

EDDYLINE RANCH SUBDIVISION



July 10, 2024

Concept Plat Application Narrative

Developer/Owner:
Agent:

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Eddyline Ranch Subdivision

CONCEPT PLAT APPLICATION NARRATIVE

PROJECT INTRODUCTION

The proposed Eddyline Ranch Subdivision is located in Teton County, Idaho, off of County Road W 4000 N from which the project will take access. The proposed project will create twelve 35 acre lots from an existing 423.83 acre parcel. Lot 6 will be owned by the HOA to serve as the hub for community amenities including a pond and ranch camp clubhouse centered within the subdivision. A ranch manager employee housing cabin and maintenance barn will be located in the south portion of lot 6 near the intersection of Eddyline Drive and W 4000 N.

The site was previously used for agriculture and contains no prior improvements. Packsaddle Creek crosses through the southern 1/3 of the site. Teton River flows just east of the property with a seasonal side channel entering the northeast corner of the site at two locations. The developer plans to initiate several habitat enhancement projects across the development including improving fisheries habitat and big game habitat within the corridors.

The property is zoned RA-35 Rural Agriculture, which allows for 35-acre residential lots (Figure 1). The northern portion of property lies within the Big Game Migration Corridors and Seasonal Range Natural Resources Overlay and comprises roughly 2/3 of the total property. The remaining portion of the property to the south lies within the Sharp-tailed Grouse Breeding Habitat (Figure 2). Surrounding land uses include large residential and agricultural parcels of approximately 10-20 acres and larger agricultural parcels of 120 acres or greater (Figure 3).

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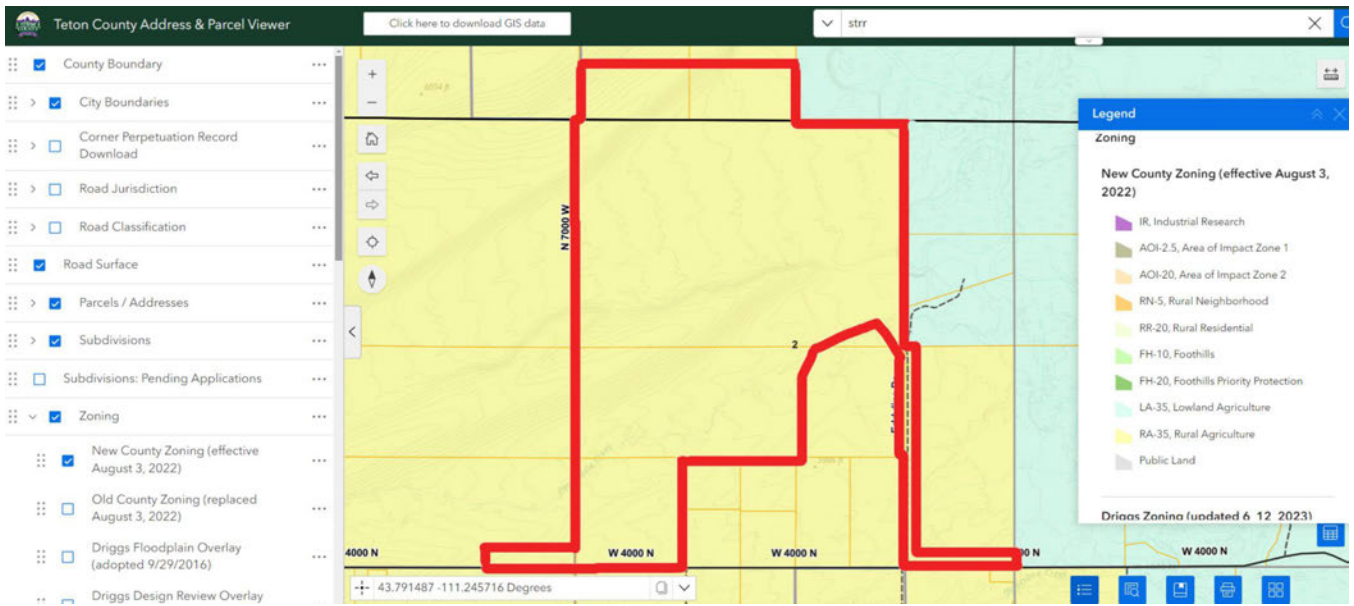


