



Sharon Fox <sfox@co.teton.id.us>

Proposed Eustachy-Wysong Ranch Development

James Jackson Sr. <jacksonsr_james@yahoo.com>
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Tue, Jul 12, 2022 at 11:05 AM

Dear County Planning and Zoning Commissioners,

As a property owner near the proposed Eustachy-Wysong Ranch subdivision, I am opposed to proposed development of the 60 acres with 23 lots that could have up to 2 houses per lot or 46 houses. This proposed subdivision is within our Big Game Migration & songbird/raptor breeding habitat along South Leigh Creek. This area is a priority wetland habitat location.

It is also within a floodplain that affects the sub- water levels from the mountains winter snow melt We have an `illegal` dump site located on the west side of 3000 W. right next to this potential development. Every summer this large `borrow pit` fills with sub water that has water, dryers, refrigerators, drums of `whatever` leaches these contaminated products into the water table. This chemicals migrate into the aquifer that the nearby home owners use as drinking, etc. Unfortunately, many of these residents have no idea of the dump & whats really happening to their drinking water because of this. Will the addition of 24 (possibly 46) more wells affect the current ground water table & increase the possible increase of contamination?

Will this development be outside the above mentioned overlays and floodplain & if so, will this requirement be in writing and enforced by the county or in a deed restriction, or similar means of prohibiting development in the overlays and flood plain?

The sub-water issue should also be taken into consideration with the additional septic fields in this proposed development. How will the county ensure that the 46 septic systems will not contaminate the S. Leigh Creek and surrounding wetlands & waterways over time?

Would this new sub division be required to have a `fire pond` required by the county & our local fire department?

These are big questions that should be reviewed before decisions are made.

I have been an active airport board member for years & understand the depth of the time & research involved with making the correct action a board must make for the betterment of all in this beautiful valley.

Thank you for your community service.

Respectfully,
James K. Jackson Sr.
[2612 Quartz Drive, Teton](#).

Edrie K. Brinker Living Trust
Douglas Brinker Durable POA
4965 Gooseberry Road
Tetonia, ID 83452
July 11, 2022

Teton County Planning and Building Department
Courthouse Way
Driggs, ID 83422

Re: Eustachy-Wysong Subdivision with density which would cause irreparable damage to the wetland environment and underground water table surrounding this development.

To whom it may concern:

The average density around this project is no less than 1 house per 25 acres. Jumping it up 10X to 1 House per 2.5 acre seems quite a bit. I would like to propose that the developers pay for a wetlands / Underground water survey and wildlife reports to see what the impact would be on our game corridor. The South Leigh creek and the Teton Creek are the main game thoroughfares to the Teton River from the Targhee mountains and they and their surrounding areas need to be protected.

A development of this magnitude in an actively farmed horticulture neighborhood is destructive to the milieu of South Leigh Creek. The proposed ingress/egress route is completely inadequate. A development of this size should have direct access to a main county road.

Sincerely,

Douglas Brinker

dtbrinker@yahoo.com

July 5, 2022

To: Teton County, Idaho P. & Z.

Regarding: Proposed Eustachy-Wysong Concept Hearing

I am writing concerning both the Eustachy-Wysong and Jones proposed developments in Tetonia. Both are adjacent to each other, use the same developer and propose to use the same ingress/egress route North of the both parcels accessing my farm road. Curt Behle (858-361-0888) is the developer. This route would be via roads W 4850 N headed east to N 3250 W headed North to W 5000 N headed East to N 3000 W.

The proposed access route is in violation of the Teton County Fire Protection District Fire Protection Resolution for Subdivisions, Resolution Number 3, Chapter 1, General Provisions. Page 2, section 2.1.4 is pertinent to the developments. Fire Marshall Earle Giles referred me to this document as the governing authority for this issue. An irrigation pivot is in place at the junction of the two parcels along their shared Eastern border. It pivots 270 degrees from East to West to South and back, across road W 4850 N, crossing it in two places in doing so with each pass. The clearance at maximum height for this pivot is 12' 6", well below the minimum requirement of 13' 6" mentioned in the above document. This alone should disqualify and render any proposed Northern ingress/egress route illegal by the Fire Marshall.

