitat Assessment** – See attached
- The property is not located within the Hillside Overlay.
- **Fiscal Impact Analysis** – not applicable
- **Traffic Impact Study** – An updated Traffic Impact Study is attached.
- **Natural Resources Impact Mitigation Plan** – See attached
- **Open Space Management Plan** – not applicable
- **Facilities Map including existing structures** – not applicable

## SECTION V: CHECKLIST OF REQUIRED ITEMS/INTERAGENCY COORDINATION

### 1. Correspondence Required

- Financial Letter of Intent – **Letter attached.**
- EIPH review – **Letter attached.**
- Nutrient Pathogen Study – **Revised study has been submitted.**

### 2. Infrastructure Plans – Preliminary Improvement Plans are attached.

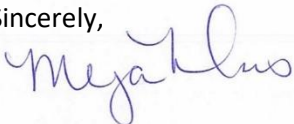
- Preliminary **Three (3) copies of preliminary improvement plans** – See attached.
- Fire Pond – **location of fire pond is on Tract C and an easement will be provided. Engineered design plans are included in the Improvement Plans.**

### 3. Roads:

- Access Permit from Road & Bridge – **Will be submitted for the new approaches off W 4000 N**
- Intent for County Road improvements – **N/A**
- Description to assure adequate funds for maintenance of roads within the development – **See attached CCRs**

On behalf of Y2 Consultants, thank you very much for your attention to this request. I will have paper copies of the submittal dropped off at your office. Please let me know if we need to provide any additional information. We look forward to hearing from you following your review.

Sincerely,

A handwritten signature in blue ink that reads 'Megan Nelms'.

Megan Nelms, AICP

Senior Planner

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