

# Curt Behle

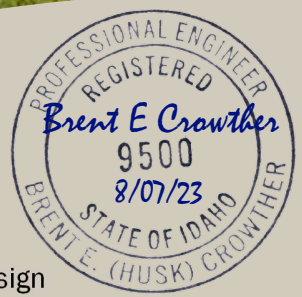
2023

Dorothy Gayle Ranch  
Preliminary Plat Application Supplement

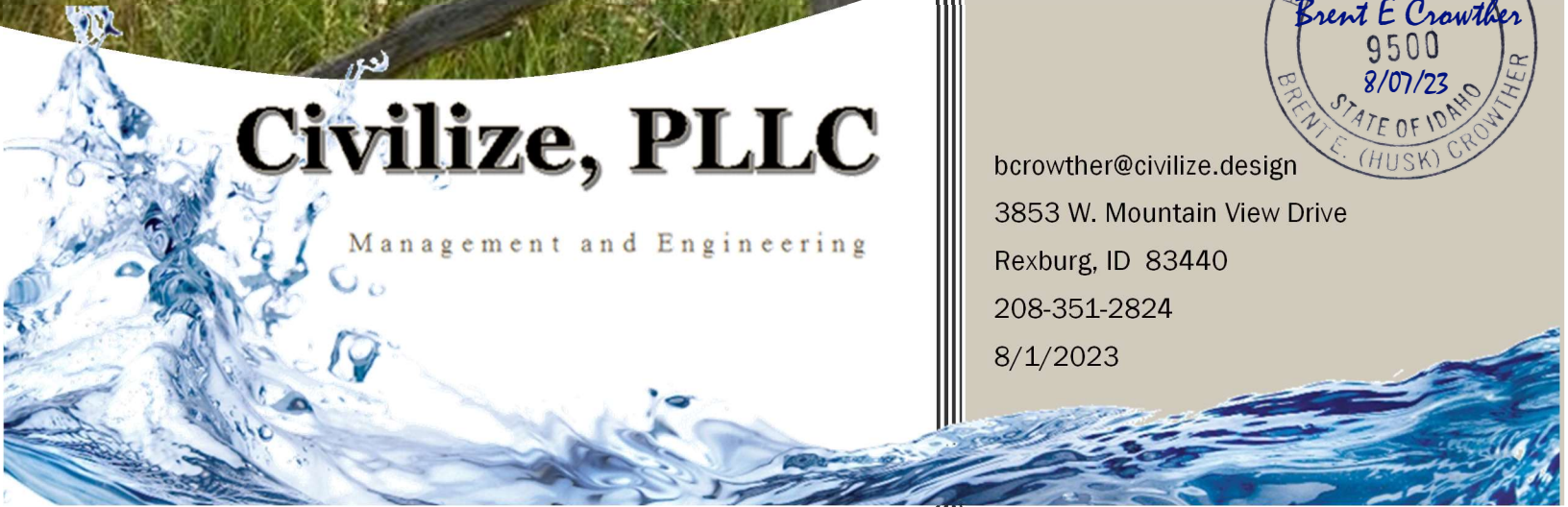


**Civilize, PLLC**

Management and Engineering



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8/1/2023



# Dorothy Gayle Ranch

## Supplementary Information

### Application for Subdivision – Preliminary Plat

## Introduction

Dorothy Gayle Ranch is a proposed residential subdivision located approximately 1.5 miles southwest of Teton and south of W 4850 North. The parcel consists of one 40.46-acre parcel, parcel number RP05N45E054560. Dorothy Gayle Ranch is a seven lot subdivision with six buildable lots. There are similar developments immediately to the southwest and east of the property. 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 W 4850 North on the north side of the property through the Eustachy-Wysong Ranch. 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 1.69 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

The 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 located at the entrance to the development, meeting the requirements of the Teton County Fire District. The Fire Marshal has endorsed the plan as proposed.

## Overlay Zones

The site is located in the 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, an unnamed intermittent stream passes through the southwest portion of the site..
- The site is mapped as “Class 1: Low Liquefaction Susceptibility to Class2: Intermediate Liquefaction Susceptibility”, the lowest two risks of three categories relating to earthquake hazard.