Figure 1. Zoning Map

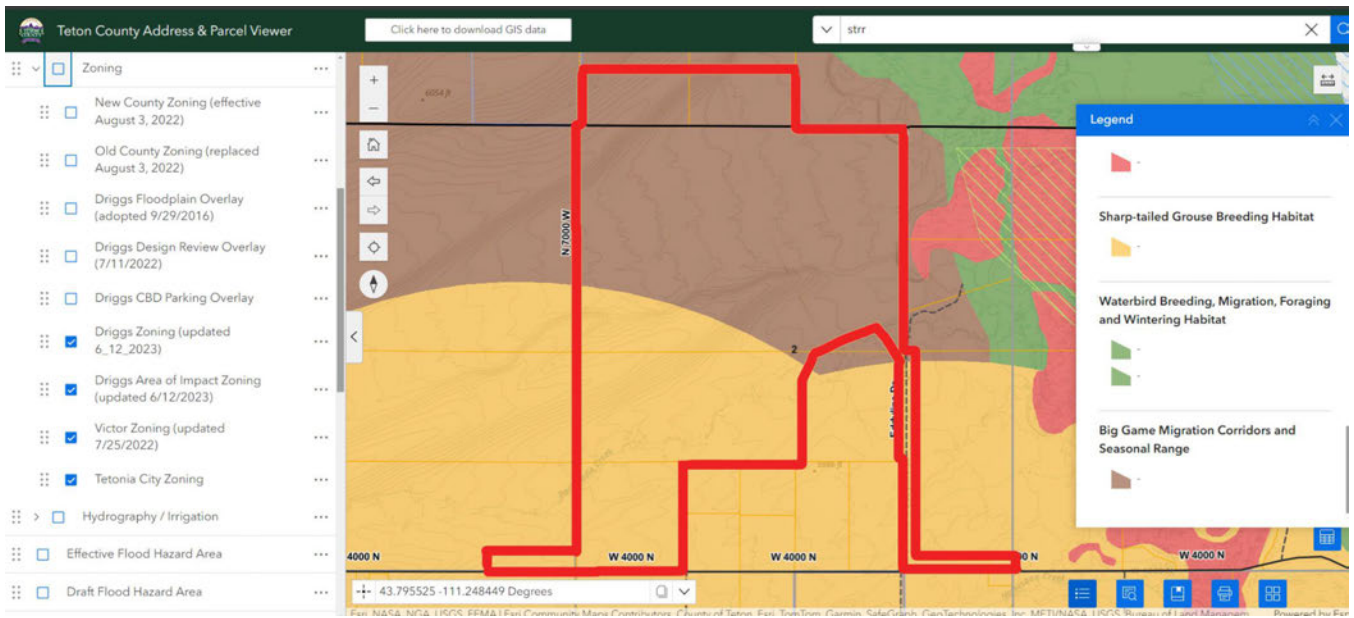


Figure 2. Teton County Natural Resource Overlay Map

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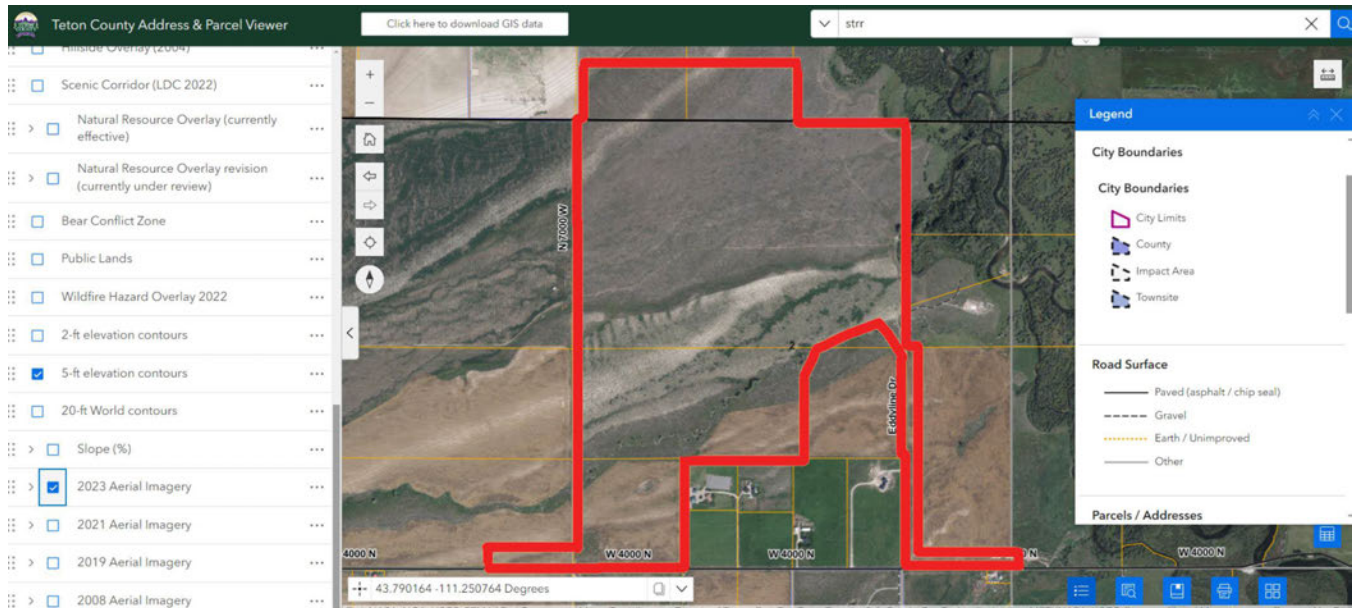


Figure 3. Existing Surrounding Land Uses

CONFORMANCE WITH THE LAND DEVELOPMENT CODE

Compliance with Chapter 6– Subdivision Development Standards

6-1 General Provisions

- 6-1-3 Improvements Phasing – The proposed subdivision will not be phased. Roads and public improvements will be constructed in their entirety upon final plat approval.
- 6-1-5 The developer will provide a warranty surety of 10% of the estimated value of the improvements against defects of the construction for a period of two years from the date of acceptance by Teton County and include Teton County as a beneficiary.
- 6-1-6 Roadways will be constructed across properties within 60' wide access easements and will encompass the roads, grading, utilities, and community trails.
- 6-1-7 The subdivision name Eddyline Ranch was approved by Teton County on June 4, 2024 (documentation attached with application).
- 6-1-9 A homeowner's association will be established for the purpose of maintaining roads and stormwater management facilities along with other facilities within common areas including ponds, trails, and other recreational amenities of the subdivision.

6-2 Road Layout and Access

- 6-2-2 & 6-2-3 Subdivision Roadway Layout and Access- Eddyline Drive is an existing road which serves as one of two access points to the subdivision from existing County Road W 4000 N. The existing County Road N 7000 W is proposed to extend north and curve to the northeast to connect to Eddyline Drive. The extended road is proposed to change names from N 7000 W to Viewline Drive. These two roads form a loop configuration from which most proposed lots will be accessed. Two additional roads are proposed to intersect at 90 degree

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angles to Viewline Drive to provide access to the remaining lots - 2, 4, 10, 11, and 12. No road jogs are proposed as part of the subdivision road network and no road grades are proposed to exceed 10%. The existing County Road N 7000 W and Eddyline Drive will be improved to meet local County Road standards. In addition to the road network, a community trails network is proposed within the access easements throughout the development.

