

11/13/2023

Teton County Planning and Zoning
150 Courthouse drive Room 107
Driggs, ID 83422

RE: Teton County Trestles Subdivision Phase 1 and Phase 2, Wildflower Subdivision

To Whom It May Concern:

Application for the above listed subdivisions was received in May of 2022. Site evaluations along with test holes revealing soil horizon and possible groundwater presence were excavated and observed May 31, 2022, by myself as EHS representing EIPH. I have attached the findings and short reports of this work to this letter.

It has been brought to my attention that the number of lots has changed and may be changing again for the Trestles project. This is a very common aspect of working with land development. The parcels being developed do not change geologically or topographically if development configuration changes. Lot number and boundary line changes do not require further evaluation of the property by EIPH. The information in the reports provided covers the existing soils, surface water, groundwater and topographic features that define suitability and type of sub-surface wastewater disposal systems to server residences that may be built in the future on the proposed lots of the subdivisions.

The changes as have been described to me do not change the original conclusion that the parcels being developed. The Trestles Phases (both) and the Wildflower Subdivisions are suitable to be served by individual wells and septic systems. These 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. Suitability criteria and required separation distances will be maintained. DEQ sent out a letter on October 30, 2023, stating that a revised NP evaluation with greater analysis beyond the normal conducted for a level 1 NP evaluation found there was no cause to suspect any significant degradation to groundwater or surface water from the indivial subsurface disposal system if constructed per the current rules concerning waste disposal governed by the State of Idaho.

Additional lots from the original application received by EIPH may result in additional fees. If there is a concern that buildable lots require more enhanced septic systems than the original evaluation individual lots can and will be reevaluated when a septic system permit application is submitted for the lot. According to the developer no buildable lot is with in 500 feet of any surface water or wetland area.

If the developer wishes to a statement may be placed on the plat that requires further evaluation on any lot that may be questionable. EIPH does not have concerns about contamination to any of the waters of the State of Idaho based on the above information and requirements.

Thank you,



Kathleen Price
REHS/MSG
Eastern Idaho Public Health

6/6/2022

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

Liberty LLC
436 Forest View Dr
Driggs, Idaho 83422

RE: Trestles and Wildflower Subdivisions

I have received application for two subdivisions located in Teton County adjacent to one another on parcels RP04NE021201/RP04N45E013600 (Trestles, 40 lots) and RP04N45E027950/RP04N45E028402 (Wildflower, 22 lots). A site evaluation along with observation of soils in 18 test holes was done on May 31, 2022, to determine suitability of the proposed developments for individual septic systems. The property is suitable for sub-surface waste disposal systems in all areas. There are no groundwater, surface water or topographic components that will interfere with the installation of such systems to serve residents on the lots.

Soil information observed during the evaluation show the following which is consistent across all parcels with some variation of the thickness of the top layer of silty sand. The following is an average of the soil horizon observed:
0-48 inches of silty sand with no or very minor rock content B1 Soil Type. Some test holes show this soil layer at depth to 48 inches.
48-120 inches of gravely sand with 40% rock content which increases to 60% rock content at depth. Rounded rock clasts range from 2"-8 inches in diameter. A2b soil type.
The thickness of the top silty sand layer is related to the topography. This layer is deeper in the shallow swales and thinner on the mounds. This is a typical characteristic of soils in the area. All test holes were dry and there is no evidence of groundwater. No bedrock was encountered. Specific test hole information is on the field notes which are included in this report.

Septic system drainfields will be sized using the B1 application rate of 0.6 gallons per day per sq foot.

The property is relatively flat with a general slope of <4% to the Southwest. There is surface undulation, and each lot should be reviewed at time of build and septic installation to determine the best location to maintain gravity flow for effluent to the drainfield. New test holes should not be needed as the soils are very consistent.

Eastern Idaho Public Health gives preliminary approval to divide the parcels referred to above to develop the Trestles and Wildflower Subdivisions to be served by individual well and septic systems per lot. 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. Suitability criteria and required separation distances are to be maintained.

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.



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

TEST HOLE INFORMATION

SUBDIVISION Wildflower DATE 5-31-2022

Test Hole # 1

Location: _____

Depth: 120"

Test Hole # 2

Location: _____

Depth: 120"

Test Hole # 3

Location: _____

Depth: 120"

60" —
Silty sandy loam. B₁
minor rock content
A₂b:
gravelly sand
40-60% rock content
classes 2-8" diameter
Rock content > @ depth.
Dry / No Bedrock.