## SECTION I: PERSONAL AND PROPERTY RELATED DATA

**Owners:** Jones Lehi LLC (73.59%), Dorothy R. and Harry V Jones Family LLC (26.41%)

**Parcel Number(s):** RP05N45E054650

**Acres:** 40.46

**Legal Description:** SEC 5 T5N R45E

**Zoning:** A/RR-2.5 Agriculture / Rural Residential, 2.5-acre min. lot size

**Approved Subdivision Name:** Dorothy Gayle Ranch

Approved Road Name(s): Harry V Way

Access Roads: W 4850 North

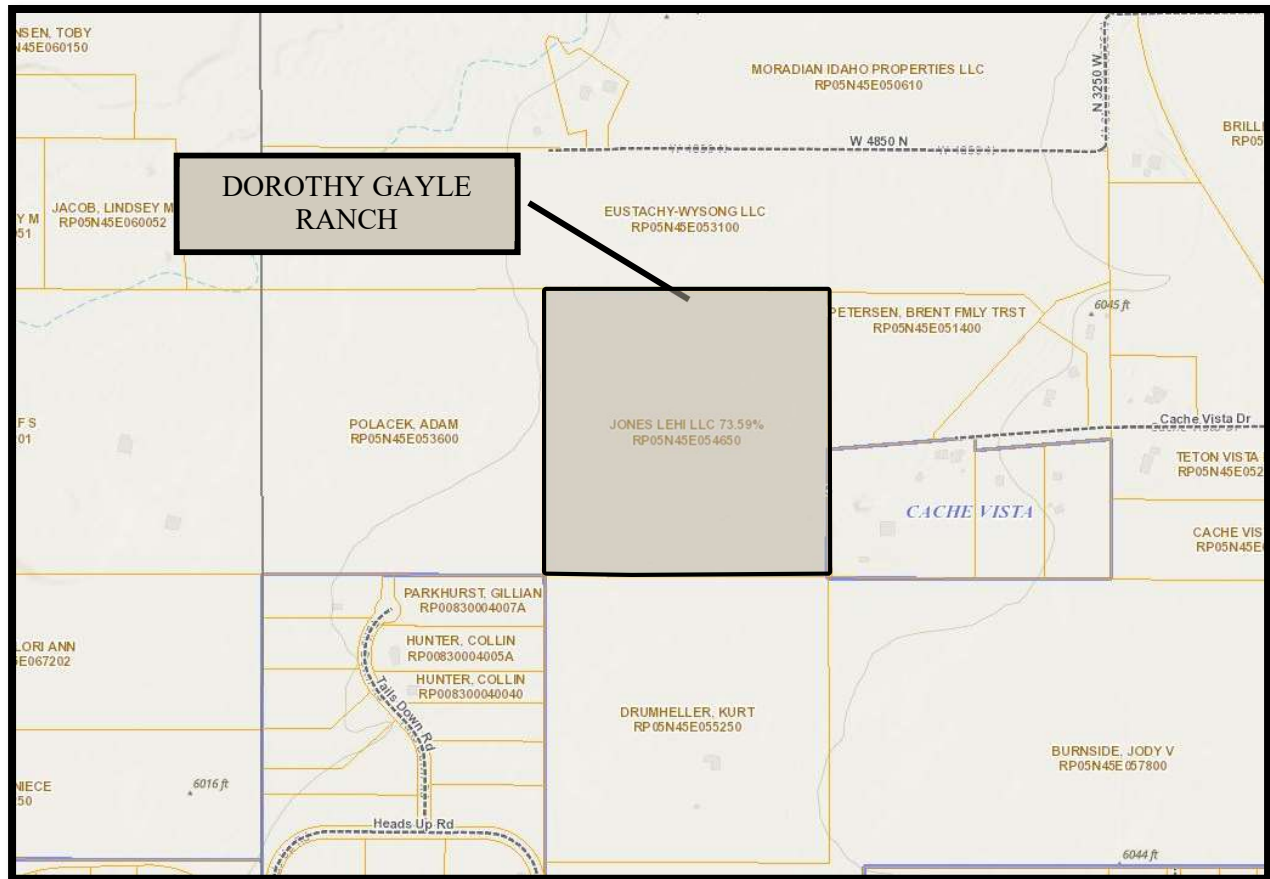


Figure 1: Vicinity Map for Trestles.

**Zoning and Resource Overlays:** The property lies within several of the zoning overlays, although no residential lots are proposed in any of the overlays. Rather, the portions of the property affected by the zoning overlays are protected by dedicated open space per the preliminary plat.

**Airport Vicinity Overlay:** No

**Flood Plain Overlay:** No

**Hillside Overlay:** No

**Scenic Corridor Overlay:** No

**Wildlife Habitat Overlay:** Yes

**Wetlands and Waterways Overlay:** No

## 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 November 9, 2021.

## SECTION II – CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

### 1. Number of Plans/Plats

- a. **Two (2) Preliminary Plats (18” x 27” or 11” x 17”) prepared by a professional land surveyor/engineer**

Teton View Surveying, a professional land surveyor in the State of Idaho, prepared a survey Preliminary Plat.