6-3 Road Design Standards

- 6-3-2 Access/Encroachment permits will be obtained from Teton County prior to any road or driveway installation.
- 6-3-3 All roads interior to the subdivision are proposed to be private roads which will be constructed to local County Road standards. The roads will be constructed within access easements, and maintained by the HOA.
- 6-3-4 No roads are proposed to be gated at this time.
- 6-3-5 Creekline Drive and Ridgeline Drive are proposed to end in a 100' diameter cul-de-sac, hammerhead or Y turnaround per Teton County Fire Protection District standards and International Fire Code apparatus turn-around standards.
- 6-3-6 Road names Creekline Drive, Ridgeline Drive, and Viewline Drive were approved by Teton County on June 4, 2024 (documentation attached with application). Eddyline Road and County Road N 7000 W are existing roads, however the developer is requesting to vacate a portion of N 7000 W County Road and Utility Easement located in the northwest portion of the site and for which no improved roadway exists. Further, the developer would like to re-name the section of N 7000 W that accesses County Road W 4000 N and will connect to Eddyline Drive to Viewline Drive.
- 6-3-7 All proposed roads and existing roads to be upgraded and extended will be constructed within 60' access easements with a 22' road width and 2' shoulders on each side.

Compliance with Zoning- RA-35. Rural Agriculture Zone

The proposed subdivision will conform to RA-35 Rural Agriculture zoning as the average of all proposed lot sizes is greater than 35 acres.

Lot Configuration is in compliance with the Land Development Code

Each lot will have a designated building envelope within which development will be allowed. These building envelopes will conform to the minimum setbacks allowed in the RA-35 zone with the envelopes being no closer than 30 feet to the front and side property boundaries, and no closer than 40' to the rear property boundaries. The envelopes will range in size from two to seven acres thus preventing development on greater than 80% of the property. Each lot will have access from one of the privately maintained roads internal to the subdivision. No lots will take access directly from County Road W 4000 N.

Design Meets Minimum Standards for Utilities and Open Space

6-4 Utilities

- 6-4-2 Water and Wastewater – Domestic water and sewer services are not available to the development. The subdivision design and density does not require a community potable water

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supply system or wastewater treatment system per section 6-4-2 of the Land Development Code. Each lot will have an individual well and septic system. The site will be evaluated by Eastern Idaho Department of Public Health as required during the preliminary plat subdivision review.

6-4-3 Electric and Telecommunications – Power and communication services will be provided underground to each lot by Fall River Electric and Silver Star service providers.

6-4-4 Fire Protection – Roads are designed to meet the standards of the Teton County Fire Protection District. The fire protection water source will be the pond located on lot 6 which will house the community amenities. The pond will be connected to a hydrant system and filled and maintained by a dedicated well.

6-5 Conservation Areas

6-5-3 Conservation Values in Subdivisions – The proposed development includes the Wildlife Habitat Conservation Value identified in Section 6-5-3 of the Teton County Land Development Code. Approximately 1/3 of the site lies within the Sharp Tailed Grouse Breeding Habitat Overlay and 2/3 of the site is located within the Big Game Migration Corridors and Seasonal Range.

The development proposes to protect these conservation values through designating building envelopes in areas located outside of migration corridors and providing ample open space between developments. Building envelop locations will be situated to allow continuity of migration corridors that are proposed for conservation on adjacent developments including the recently approved Boundless Sky development to the west.

CC&Rs will limit off leash pets and prohibit future perimeter fencing around proposed lots and the subdivision perimeter. Fencing immediately around the homesites shall be wildlife friendly designs as will be required in the CC&Rs. Recreation will be limited to trails within the roadway access easements and lot 6 designated as owned and maintained by the HOA. No development will occur within the 50-foot setback from Packsaddle Creek including recreational trails that may disturb wildlife migrating through the creek corridor.