84" —
Silty sandy loam. B₁
No rock content
gravelly silty sand. A₂b
> 35-40% rock content
1-3" diameter
Dry / No Bedrock

Same as TH 1

Test Hole # 4

Location: _____

Depth: 120"

Test Hole # 5

Location: _____

Depth: 120"

Test Hole # 6

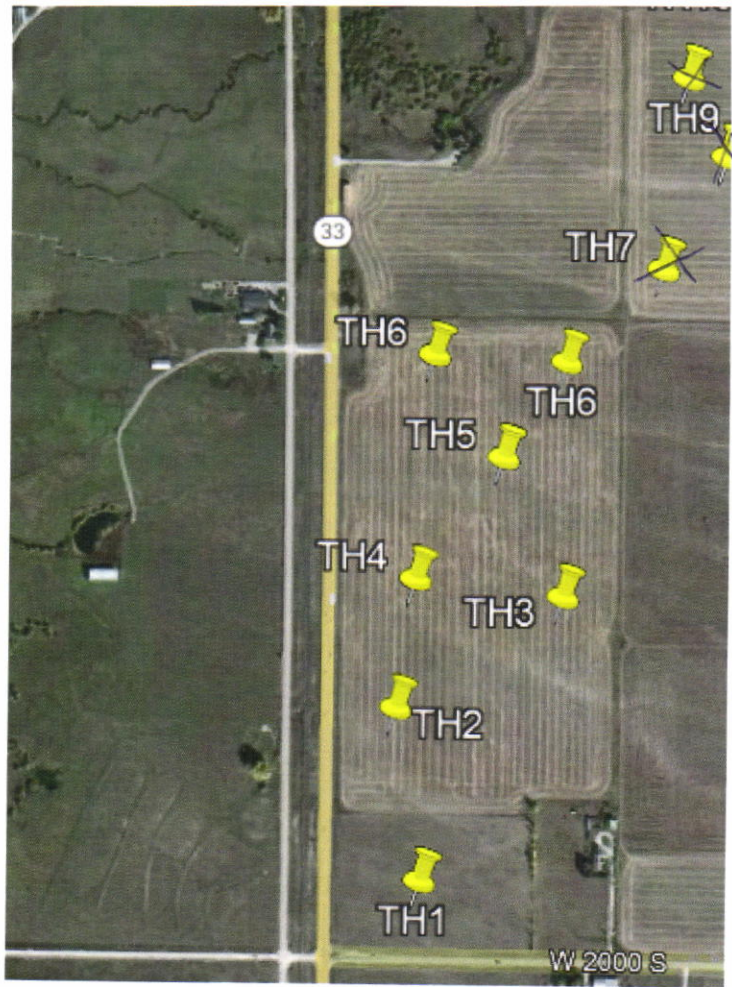
Location: _____

Depth: 120"

Same as
TH 1

— Same as TH
2

Same as
T.H. 1



Wildflower Subdivision
Till Locations

TEST HOLE INFORMATION

SUBDIVISION Trestles DATE 5-31-2022

Test Hole # TH 7

Location: _____

Depth: 120"

Test Hole # TH 8

Location: _____

Depth: 120"

Test Hole # TH 9

Location: _____

Depth: 120"

60" —
Silty sandy Bi
Loam
gravelly sandy
w/mud/clam
A2b.
35-60% rock content.
1-6" Diameter
Dry/No Bedrock.

Same as
TH 7

Same as
TH 7.

Test Hole # 10

Location: _____

Depth: 120"

Test Hole # 11

Location: _____

Depth: 120"

Test Hole # 12

Location: _____

Depth: 120"

Same as
T.H. 7

30" —
silty sandy Bi
loam
gravelly sandy
loam.
35% rock A2b
content.
120" Dry/No bedrock.

Same as
T.H. 11

All test holes are dry / No bedrock. change in Bi layer is related to topography.

