

December 15, 2023

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**RE: Narrative to Accompany Preliminary Plat – BOCC Hearing  
Irish Acres Subdivision – Teton County, Idaho**

Dear Ms. Krueger,

In accordance with Teton County Idaho’s Land Development Code Title 9, the Preliminary Plat was reviewed by the Planning & Zoning Commission on October 10, 2023. In addition to the Preliminary Plat application materials that were submitted for review by the Planning Commission, the following narrative accompanies the supplemental materials to the application requested at the October 10<sup>th</sup> meeting.

**Building Envelopes**

A revised preliminary plat exhibit is attached showing the location of all building envelopes on the preliminary plat.

**Improvement Plans**

The plans have been revised and updated to reflect the alignment of proposed O’Shea Road with the access approach on the other side of W 4000 N. Road designs have been updated to reflect County standards for road base, which is 4 inches ¾” crushed gravel, 4 inches, 2” crushed on 8” imported structural fill. Finally, the landscaping and subdivision sign have been incorporated into the Plans and corresponding cost estimate.

**Traffic Impact Study**

The Planning Commission directed the applicant to complete a Traffic Impact Study in conjunction with the nearby proposed JC Ranches subdivision. The study has been updated/completed to reflect the correct number of dwelling units at full build out of JC Ranches and incorporates the maximum possible dwelling units at full build out in Irish Acres.

**Covenants, Conditions & Restrictions**

The revised CCRs are attached and have been updated to reflect the language as required in the subdivision Staff Report.

### **Aquatic Resource Inventory (ARI)**

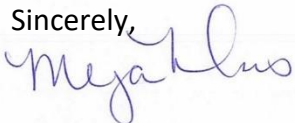
The ARI was submitted to the Army Corp for a preliminary jurisdictional determination on the identified wetlands areas, however, the Corp has indicated they do not have a proposed timeframe for when they will return determination decisions. The complete ARI for the subdivision is attached and indicates that the wetlands are irrigation induced. All building envelopes have been established to avoid disturbance to wetland areas to the greatest extent possible.

### **Preliminary Financial Guarantee**

Evidence that the applicant can provide for the required Development Improvements Agreement financial guarantee has been submitted and the applicant's financial institution is prepared to provide the required Letter of Credit or other financial surety. The updated cost estimate, stamped by the engineer, is also attached.

On behalf of Y2 Consultants, thank you very much for your attention to this application and supplemental items. Please let me know if we need to provide any additional information. We look forward to hearing from you following your review.

Sincerely,



Megan Nelms, AICP

Senior Planner

[megan@y2consultants.com](mailto:megan@y2consultants.com)

## **SECTION I: INTRODUCTION & OVERVIEW**

Irish Acres Subdivision is a proposed 10-lot subdivision on a 40.14-acre parcel. The property is located southeast of Tetonia, ID, in Section 10, T05N, R45E. Access to the property is from the existing road, N 2000 W on the west and W 4000 N on the northern property boundary. An Access Permit has been granted by Road & Bridge to construct a new approach on the western property boundary, of N 2000 W. This application is being submitted under the previous Title 9 land development rules, and the zoning is A-2.5 Agriculture/rural residential zone.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The following highlights elements of the Comprehensive Plan, and how Irish Acres Subdivision aligns with the stated goals and objectives:

- *Maintain, nurture and enhance the rural character and heritage of Teton Valley* (Exec. Summary)  
The subdivision calls for a relatively small number of large-acre parcels, in keep with the rural/agriculture setting that defines Tetonia.
- *Enhance and preserve our access to public lands* (Goal NROR-2)  
The site is surrounded by private property. Access to public lands is not possible from, nor hindered, by this proposed subdivision.
- *Respect sensitive habitat and migration areas for wildlife* (Goal NROR-8)  
The residential building envelopes do not include sensitive habitat or migration areas. See attached Natural Resource Analysis

### **AVAILABILITY OF PUBLIC SERVICES**

Public water and sewer systems are not available to serve the proposed subdivision. Lots will be served by individual private wells and individually permitted septic systems. Fire protection in the 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.

#### *ROADS*

The parcel is adjacent to two public roads, N2000W to the west (Minor Neighborhood) and W4000N to the north (Major Collector). In addition, dedicated roads through the parcel to provide access to interior lots are included on the plat. Proposed Trucco Lane comes off N 2000 W and provides access to Lots 3, 4, 5 & 6. The Access Permit for Trucco Lane was approved by Road & Bridge on 5/23/22 and is attached. Trucco Lane will be constructed with a Fire District and Engineer approved emergency vehicle turn around, to standards outlined in the County Roads Resolution.

Proposed O'Shea Road comes south off W 4000 N, with a stub cul-de-sac on the west side, over 300' from the intersection with W 4000 N. The cul-de-sac provides access to Lots 1-4 and O'Shea Road provides access to Lots 7-10. O'Shea Road will also be constructed with a Fire District and Engineer approved emergency vehicle turn around, to standards outlined in the County Roads Resolution.