Biota Research and Consulting is preparing a Wildlife Habitat Assessment which will further detail mitigation measures for the proposed improvements and habitat enhancement strategies for the Packsaddle Creek area. These strategies include restoring and stabilizing the creek banks and creating native fish habitat within the property's stretch of Packsaddle Creek. The plan proposes to restore the creek corridor to habitat benefiting migrating big game and replacing the recent intensive agricultural use. Please see the letter from Biota, dated July 8th, 2024, confirming their collaboration with the developer throughout the design process and highlighting the proposed conservation measures. (Appendix A).

In collaboration with the USDA Conservation Reserve Program the owner seeks to create and enhance Sharp-tailed Grouse habitat in the southern portion of their property.

Other Health, Safety, Welfare Concerns

Water Resources

The existing drainage patterns of the site will be maintained. Along the eastern edge of the project area 1.25 acres of the property is within the Effective Flood Hazard Area for the Teton River. Packsaddle Creek and two irrigation ditches cross the property but there are no Priority Wetlands as defined by the National Wetlands Inventory.

Soils/Maps Required

See attached Geotechnical report for soils and geographical hazards information. (Appendix B).

AVAILABILITY OF PUBLIC SERVICES

Other Public Services

The development is within the Teton County School District 401 for educational facilities. Police protection will be provided by the Teton County Sheriff’s Department. Solid waste disposal will be provided by Teton County’s solid waste collection provider. Hospital services will be provided by Teton Valley Health Care. Maintenance of the subdivision roads and pond will be managed by the subdivision Homeowners Association.

The property is located in Tax Code Area 0140000 which had a levy rate of .003566484 in 2023. Annual property taxes would be \$475 for the 423.0 acre properties at the above rate based on the current assessed value of \$133,083.

The projected assessed land value for the properties once subdivided and improved based upon assessed values of equally sized improved properties in the vicinity would be \$66,500 per lot. The estimated improvements value would be approximately \$650,000 per lot based upon equally sized improved lots in the vicinity thus, the total estimated assessed value per lot would be \$716,500 or \$8,595,000 for the total 423 acres. At the 2023 tax rate with the increased assessed value estimates, 12 lots would provide \$30,664.63 of annual tax revenue to the city (Figure 4.)

ESTIMATED ANNUAL TAX REVENUE								
Eddyline Ranch Subdivision								
Dated: 7/09/2024								
CURRENT TAX REVENUE (2023) - EXISTING PROPERTY								
Total Area of Property (acres):	423.00							
Current Assessed Land Value:	\$133,083							
Current Assessed Improvements:	\$0							
Current Total Assessed Value:	\$133,083							
Tax Levy Rate (2023-Tax Code Area 0140000):	0.003566484							
Tax Revenue (2023):	\$475							
ESTIMATED TAX REVENUE - PROPOSED SUBDIVISION								
LOT AREA (acres)	ESTIMATED ASSESSED LAND VALUE (PER ACRE)	ESTIMATED ASSESSED LAND VALUE (PER LOT) *	ESTIMATED ASSESSED IMPROVEMENTS VALUE (PER LOT)	ESTIMATED TOTAL ASSESSED VALUE (PER LOT)	2023 LEVY RATE	ESTIMATED TAX REVENUE (PER LOT)	PROPOSED NUMBER OF LOTS	ESTIMATED TAX REVENUE (TOTAL)
423.0	\$1,900	\$66,500	\$650,000	\$716,500	0.003566484	\$2,555	12	\$30,664.63

Figure 4. Estimated Annual Tax Revenue

OTHER REQUIRED LAND USE APPLICATIONS

Other Land Use Applications

The developer is not seeking other land use requests including conditional use permits, variances or zone changes. The properties are not located in the Scenic Resource Corridor.