TEST HOLE INFORMATION

SUBDIVISION Trestles - DATE 5-31-2022

Test Hole # TH 13

Location: _____

Depth: 120"

Same as
T.H. 11

Test Hole # 14

Location: _____

Depth: 120"

Same as
TH 11

Test Hole # 15

Location: _____

Depth: 120"

36" — silty sandy loam B1
gravelly sandy loam. A2b
33-40% rock content
Dry / No Base rock

Test Hole # 16

Location: _____

Depth: 120"

Same as
T.H. 15

Test Hole # 17

Location: _____

Depth: 120"

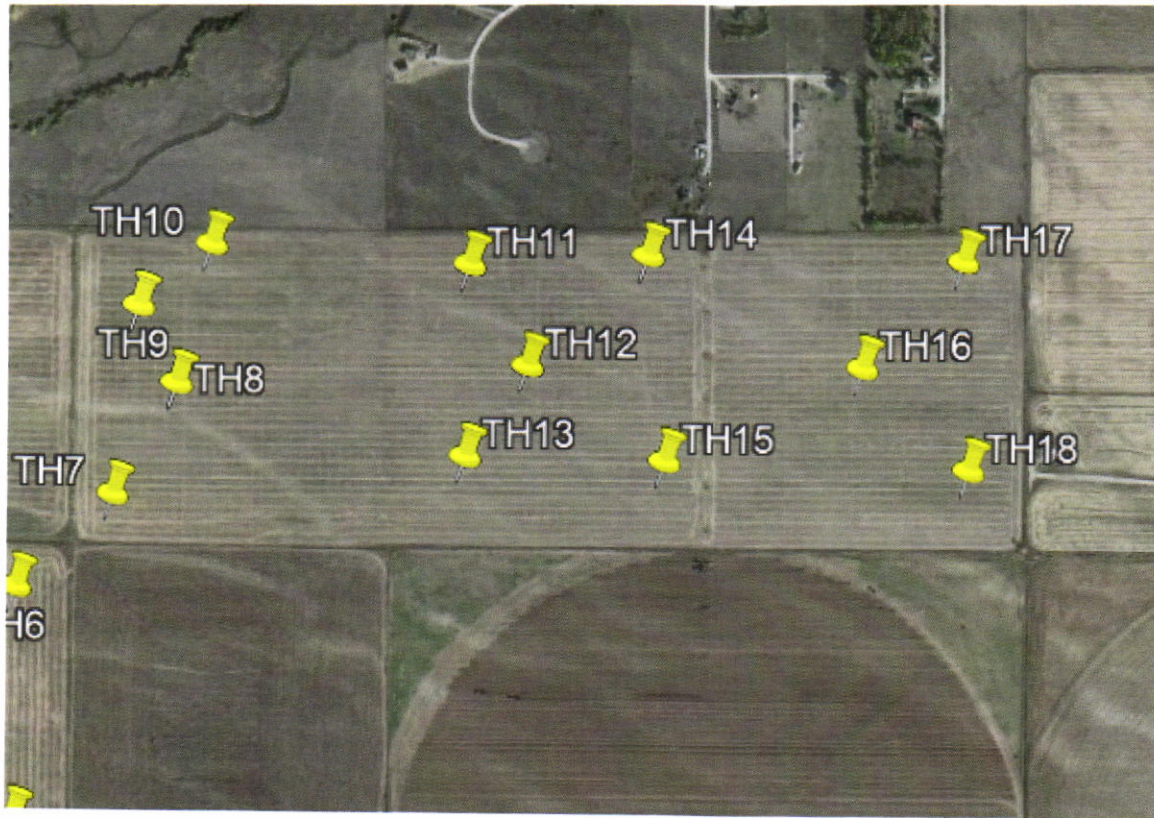
Same as
TH 15

Test Hole # 18

Location: _____

Depth: 120"

