

06/06/2023

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

Dustin Kuttler
564 W 700 S #405
Pleasant Grove, UT 84062

Connect Engineering
2295 N Yellowstone Hwy
Idaho Falls, ID 83401

RE: Skyline View Ranch

I have reviewed the application to have the parcel RP04N44E120150 divided into a seven (7) lot subdivision to be known as the Skyline View Ranch and determined that the property is suitable for sub-surface waste disposal systems to serve residences. Four test holes were excavated on May 24, 2023, to provide observation of the soil horizon below natural grade.

Soils are consistent across the property. In general, the soil horizon shows:

0-12 inches of sandy loamy silt with minor rock content Topsoil

12-84 inches of fine sandy silt with minor clay content and 30% rock content B2 soil type

84-120 inches very gravelly sandy silt B1 Soil Type

(See Test Hole Information sheet for details of specific test holes.)

All test holes were dry showing no evidence of groundwater. No bedrock was encountered in any test hole.

Slope is less than 3% across the entire property with minor areas adjacent to streams and irrigation ditches of up to 10% slope. There is a general slope of 1% east to west across the parcel. The west side of the parcel has low lying areas that are currently flooded with precipitation accumulation and irrigation water. These flooded areas should be avoided when installing drainfields. The general area of flooding in the Northwest corner of the parcel between Mahogany Creek and the irrigation ditch to the east of the stream. Irrigation is by sprinkler no flood irrigation is used on this property. The eastside of the property has undulating surface topography while westside is much flatter.

Mahogany Creek dissects the property as do at least two active irrigation ditches. A minimum horizontal separation of 175 feet will be required between Mahogany Creek and any portion of a drainfield. A 50 feet horizontal separation from the irrigation ditches and drainfield will be required.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Sunrain 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 that reads "Kathleen Price". The signature is fluid and cursive, with a large loop on the letter 'P'.

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

REVOCABLE TRUST
131000010

D, LEORA B
44E014802

D, LEORA
44E122600

WOOD, LEORA
44E124350

Skyline View Ranch
Water, Slope, Adjacent Properties

SKYLINE HOLDINGS GROUP LLC
RP04N44E120130

BROADWAY LLC
RP04N45E066052

JACOBS, CADE
RP04N45E073250

CH2 LAND VENTURE
RP04N45E073010

12

W2250S

S15000W

Maneview Creek

BATES, GEORGE L

BATES, GEORGE L

MURRAY, AILEY S

SUBDIVISION ON-SITE

Conducted on: 5-24-2023 Time: Travel On-site _____

I. NAME OF SUBDIVISION: Skyline View Ranch.

II. LOCATION (COUNTY): Teton.

III. GENERAL INFORMATION:

A. Current Land Use: Ag. Barley

B. Adjoining Property Use: Ag + Residential

C. Surface Water (on or near development): Mahogany Creek + 2 Irrigation Ditches

D. Slope: Minor to none 1% East to West + South to North

E. Drainage Areas Present: yes -

F. Rock Outcrop Present: No.

G. Wetland Indications: No to hydric soils or plants

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 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:

Avoid area in NW corner near stream w/ Deadfield
B2 soil application rate for sizing 0.45 gpd/ft
175' horizontal separation from surface water -
50' from Ditches. Flat w/ undulating topography.

EHS: R. P. [Signature]

TEST HOLE INFORMATION

SUBDIVISION Skyline View Ranch DATE 5-24-2023

Test Hole # 1

Location: Between Lots 1+2.