I own the water pump that supplies the pivot. The pump is currently located along the Eastern edge of the two proposed developments. I will continue to irrigate my barley with a pivot as I have done for years. If I need to move the current pivot location due to the proposed developments on my 60 acre property located immediately North of both parcels, I will. However, the pivot will still cross road W 4850 N as it currently does, thereby continuing to make the Northern ingress/egress route in violation of the fire code mentioned above. Thus under any condition, the Northern route will not work since I will continue to irrigate with a pivot regardless of whether an adjacent development is approved or not. An alternate ingress/egress route needs to be considered by P & Z. Thank you.

Sincerely,

Glenn Moradian, M.D.

3690 W 4850 N

Tetonia, ID

208-206-1708



Sharon Fox <sfox@co.teton.id.us>

Proposed Eustachy-Wysong Ranch Development

tetons2011@silverstar.com <tetons2011@silverstar.com>

Sun, Jul 10, 2022 at 12:02 PM

To: pz@co.teton.id.us

Dear County Planning and Zoning Commissioners,

As a property owner near the proposed Eustachy-Wysong Ranch subdivision, I am opposed to proposed development of the 60 acres with 23 lots that could have 2 houses per lot, 46 houses.

What county zoning and land development code will this development follow?

The proposed subdivision is within the Big Game Migration, songbird/raptor breeding habitat, and priority wetland habitat overlays. This subdivision is also within a floodplain. Will all buildings and development be outside the above mentioned overlays and floodplain, if so, will this requirement be in writing and enforced by the county or in a deed restriction, or similar means of prohibiting development in the overlays and flood plain?

How will the county ensure that the 46 septic systems will not contaminate the S. Leigh Creek and surrounding wetlands/waterways over time? This area has sub-water. Sub-water should also be taken into consideration with septic fields in this proposed development.

How will this proposed development be accessed? It appears that the proposed subdivision would have to use private roads to access the property, if this is the case, does the developer have permission to use the private roads?

Will the proposed subdivision be required to have a fire pond(s) to handle 46 homes?

Will the current center pivot irrigation system still be used once the subdivision is under development and becomes a subdivision? If so, how will that effect the additional subdivision's water wells, the surrounding existing water wells, and the water table?

Will the developer be required to perform any additional assessments to answer some of these questions?

Please take the above questions into consideration.

Thank you,

Judy Jackson
2621 Quartz Dr.
Tetonia, ID



Objections to the Eustachy-Wysong proposed 46 home Subdivision

1 message

Glenn Moradian <moradiang@gmail.com>
To: pz@co.teton.id.us

Fri, Jul 8, 2022 at 11:47 AM

Dear Commissioners,

I am an adjacent land owner of the Eustachy-Wysong proposed subdivision.

This proposed subdivision would sit in the middle of 260 acres of active historical agriculture that is currently being farmed. It is irrigated with a central pivot that crosses three adjoining properties and dirt farm roads. The Fire Marshall previously stated, this pivot irrigation system does not allow proper clearance for fire department or emergency vehicles access, to reach the proposed subdivision.

After the Commissioners reviewed and attached the overlay of the property, it clearly shows the property sits in a wildlife corridor and directly adjacent to South Leigh Creek. I am surprised that the Commissioners would seriously consider approving this project!

First, there needs to be an impact study, in regards to contamination of the water table from leach fields from septic of 46 homes.

The underground water irrigates agricultural land and the run-off drains into the adjacent South Leigh Creek.

As you know, South Leigh Creek drains into the Teton River and is the water source for many communities downstream.

This health, safety, and general welfare of all surrounding neighborhoods is being brought to the attention of the Commissioners because it affects all our wells.

Sincerely,

Merri Moradian RDH

[3690 W/ 4850 N](#)[Tetonia, Idaho 83452](#)

To: Teton County, ID Planning and Zoning Committee and Board of County Commissioners

From: Brent Peterson, Tetonia, ID 83452

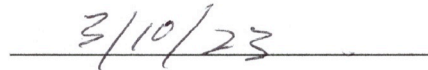
Re: Eustachy-Wysong proposed subdivision application

Date: 3/10/2023

The proposed subdivision application mention above should be immediately revoked for materially omitting to the P&Z that they do not have a legal easement across N 5000 W to public road W 3000 W. The governing authority for this request is contained in Title 9 Subdivision Regulation, Chapter 3, subtitle 'n', paragraph I, p. 52 where it is stated..."The Board of County Commissioners may revoke a subdivision or P.U.D. upon failure to comply with the conditions of approval of a final plat or subdivision extension , upon the violation of any of the provisions of this Title, or for misrepresentations or material omissions made to the Planning Commission or to the Board of County Commissioners (amd.9-17-09)."



