

11/02/2022

Teton County Planning and Zoning
89 North Main Suite 6
Driggs, Idaho 83422

Michael Wysong / Larry Eustachy
P.O. Box 401
Las Vegas, NV

RE: Eustachy-Wysong Ranch

I have reviewed the application to have the parcel RP05N45E053100 subdivided into fourteen (14) lots to be known as the Northern Lights Subdivision and determined that the property is suitable for sub-surface waste disposal systems to serve residences. Three (3) test holes were excavated on October 31, 2022, to allow observation of the soil horizon to ten feet below natural grade. Please see Test Hole Information Sheet for details of soil depth and type for each hole excavated.

Soil observation is as follows:

0-24-30 inches silty sandy loam topsoil with minor rock content (5%). Slightly variable in thickness. 30-120 inches gravelly loamy sand with 40% rock content. Clasts are well rounded 1-5 inch in diameter. Sand is medium to coarse grained. Minor fine content. A2b Soil Type.

Subsurface waste disposal systems will be sized using B1 application rate of 0.6 gallons per day per square foot due to the 40% rock content.

All test holes were dry with no evidence of groundwater through out depth. No bedrock was encountered.

No surface water flows on or adjacent to the parcels proposed for development.

Slope is insignificant across the property (1.1% across 0.6 miles). Average elevation is 6024 feet above sea level.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Eustacy-Wysong Ranch Subdivision based on suitability for residential sub-surface waste disposal. Individual subsurface sewage disposal systems may be allowed in accordance with IDAPA 58.01.03 and the Technical Guidance Manual for Individual Subsurface Waste Disposal. All current Idaho Rules must be met at time of installation.

A copy of the final plat is to be provided to the Health District at the time the Health Certificate is signed. The application fee balance if any will also be collected prior to signing the Health Certificate. If this application /plan changes for any reason, please coordinate those changes in advance, with this office.

A handwritten signature in black ink, appearing to read "Kathleen Price". The signature is fluid and cursive, with a large, prominent initial "K".

Kathleen Price
REHS/MSG
Eastern Idaho Public Health District
kprice@eiph.idaho.gov
208-354-2220

SUBDIVISION ON-SITE

Conducted on: 10-31-2022 Time: Travel _____ On-site _____

I. NAME OF SUBDIVISION: Eustachy - Wysong Ranch

II. LOCATION (COUNTY): Teton RPO 5N45E05.3100

III. GENERAL INFORMATION:

A. Current Land Use: Agriculture

B. Adjoining Property Use: Residential + Agriculture

C. Surface Water (on or near development): - NA -

D. Slope: Minor to None < 2% General S → N

E. Drainage Areas Present: No

F. Rock Outcrop Present: No

G. Wetland Indications: No

IV. EVALUATION:

A. Individual water and sewer:
Does each lot appear to have sufficient area to install proposed system and to meet minimum separation requirements? Yes X No _____

B. Individual water and central sewer:
Does there appear to be sufficient area for central system and replacement area? Yes _____ No _____

C. Individual sewer and central water system:
Does each lot appear to have sufficient area to install proposed system and to meet minimum separation requirements? Yes _____ No _____

D. Individual sewer and public water system:
Does each lot have sufficient area to install proposed system and to meet minimum separation requirements? Yes _____ No _____

COMMENTS:

Flat Ag land, No surface or ground water evident to 120"
below grade,
Available for sub-surface waste disposal.

EHS: R. Price

TEST HOLE INFORMATION

SUBDIVISION Eastchry. Wysonig DATE 10-31-2022

RP05 N45E 05S100

Test Hole # 1

Test Hole # 2.

Test Hole # 3

Location: See Map (West)

Location: See Map (Center)

Location: See Map (East)

Depth: 120"

Depth: 120"

Depth: 120"

30" —
 Silty sandy loam
 minor rock content < 5%
 gravelly loamy sand
 40% rock content
 clasts well rounded
 1-5" Diameter
 medium to coarse sand
 w/minor fines.
 A2b.
 120" — Dry / No Bedrock

24-30" —
 silty sandy loam 5% rock content
 Same as TH 1
 A2b
 120" — Dry / No Bedrock

30" —
 Same as TH 1 + 2
 slightly smaller rock clasts
 1-4" Diameter
 A2b
 120" — Dry No Bedrock.

A2b soil type dominant. Size using B1 application Rate Due to rock content.