- b. **Two (2) Master Plans (18” x 27” or 11” x 17”) prepared by a professional land surveyor/engineer**

Civilize, PLLC, a professional engineer licensed in the State of Idaho, prepared engineering improvement drawings.

### 2. Items on Plan/Plat

- a. **Plans and plats are labeled in lower right-hand corner**

Provided as required.

- b. **Section(s), Township, Range**

Provided as required.

- c. **Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, and easements areas to be dedicated for public use, and other important features are shown.**

Provided as required.

- d. **Identification for all lots and blocks and road names are clearly shown. Lot lines show dimensions in feet and hundreds.**

Blocks and lots depicted along with road names and dimensions in feet and hundredths.

- e. **Perimeter subdivision lines are accurately related by distance and bearings to established roads or street lines, or 1/16 section corners, and closures are a minimum of one (1) foot in 5000 feet.**

Perimeter subdivision lines related by distance and bearings to established roads or street lines, or by section corners.

- f. True angles and distances to the nearest established street lines or official monuments are accurately described in the plat and shown by appropriate symbol.**

True angles and distances are accurately described.

- g. Radii, internal angles, points and curvatures, tangents, tangent bearings, chord, chord bearings and the lengths of all arcs are shown.**

Radii, internal angles, points and curvatures, tangents, tangent bearings, chord, chord bearings and the lengths of all arcs are shown.

- h. Accurate location of all monuments and fire protection to be installed, shown by appropriate symbol, and all of the U.S., State, County, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property.**

Accurate location of all monuments and fire protection to be installed, shown by appropriate symbol along with U.S., State, County, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property.

- i. Each lot corner is monumented or witnessed with permanent marker, in accordance with the rules and regulations of the State Board of Registration for professional engineers and land surveyors, and the markers are shown either by legend or separate description on the plat.**

Each lot corner will be monumented upon recordation of the Final Plat in accordance with Idaho Statute.

- j. Accurate boundaries and legal descriptions are given of any easement or area to be dedicated for public use, with the purpose indicated thereon, and of any area to be reserved by deed or covenant for the common use of all property owners or the general public.**

Accurate boundaries and legal descriptions are given for easements and areas to be dedicated for public use, with the purpose indicated thereon.

- k. Vicinity map with any existing subdivisions within 1 mile and all existing road names**

Vicinity map provided along with existing subdivisions and existing road names.

- l. Names of adjoining developments and ownership of surrounding land**

Names of adjoining developments and property ownership provided.

**m. North arrow**

North arrow provided.

**n. Contours**

Contours provided.

**o. Section and incorporation lines in and within 200 feet**

Section and incorporation lines provided in and within 200 feet.

**p. Boundaries and identification of zoning districts**

Zoning districts and boundaries identified.

**q. Building envelopes**

Building envelopes are defined with setback requirements established by the jurisdiction.

**r. Setback requirements**

Setbacks from the jurisdiction are depicted.

**s. Road names**

Road names are provided.

**t. Accurate scale**

An accurate scale is provided presuming the drawing is printed at the correct scale.

**3. Utilities**

**a. Statement in bold letters of proposed water, wastewater, and maintenance services**

Water service is individual well.

Wastewater service is individual subsurface wastewater dispersal system.

**b. Location, width, and information of utility right(s)-of-way and easement(s) (telephone, power, water, sewer irrigation)**

Location and width of utility right(s)-of-way and easement(s) for utilities shown.



**c. Location and approximate depth of active and abandoned wells and all reservoirs in and within 100 feet**

No reservoirs found in and within 100 feet of the property. Two wells are located within 100 feet of the property. One well is situated on the property. The well was drilled in 1979 and is 107 feet deep. The well appears to be active. Within 100 feet of the property is an irrigation well drilled in 1977 to a depth of 170 feet.

**d. Location and sizes of sewers, water mains, culverts, underground facilities in and within 100 feet**

No sewers, water mains, culverts, or underground facilities are located within 100 feet of the boundary of the property.

**4. Improvement standards:**

**a. Curbs and gutter, if any**

No curb & gutter proposed.

**b. Trails and pathways - Title 9 Section C-2**

No trails or pathways proposed.

**c. Public utilities**

The subdivision does not use public utilities for water and sewer. Power will be provided by Fall River Electric.

**d. Water supply and sewage disposal**

Water supply is by individual well for each lot as a domestic exemption.

Sewage disposal is proposed via individual subsurface wastewater dispersal system.

**e. Maintenance and operation of public water and sewer, if any**

There is no public water and sewer proposed.