Brent Peterson



Date

To: Teton County Planning and Zoning
Regarding the proposed Eustachy-Wysong concept hearing

Dear Commissioners,

I am an adjacent land owner to the proposed subdivision and I have grave reservations about this project. This project will affect my entire North boundary of approximately 1,040 feet.

This subdivision will sit in the Middle of 260 acres of historical farm ground with a center-pivot irrigation system. This proposed subdivision also does not have access directly to any county roads. The access could only happen by crossing large parcels of land owned by others in order to reach a county road. By taking a portion out of the middle of irrigated ground for this purpose, it will make any farming financially prohibitive to achieve.

I strongly feel that 2.5 acre lots do NOT fit in with the well-established surrounding properties. There are 40, 60, 100 acre parcels, and ours at 25 acres. There is not a property less than 5 acres within a mile in any direction. There are currently 9 homes on the surrounding properties with-in 1 mile of the proposed development. This subdivision could add a total of 46 more homes.

Another concern about this subdivision is the impact of 46 new homes, each having their own well and septic system. Will there be a negative impact on the water table and the nearby creek and the wildlife that frequent that area??

This proposed subdivision should be denied in its present form. It does not fit in with the surrounding area. Also, with the new zoning and Land Development Code being passed by the BOCC (July 6, 2022), this subdivision should follow suit.

Sincerely,

Brent & Patty Petersen
3405 Cache Vista Dr.
Tetonia, ID 83452

Patty Petersen - 7/6/22


To: Teton County, Idaho Planning & Zoning Members and County Commissioners

From: Glenn and Merri Moradian, property owners at 3690 W 4850 N Tetonia, ID 83452, Marc Brilliant, property owner at 4851 N 3250 W Tetonia, ID 83452 and land owner of the private road W 5000 N.

Re: Eustacy-Wysong proposed subdivision application , parcel #RP05N45E053100

Date: February 7, 2023

This letter is to inform the P&Z committee and the County Commissioners that as of the date of this communication, the Eustachy-Wysong Ranch DOES NOT have documented access via a legal easement from their property to a county road. **Specifically, there is no documentation in Teton County records of an easement across W 5000 N, a private road.** All E-W Ranch application materials to date state, "The Concept Master Plan describes the main access to the development from W 4850 N approximately 600 feet south of the intersection of W 5000 N and N 3000 W.

This description is fallacious in that 600 feet south of W 4850 N **DOES NOT** put them at the intersection of W 5000N and N 3000 W. It in fact puts them approximately ¼ of a mile west of the stated intersection. Again, what is missing is access across the ¼ mile private road, W 5000 N.

This project was determined to be sufficient on 9/13/2022. In article 1. General Provisions I Div. 1.8. Transitional Provisions, it states that, "An application that is substantially changed following being determined sufficient, or an application that fails to comply with the required time frames or any terms or conditions of its approval, shall expire and future applications shall be subject to the current LDR's".

We challenge the Eustachy-Wysong Ranch to produce legal documentation of access across W 5000 N and ask that the county immediately, upon documentation of the lack of access described above, declare the application on record expired for reasons stated in Div. 1.8. Transitional Provisions. Owner of the land under W 5000 N (Marc Brilliant) hereby declares his refusal to grant E-W Ranch access across N 5000 W for purposes of a subdivision development.

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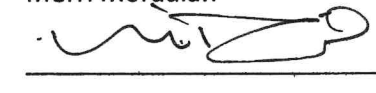
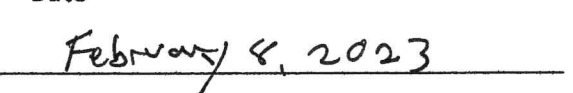
Glenn Moradian

Date

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Merri Moradian

Date

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Marc Brilliant

Date