Per guidance and direction from the previous County Planning Director and staff, the applicant does not intend to construct any portion of O'Shea Road at this time. He intends only to construct that portion of Trucco Lane to provide access to one new residence. Previous planning staff also informed the applicant that a financial guarantee for the infrastructure is not required, as the intent is to not construct O'Shea Road until other residences are ready to be constructed and the fact that the remaining land within the subdivision will stay as agricultural use as it is under contract for grazing for two years.

### *FIRE PROTECTION*

The applicant intends to provide an engineer designed and approved fire pond. The pond is proposed to be **located on Lot 10**. It will be defined within an easement dedicated to the use and maintenance of the resource. It will be provided with access that includes a fire apparatus turnaround, in compliance with the county Fire Resolution, Chapter II, Section 2.1, Fire District Access Design. Please see the attached Proposed Fire Pond location map.

### *DOMESTIC WATER & WASTEWATER*

Domestic water will be supplied by private wells. Permitting, construction and maintenance of private wells will be the responsibility of individual lot owners. Wastewater treatment will be accomplished using a small individual septic system on each lot. The septic systems must be designed, constructed, and maintained in accordance with Eastern Idaho Public Health standards. Permitting, construction and maintenance of septic systems will be the responsibility of individual lot owners.

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

The proposed 10-lot subdivision will not have any new major public infrastructure and will have a negligible impact on public finances. In general, the increased taxes on newly developed properties will generate additional revenue to cover the cost of services to residents.

### ***CONFORMANCE WITH THE CAPITAL IMPROVEMENTS PLAN***

Any impacts to public facilities identified by the County will be addressed per Code by the applicant. Future owners of each lot will be required to comply with the Development Impact Fee Program/Capital Improvement Plan adopted by the County.

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

The site is located in the Wetlands and Waterways overlay. A small wetland area runs through the property and covers approximately 7.8-acres in the southern portion of the parcel. Per Section 9-3-2(C-2.b(a)), a Natural Resource Analysis and Nutrient Pathogen Evaluation has been completed and a qualified professional has completed a Wetland Delineation, Land Management and Mitigation Plan. They are attached to this application.

## **SECTION II: 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'
- The County setbacks for zone A/RR-2.5 are shown.
- County Roads W4000N and N2000W are shown and labeled.

### **3. Utilities:**

- The proposed lots shall be supplied by individual water wells and individual septic systems and that is 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. See attached Fire Pond Location exhibit.

### **4. Improvement Standards**

- See preliminary improvement plans.

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

### **1. Development Agreement**

- The applicant was previously advised by previous Planning Staff that a Development Agreement and associated financial guarantee is not required.
- The applicant intends to only improve proposed Trucco Lane at this time.
- All road improvements will be completed as homes are constructed in the subdivision.
- Improvements to Trucco Lane will begin the next parcel is developed and applies for construction permits.
- Traffic and dust control will be provided during construction.
- A subdivision name and street signs shall be placed by the applicant.

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

## **SECTION IV: DESIGN & IMPROVEMENT STANDARDS**

### **1. Design Standards**

- Trucco Ln & O'Shea Rd are private roads
- Street locations are shown on the plat.
- Intersections are shown on the plat.
- All easements & rights-of-way are shown and dedicated on the plat.
- There are no known irrigation easements on the subject property.
- Blocks are not applicable to this subdivision.
- All 10 lots are defined and labeled.
- Only one home is proposed for development within the subdivision at this time. At the time of building permit, if required, landscaping will be installed per the attached landscaping plan.

### **2. Maps/Studies/Plans:**

- No public lands or waterway adjoin or encumber the subdivision

- The property is located in the Wetlands and Waterways Overlay as well as a Natural Resource Overlay. Therefore, the applicable plans and analysis are attached:
- **Wetlands determination** - Attached
- **Scenic Corridor** – not applicable
- **Nutrient-Pathogen Study** – Attached
- **Flood hazard areas** – not applicable
- There are no known geographical hazards that we are aware of.
- **Natural Resource Analysis** – Attached
- **Wildlife Habitat Assessment** - Attached
- The property is not located within the Hillside Overlay.
- **Fiscal Impact Analysis** – There are 10 lots, N/A
- **Traffic Impact Study** – 10 lots, N/A
- **Natural Resources Impact Mitigation Plan** – Attached
- **Open Space Management Plan** – NA
- **Facilities Map including existing structures** – Attached.

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

### 1. Correspondence Required

- Financial Letter of Intent – a **Guarantee is not being provided by the applicant, per previous understanding from previous Planning Staff**
- EIPH review – **Letter attached.**

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

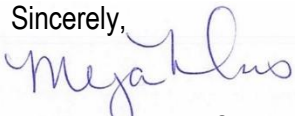
- Preliminary **Three (3) copies of preliminary road plans** – See attached.
- Fire Pond – **location of fire pond shown on exhibit. Engineered design plans will be provided with final plat submittal**

### 3. Roads:

- Access Permit from Road & Bridge – **Attached approved permit for Trucco Ln**
- Intent for County Road improvements – **N/A**
- Description to assure adequate funds for maintenance of roads within the development – **N/A**

On behalf of Y2 Consultants, thank you very much for your attention to this request. Please let me know if we need to provide any supplementary information. We look forward to hearing from you following your review.

Sincerely,



Megan Nelms, AICP

Senior Planner

[megan@y2consultants.com](mailto:megan@y2consultants.com)