**f. Fire protection (pond, well, hydrants. etc.)**

One fire protection pond is proposed with turn-out, a dry hydrant, a domestic exemption well to fill the pond.

**g. Street lighting, if any**

No street lighting proposed.

**h. Public land access**

No public land adjoins the property; therefore, this provision is not applicable.

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

### **1. Development Agreement**

A copy of the development agreement is found in the appendix.

### **2. Protective Covenants (CC & Rs)**

A copy of the draft CC & Rs is found in the appendix.

### **3. In case of a PUD**

The development is not a PUD.

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

### **1. Design standards:**

#### **a. Dedication of street public- private**

Harry V Way is proposed as a private streets.

#### **b. Street and road locations**

Street and road locations are shown on the engineering improvement drawings.

#### **c. Intersections**

Intersections are shown on the engineering improvement drawings. Intersections meet at angle prescribed in the Teton County standards are utilize round-a-bouts.

#### **d. Easements and rights-of-way and dedicated entity**

Easements and rights-of-way are depicted on the preliminary plat and transferred to the engineering improvement drawings.

#### **e. Irrigation easements - Title 8 Section 8-4-4**

There are no irrigation easements on the property. A water right exists on the property, and is detailed in the appendix.

#### **f. Blocks are clearly defined on the master plat**

The project consists of one block.

#### **g. Lots**

Lots numbers and sizes are shown on the master plan.

#### **h. Planting strips and reserve strips**

Planting strips and reserve strips are depicted on the engineering improvement drawings.

#### **i. Landscaping Plan - Title 9 Section C-3-A**

A landscaping plan is applicable to each individual lot.

#### **j. Access to public roads/buildings**

Access to public roads is onto W 4850 N.

## 2. Maps/Studies/Plans:

### a. Map access routes to public lands/waterways - Title 9 Section C-2-a

No public land or waterways pass through or are adjacent to the any portion of the land.

### b. Overlay Areas mapped - Title 9 Section C-2-b

The northeast portion of Dorothy Gayle Ranch is included in the Natural Resources/Wildlife Habitat Overlay

### c. Wetlands determination, as required - Title 8 Section 8-5-2

As derived from the Teton County GIS mapping and illustrated in the figure below, no portion of Dorothy Gayle Ranch falls within wetlands or priority wetlands mapped on the GIS system

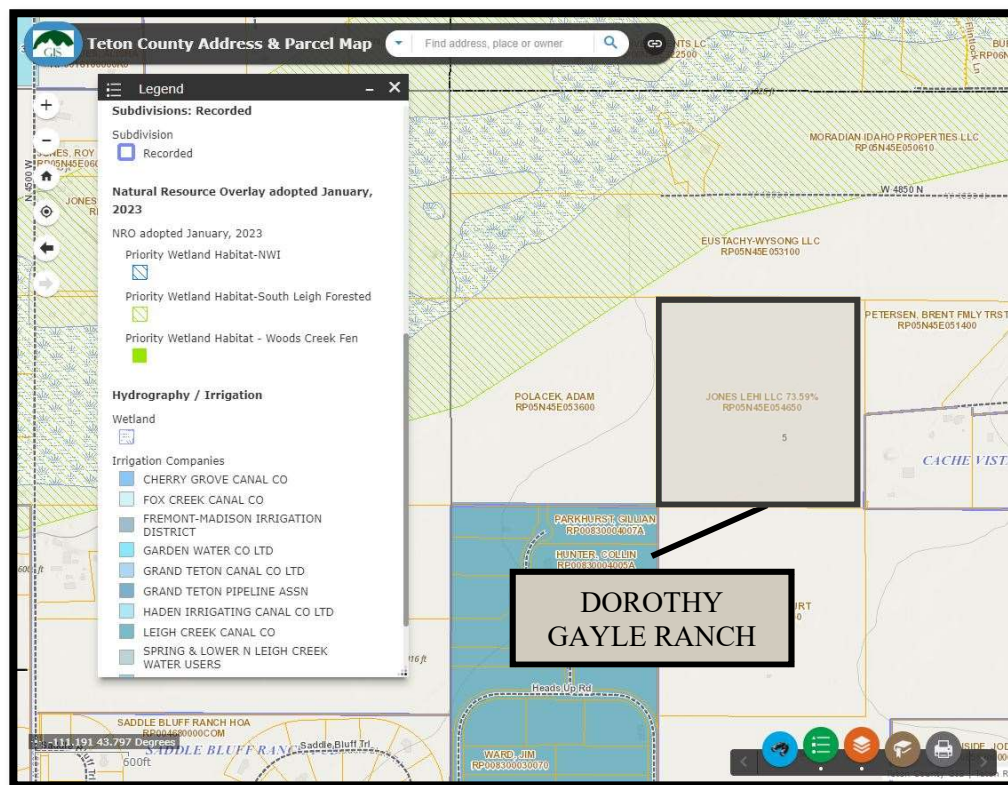


Figure 2: Hydrography and Irrigation per the Teton County GIS Mapping System (2023).