Test Hole # _____

Test Hole # _____

Test Hole # _____

Location: _____

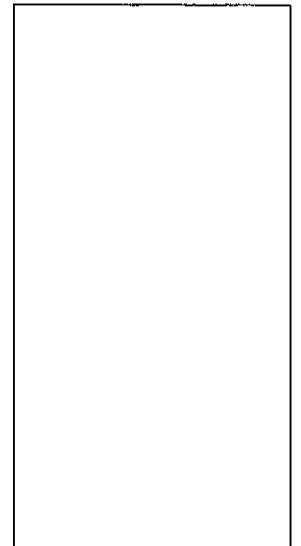
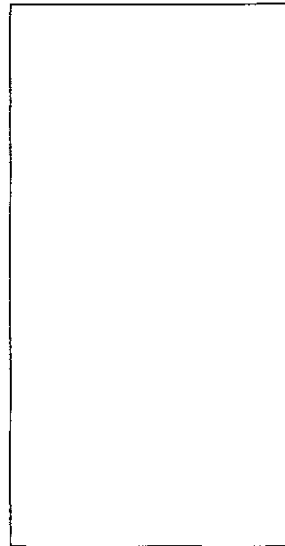
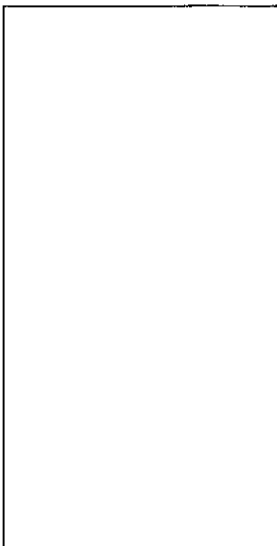
Location: _____

Location: _____

Depth: _____

Depth: _____

Depth: _____







W 5000 N

W 4820 N

Eustachy-Wysong Ranch Subdivision

W 4850 N

W 4850 N

W 4850 N

TH1

TH2

TH3

3769 W 4850 N

* T4 locations

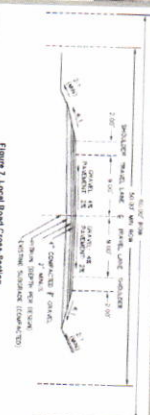


Figure 7 Local Road Cross-Section

Slope 1.1% in 0.6 miles
Average elevation 6024'

DEVELOPMENT NOTES	
GENERAL INFORMATION, JURISDICTION, ZONING	
DESCRIPTION	TITON COUNTY, IDAHO
GOVERNMENT CODE	IDAHO COUNTY SUBDIVISION REGULATIONS
IMPACT AREA CODE	IDAHO COUNTY ZONING, AGRICULTURAL / RURAL RESIDENTIAL 2.5
PROJECT COUNTY ZONING	IDAHO COUNTY ZONING, AGRICULTURAL / RURAL RESIDENTIAL 2.5
LOT NO.	13
PUBLIC LAND SURVEY SYSTEM	S1/2 2ND SEC. 1, T49 N, R002E, E2S
SECTION	25
STATE	IDAHO
LATITUDE AND LONGITUDE	43°47'58.1111" N, 111°09'09.76" W
DEVELOPMENT DESCRIPTION	
AREA OF PARCEL	60.00 ACRES
PROPOSED ZONING	A 2R 2.5
APPLICABLE CODES	429 SINGLE-FAMILY
	429 AGRICULTURAL
PLANNING AND ZONING/REVISION	
TITON COUNTY COMPREHENSIVE PLAN	AUGUST 24, 2012
PLANNING AND ZONING/REVISION	SEP 2011
BUILDING CODES	
INTERNATIONAL BUILDING CODE (IBC)	2018
INTERNATIONAL MECHANICAL CODE (IMC)	2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2018
INTERNATIONAL FIRE CODE (IFC)	2018
AGRICULTURAL/RURAL RESIDENTIAL 2.5	
PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO DESIGNATE AND PROVIDE OPPORTUNITY FOR DEVELOPMENT OF RESIDENTIAL LAND USES THAT ARE CONSISTENT WITH THE LAND USE DESIGN REVIEW OVERLAY.	
OVERLAY ZONES	WILDLIFE HABITAT, WETLANDS
ALLOWED USES	
PLANNED UNIT DEVELOPMENTS (PUD)	ALLOWED
SINGLE-FAMILY RESIDENTIAL	PERMITTED
DOUBLE HOME, MOBILE HOME	PROHIBITED
LOT SIZE REQUIREMENTS	MINIMUM LOT WIDTH: 25 ACRES
BUILDING SETBACKS	
FRONT YARD	30' MIN.
REAR YARD	30' MIN.
TITON RIVER	30' MIN.
STEAM CHANNEL	30' MIN.
IRREGULAR DITCH	30' MIN.
BUILDING HEIGHT	15' MIN.
BUILDINGS AND STRUCTURES	BY MAX
ACCESSORY BUILDINGS	BY MAX
MINIMUM	12' MINIMUM
MEET SETBACKS FOR AD ZONE	

EUSTACHY-WYSONG, LLC
EUSTACHY-WYSONG RANCH
CONCEPT MASTER PLAN V2.5
Civilize, PLLC
Management and Engineering