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2023

Trestles Subdivision
Preliminary Plat Application Supplement



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Management and Engineering



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TRESTLES I

Supplementary Information Application for Subdivision – Preliminary Plat

Introduction

Trestles and Wildflower are two proposed residential subdivisions located east of Highway 33 on E 2000 South approximately 1 mile from the City of Driggs in Teton County, Idaho. Due to the close proximity, the county required the impact of the subdivisions to be assessed as an individual development. The application supplement will discuss individual aspects of each subdivision when applicable along with the combined analysis for the traffic impact study, nutrient-pathogen study, public services/ fiscal impact, and fire suppression.

Trestles originally named B&W Ranch Estates Subdivision was renamed to Trestles Subdivision and combined with the Ember Ridge Subdivision. Approval for the combined Trestles concept was granted April 12, 2022. (see appendix)

The Trestles project consists of 68 residential lots with 66 buildable lots. Trestles occupies four existing parcels totaling 216.83 acres. The four lots are RP04N45E021201 (56.36 acres), RP04N45E013600 (80 acres), RP04N45E027350 (40.3 acres) and RP04N45E029250 (40.17 acres). The four parcels are owned by different entities that are cooperating on the development of the property. There are similar developments immediately to the south and southeast across E 2000 South as well as within ½ mile to the northeast. The property was zoned as A/RR-2.5 under the 2012 zoning ordinances which are the applicable regulations for the development of this property. Per those rules, all of the residential lots meet, or exceed, the minimum size of 2.5 acres.

PROJECT COMPONENTS

Compatibility with 2012 Comprehensive Plan

The proposed development is situated in the area designated mixed ag / rural neighborhood, which is compatible with the proposed development.

Access & Circulation

The development will be accessed via E 2000 South on the south side of the property. Lots within the subdivision will be served by new road internal to the development providing access to each lot. All roads within the subdivision will be constructed to Teton County standards for road construction for local roads with the anticipation that roads will be dedicated to the County.

Setbacks & Building Envelopes

In all cases, building setbacks will comply with the minimum setbacks required by Teton County. Building envelopes, which often exceed the minimum setback requirements, are being contemplated in

the subdivision covenants, conditions, and restrictions (CCR) to further limit the location of future buildings for the purpose of preserving views for each lot.

Open Space and Density

There is no requirement for open space in the A/RR-2.5 zoning district. However, the project as contemplated and presented includes 12.66 acres of open space.

Domestic Water

Domestic water will be provided by individual wells on each lot. Installation, maintenance, and permitting of domestic wells will be the responsibility of individual lot owners.

Stormwater

During initial construction appropriate erosion control measures and best practices will be used to minimize erosion and pollution. The proposed development maintains the natural drainage patterns of the site to the maximum extent practicable. A Grading & Drainage Plan is included in the engineering improvement drawings prepared and submitted with the Preliminary Plat Application. Stormwater generated on the road will be retained in drainage swales on each side of the road prism while individual lots will be required to retain stormwater on site.

Wastewater

There is a sanitary sewer collection line installed in E 2000 South that serves the Ironwood subdivision. However, the City of Driggs is currently limiting connections to the wastewater system outside of the city limits. Therefore, 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. District 7 Health has inspected and classified the soil from exploration pits on the property and issued a letter indicating the suitability of the site for individual subsurface wastewater disposal systems.

Fire Protection

The proposed developments will construct a fire pond with a dry hydrant at the entry off of E 2000 South and two pressurized fire hydrants located on the northern portion of the development meeting the requirements of the Teton County Fire District. The Owner(s) have met with the Fire Marshal, and he has endorsed the plan as proposed.

Overlay Zones

There are no overlay zones affecting the property. The site is located in a Floodplain overlay, Scenic Corridor overlay, Wetlands overlay, and Wildlife Habitat overlay. No critical habitat areas are known or mapped on the subject site.

Geophysical Hazards

- There are no FEMA Special Flood Hazard Areas (SFHA) mapped on the site.

- There is no surface water on the site.
- The site is mapped as “Class 1: Low Liquefaction Susceptibility”, the lowest risk of three categories relating to earthquake hazard.

Airport Vicinity Overlay: No

Flood Plain Overlay: Yes

Hillside Overlay: No

Scenic Corridor Overlay: Yes

Wildlife Habitat Overlay: Yes

Wetlands and Waterways Overlay: Yes

Latest recorded deed to the property

See appendix.

60% of total base fee (see current fee schedule)

Fees enclosed.

\$1,500 minimum retainer for Nutrient Pathogen evaluation review, as applicable.

District 7 of the Eastern Idaho Public Health indicated a Nutrient Pathogen Study is not necessary. This requirement was addressed at the Concept submittal and review and the County did not impose this requirement.

Affidavit of Legal Interest

See deed in the Appendix.

Concept Plan approved

The Concept Plan was approved by Teton County Planning & Zoning staff on September 14, 2021.