### d. Scenic Corridor, as required - Title 8 Section 8-5-2

No portion of Dorothy Gayle Ranch falls with the 330' Scenic Corridor for Hwy. 33.

### e. Nutrient-Pathogen Study, as required - Title 9 Section C-3-B

District 7 of the Eastern Idaho Public Health evaluated the soils for four exploration pits and determined the soils were suitable for subsurface wastewater dispersal systems and did not indicate any requirement for a Nutrient-Pathogen study. Refer to the appendix for the communication from District 7.

### f. Flood Hazard areas, as required - Title 8 Section 8-5-2

As derived from the Teton County GIS mapping and illustrated in the figure below, no portion of Dorothy Gayle Ranch falls within a FEMA Special Flood Hazard Area (SFHA).

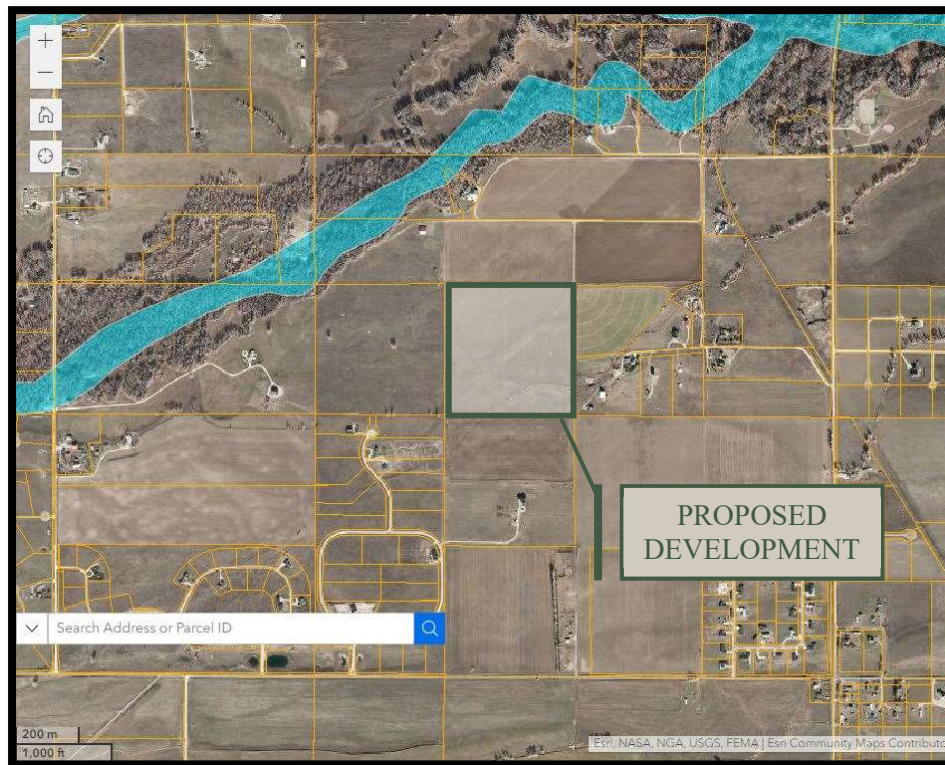


Figure 3: Flood Hazard Mapping from Teton County GIS System (2023).

### g. Geographical Hazards, if any

No extraordinary geographic hazards are known to be associated with the property. There are other residential developments in the immediate area. This property is subject to the same geographical hazards as those properties.

The site is mapped as “Class 1: Low Liquefaction Susceptibility to Class-2:Intermediate Susceptibility”, the lowest two risk of three categories relating to earthquake hazard.

### h. Sight Line Analysis - Title 9 Section 4-B

The subdivision is not proposed as a PUD.

**i. Natural Resource Analysis - Title 9 Section C-2-b**

As derived from the Teton County GIS mapping Dorothy Gayle Ranch does contain lands included in the big game migration corridor and seasonal range overlay area. A Natural Resources Analysis may be required.

**j. Wildlife Habitat Assessment, as required - Title 9 Section C-2-c**

As derived from the Teton County GIS mapping and illustrated in the figure below, a portion of proposed development falls within the Wildlife Habitat Overlay as depicted on the Teton County GIS system. A Wildlife Habitat Assessment may be required. A Natural Resource Analysis was completed which includes a Wildlife Habitat Assessment.

