

10/26/2022

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

Tony & Anne Campbell
718 Meadow Hills Dr
Richland, WA 99352

RE: Northern Lights Subdivision

I have reviewed the application to have the parcels RP06N45E280010 and RP06N45E273000 subdivided into twenty-four (24) lots to be known as the Northern Lights Subdivision and determined that the property is suitable for sub-surface waste disposal systems to serve residences. Five (5) test holes were excavated on October 25, 2022, to allow observation of the soil horizon to ten feet below natural grade. Please see Test Hole Information Sheet for details of soil depth and type for each hole excavated.

The soil observed in the test holes consists of silty sandy loam with very minor rock content. Very fine sand increases with depth. This layer is variable in depth, ranging from 96 inches to 24 inches depending on location (see map of test hole locations). The soil does not ribbon as there is little if any clay in the matrix. Soil Type assigned is B1. The small amount of rock content (<10%) consists of angular clasts of rhyolite and pumice. A platy, fractured rhyolite overlain by ash in some test holes lies at depth and is classified as the impermeable bedrock layer. This layer will determine depth of the drainfield for any type of drainfield used in subsurface wastewater disposal. It will be necessary for individual lots to have site evaluations with test holes when application for a septic system permit is made. No groundwater evidence was encountered in any test hole.

No surface water flows on or adjacent to the parcels proposed for development.

Slope is variable ranging from 5% to 30%. This slope range is not a deterrent to installation of septic systems. Drainfield trenches are required to follow the contour of the slope. Some lots may be required to install a steep slope system depending on percent slope and location of dwellings. This will be determined at time of septic system application.

Eastern Idaho Public Health gives preliminary approval of the application to divide this parcel creating the Northern Lights 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 written in a cursive style with a large, prominent initial "K".

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

SUBDIVISION ON-SITE

Conducted on: Oct. 25, 2022 Time: Travel _____ On-site _____

- I. NAME OF SUBDIVISION: Northern Lights
- II. LOCATION (COUNTY): Teton County, 2901-2941 W 7000 N Tetonia
- III. GENERAL INFORMATION:
- A. Current Land Use: Agriculture
- B. Adjoining Property Use: Residential + Agriculture
- C. Surface Water (on or near development): No
- D. Slope: Variable up to 25% Rolling hills topography -
- E. Drainage Areas Present: Swales but no stream beds -
- F. Rock Outcrop Present: NE corner - bedrock of Rhyolite @ Surface.
- G. Wetland Indications: No

- 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 X 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:
lots should be evaluated individually @ time of septic permit application. Soil depth to bedrock & slope need to be understood on each lot.

EHS: R. Reese

TEST HOLE INFORMATION

SUBDIVISION Northern Lights DATE 10-25-2022
 See Map for locations.

Test Hole # 1 Test Hole # 2 Test Hole # 3
 Location: _____ Location: _____ Location: _____
 Depth: 96" * Depth: 66" * Depth: 96"

36" — Silty sandy loam Top Soil
 very much rock content
 small .25" diameter round
 B1 soil type
 > sand content
 lighter in color
 10% rock content
 1-3" Diameter
 Angular to sub rounded
 Sand is very fine
 96" — Dry / No bedrock

20" — silty silt loam
 Top Soil B2
 Very fine sand w/ some silt
 Does not ribbon
 B1 soil type
 60" — light colored Ashy/dusty
 fine silt B2 soil type
 volcanic ash layer
 66" — Bedrock of
 platy fractured Rhyolite
 Dry

48" — Silty sandy loam
 extremely fine sand
 No rock content
 extremely fine sand.
 60" — 20% rock content
 angular gravel
 to sub rounded
 1/3" Diameter
 some pumice
 96" — Dry / No Bedrock

Test Hole # TH4 Test Hole # TH5 Test Hole # _____
 Location: _____ Location: _____ Location: _____
 Depth: 60" Depth: 30" Depth: _____

48" — Silty sandy loam
 > sand content
 < 5% rock content
 Angular broken pieces.
 60" — Rhyolite Bedrock Dry

30" — Silty sand loam
 Rhyolite Bedrock.
 platy + fractured.

Northern Lights Subdivision

TH2

TH1

TH3

TH4

TH5

N-2250-W

N-1750-W





Brent Crowther

From: Earle Giles <egiles@tetoncountyfire.com>
Sent: Wednesday, February 1, 2023 3:28 PM
To: Brent Crowther
Subject: Re: 01-22-0011 Northern Lights - Fire Suppression

Brent,
It all looks to be in order and compliant with the County and Fire codes.
Access and water supply are approved as submitted.

EARLE GILES, III

Deputy Fire Chief
Fire Marshal
Teton County Fire Protection District
egiles@tetoncountyfire.com
tetoncountyfire.com
p: 208.715.5201
f: 208.936.7014

From: Brent Crowther <strategiops@gmail.com>
Sent: Tuesday, January 31, 2023 4:04 PM
To: Earle Giles <egiles@tetoncountyfire.com>
Subject: 01-22-0011 Northern Lights - Fire Suppression

Earl,

Attached is a drawing set for a project northeast of Teton. It is a 17 lot subdivision on 60 acres. We have elected to construct a fire suppression pond on the property and are seeking your input/approval on that approach. Could you take a look at what we have drawn and provide us with some written response as we are putting together the application for preliminary plat.

Thank you.

Brent E. Crowther

Brent E. Crowther, MBA PMP
CEO
StrategiOPS, LLC
3853 W. Mountain View Dr.
Rexburg, ID 83440
Phone 208-351-2824