Same as
TH 15



Trestles Subdivision
Test Hole locations

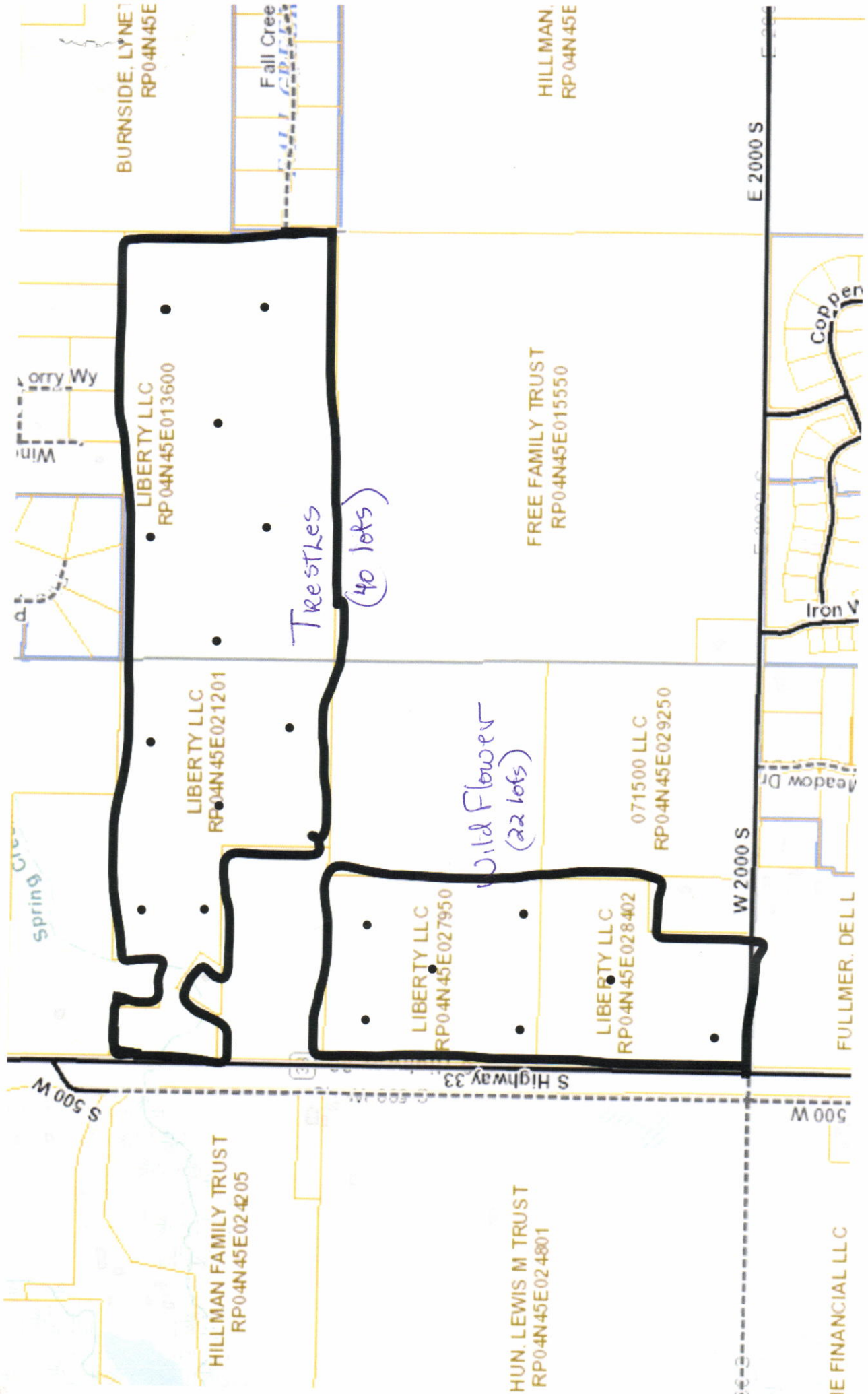
The following Health Certificate is to be place on the plat and signed by Eastern Idaho Public Health District representative prior to recording with the County.

Health Certificate

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied subject to the information contained in the attached Sanitary Rules and Regulation. Sanitary Restrictions May be Reimposed, in Accordance with Section 50-1326, Idaho Code, By the issuance of a certificate of Disapproval

Eastern Idaho Public Health, EHS

Date



BURNSIDE, LYNE
RP04N45E

Fall Cree

HILLMAN
RP04N45E

E 2000 S

Worry Wy
Win

LIBERTY LLC
RP04N45E013600

FREE FAMILY TRUST
RP04N45E015550

Trestles
(40 lots)

Copper

Iron V

LIBERTY LLC
RP04N45E021201

Wild Flower
(22 lots)

071500 LLC
RP04N45E029250

Meadow Dr

Spring Creek

W 2000 S

S 500 W

HILLMAN FAMILY TRUST
RP04N45E024205

HUN. LEWIS M TRUST
RP04N45E024801

S Highway 33

500 W

FULLMER, DELL

IE FINANCIAL LLC