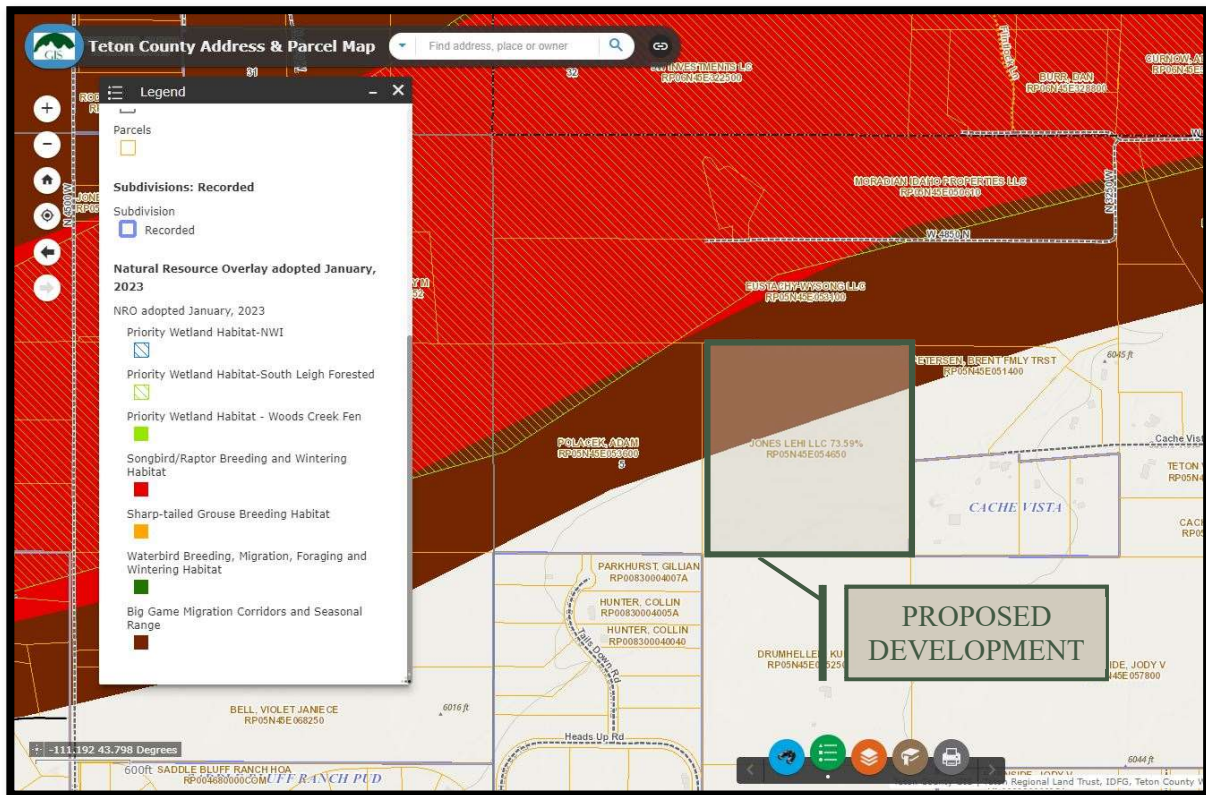


Figure 4: Wetland, Migration Path, and Feeding or Breeding Area Mapping from Teton County GIS (2023).

**k. Hillside Assessment, as required - Title 9 Section C-2-c**

The property does not lie within the Hillside Overlay; therefore, a specific Contour Plan and Grading Plan is not required, nor is a Soils Report, Slope Stabilization and Revegetation Plan, or Building Envelope Location map relevant to the HS Overlay.

**l. Public Services/Fiscal Analysis (twenty lots or more) - Title 9 Section C-4-A**

The proposed development contains 6 residential lots; thus, a Public Services/Fiscal Impact Analysis is not required.

**m. Traffic Impact Study (ten lots or more) - Title 9 Section C-3-D**

The proposed development contains 6 residential lots; thus, a Traffic Impact Study is not required.

**n. Natural Resources Impact Mitigation Plan, as required - Title 9 Section C-2-c**

If a Natural Resources Analysis and/or Wildlife Habitat Assessment are indeed required, a Natural Resources Impact Mitigation Plan will be included.

**o. Open Space Management Plan, as required - Title 9 Section C-2-c**

County zoning does not require any open space set-aside for this property. However, the development does include over 1.69 acres of open space. A preliminary Open Space Management Plan is provided in the appendix.