Depth: 120" Block 2

Test Hole # 2

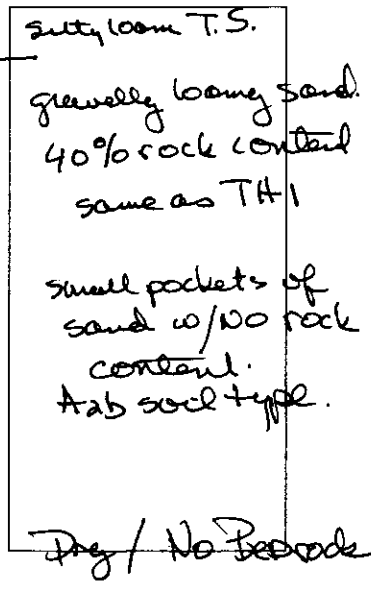
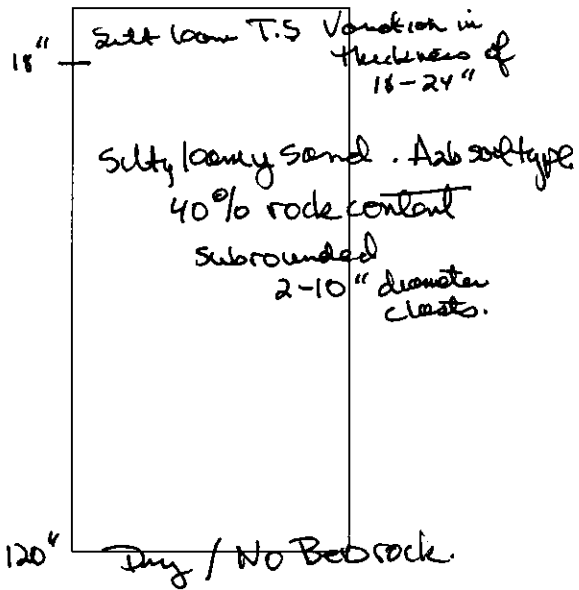
Location: Between lots 1+2
Block 1

Depth: 120"

Test Hole # _____

Location: _____

Depth: _____



Notes increasing
Rock content
w/ Depth.

All soils are
basically the same
through out parcel.

East portion of
Parent parcel

Test Hole # 4

Location: Between Lots 3+4

Depth: 120" Block 2

Test Hole # 3

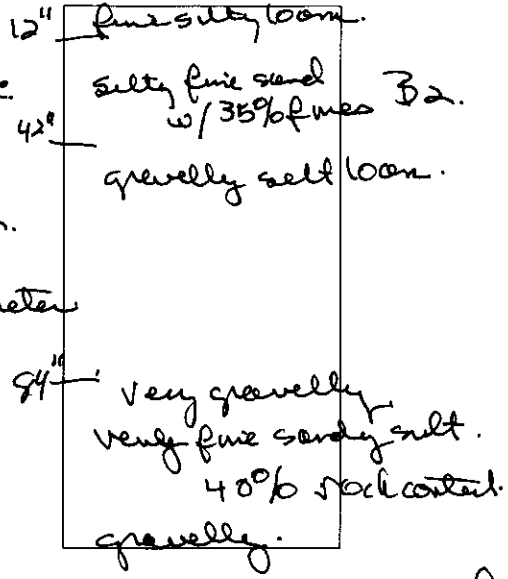
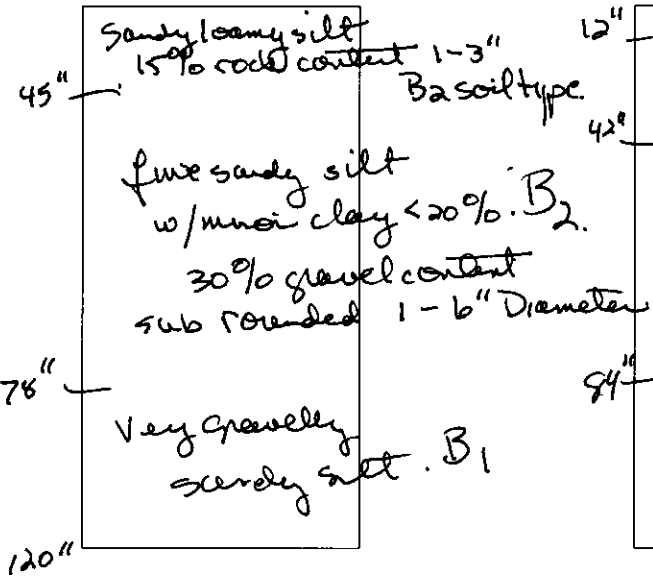
Location: Lot 3 Block 1

Depth: 120"

Test Hole # _____

Location: _____

Depth: _____



Size all
systems w/
B2 application
rate
0.45 gpd/ft

West side of Parent parcel.

DRAWING NO. 22-408
 EXHIBIT

JOB TITLE SKYLINE VIEW RANCH SUBDIVISION
 JOB NO. S 5000 W AND W 2260 S
 LEVEL I NUTRIENT PATHOGEN STUDY

DRAWING TITLE TEST PIT LOCATION MAP

NELSON ENGINEERING
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	5/21/2023
REVISIONS	
APPROVED	
DESIGNED	
CHECKED	
PG	