**p. Facilities Map include existing structures**

The engineering improvement drawings include a Master Plan, Hardscape Plan, Utility Plan, and Grading and Drainage Plan. There are no existing structures.

**q. Written determination signed by a qualified professional that the above condition(s), as applicable, do not exist on the property**

The responses to the above questions as determined from publicly available information, including the mapping prepared by Teton County, represent the professional opinion of the Engineer.

**3. Other Land Use Applications, as needed:**

**a. Scenic Corridor - Title 8 Section 8-5-2**

No portion of the property falls in the scenic corridor.

**b. Zone Change - Title 8 Section 8-3-6**

The Applicant is not proposing any zone change in association with the proposed development.

**c. Conditional Use Permit - Title 8 Section 8-6-1**

The Applicant is not proposing any use at this time that would require a Conditional Use Permit.

**d. Variance - Title 8 Section 8-8-1**

The Applicant is not proposing any variances in association with the proposed development.

**e. Other: \_\_\_\_\_.**

Not applicable.



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

### 1. Correspondence Required:

#### a. Financial “Letter of Intent”

A financial “Letter of Intent” is provided in the appendix.

#### b. Letters of Preliminary Approval:

- [Fire Marshall](#)

The engineering improvement drawings have been submitted to the Fire Marshall for review and he has accepted the proposed plan.

- [DEQ, if applicable](#)

Because there are no public water or sewer systems proposed, there is no requirement from DEQ to review and comment on the proposed development.

- [Irrigation District/Canal Company](#)

The proposed development does not include an easement for irrigation and is not located in an irrigation overlay. A water right exists on the property, and is detailed in the appendix.

- [Idaho Public Health Department:](#)

District 7 of the Idaho Public Health Department has conducted soil testing on the property and indicated its suitability for installation of subsurface wastewater dispersal systems. The project has been submitted to them for review and comment.

- Property not requiring DEQ approval  
Project does not require DEQ approval. A letter from the Idaho Public Health Department will be provided in the appendix.
- Property with DEQ involvement or unique concerns identified by Public Health Department  
Property does not require DEQ approval.

- [“Will Serve Letter” from the City, if applicable](#)

The City is not providing utility services, therefore a “will serve letter” is not applicable.

### 2. Infrastructure Improvement Plans:

Two (2) copies of preliminary infrastructure improvement plans:

### **a. Fire Suppression**

One fire suppression pond is provided which provides the required volume of water required for fire retention.

### **b. Water System, if any**

There is no public water system.

### **c. Sewer System, if any**

There is no public sewer system.

### **d. Storm and Erosion Plan**

A Grading and Drainage Plan is provided in the engineering improvement drawings with calculations for stormwater runoff from the roadway for the 100-Year, 24-Hour storm event.

### **e. Landscaping Plan**

A Landscaping Plan is applicable to each individual lot.

## **3. Roads:**

### **a. Road Access Permit (Road and Bridge Department)**

Access to the development is from a roadway owned by Teton County. A permit for encroachment or an access has already been obtained from the Road and Bridge Department.

### **b. Intent for County Road Improvements (Board of County Commissioners)**

The Applicant has no intent for the County regarding road improvements.

### **c. Description to assure adequate funds for maintenance of roads within the development**

The roads within the subdivision will be maintained by the HOA as described in the CC & Rs.

### **d. Two (2) copies of preliminary road plans prepared by a registered Idaho Civil Engineer including at a minimum the following:**

- [Pavement/gravel design including necessary cross sections](#)

The road design and cross sections appear in the engineering improvement drawings.

The street layout complies with the County standards for a local road consistent with an ADT between 150 and 400 vehicles per day. The proposed ROW is 60' and the proposed road width is 24 feet with one ten-foot travel lane in each direction and a two-foot shoulder on each side of the road.

Minor collector roads differ from major collectors in that these routes should be “spaced at intervals consistent with population density to accumulate traffic from local roads and bring all developed areas within reasonable distances of collector roads; provide service to the remaining smaller communities, and link the locally important traffic generators with their rural hinterland” (AASHTO, 2004).

Although the designation of a minor collector is not based on ADT, major collectors in Teton County as defined in Figure 2 generally have a traffic volume ranging from 150 to 400 vehicles per day. The road standard for minor collectors in Teton County, Idaho is shown in Table 5 below, while the cross-section may be viewed in Figure 6.

Table 5. Minor Collector Standard

Lane Width (ft)	Shoulder Width (ft)	Road Width (ft)	ADT (veh/day)	Speed Limit (mph)
10	2	24	150-400	35-45

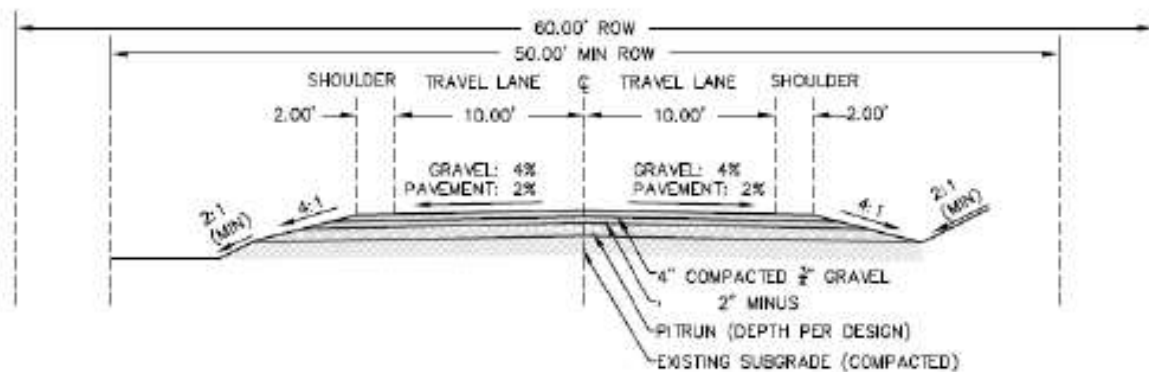


Figure 6. Minor Collector Cross-Section

Each dead-end road includes a cul-de-sac with a 50-foot radius to accommodate emergency response vehicles.

- [Road will be constructed at a minimum of eight \(8\) ft. from the edge of the roadway easement to the nearest edge of traveled way](#)

The design is compliant.

- [Cross-section of pavement and turn around](#)

Cross-sections provided along with plans for turnarounds in the engineering improvement drawings.

- [Cut and fill cross section sheets indicating sections spaced in consideration of gradient of the road](#)

Cut and fill cross sections are not provided.

- [Plan and Profile and typical cross sections of roads and turn-arounds, Plan and Profile should be based at a minimum in consideration of gradient of the road](#)  
Plan & Profile sheets are provided.
- [Road system for un-platted portions of the property](#)  
All of the property is platted.
- [Easements dedicated to the public/Arterial and Collector roads are platted to appropriate separate entities](#)  
No interconnectivity to adjacent parcels is proposed, therefore, there are no easements platted to separate entities.
- [Mailboxes and pullouts](#)  
Mailboxes are planned for a common area near the front of the development.
- [Fire pullouts](#)  
A pullout is provided for the fire pond.
- [Bridges preliminary design](#)  
There are no bridges in the project.
- [\(See Teton County Highway and Street Guidelines road specifications for further information.\)](#)  
Acknowledged.

#### **4. Water Rights:**

- **Evidence that development will not interfere with existing agriculture water rights and access for maintenance.**

There is no existing easement for irrigation. A water right exists on the property, and is detailed in the appendix.



Print This Page



## Teton County ID

Approved  
Nov 9, 2021 5:00 PM

### Planning Item

#### Sackett Ranch Subdivision Concept Hearing

##### Information

**Department:** Planning Department      **Sponsors:**  
**Category:** Public Hearing

##### Attachments

- [SackettRanchSubdivision\\_ConceptStaff\\_report- PZC\\_11-9-2021](#)
- [Sackett Ranch\\_Concept Application\\_8.23.2021df](#)
- [Sackett Ranch\\_Concept Narrative\\_8.23.2021df](#)
- [Sackett Ranch\\_Concept Master Plan Survey\\_8.23.2021df](#)
- [Sackett Ranch\\_EIPH Prelim Approval\\_10.25.2021pdf](#)

##### Body

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied I move to APPROVE the Concept Plan for Sackett Ranch Subdivision as described in the application materials submitted August 23, 2021 and as updated with additional applicant information attached to this staff report with the following conditions: 1) All required studies done, 2) Deed restrictions be shown; 3) Traffic Analysis required based on total potential units.

##### Meeting History

#### Nov 9, 2021 5:00 PM Audio      **Planning & Zoning Commission**      **Public Hearing**

Mr. Chase reviewed the request for a 16 lot subdivision on 40.46 acres located in the Big Game Migration corridor. He discussed the access concerns because the existing roads would not adequately support the increased traffic. Due to the scale of the project and the existing access roads, a Traffic Impact study would be required.

Mr. Curt Behle, representing the applicant, commented he has been working with Public Works and the neighbors who have a 60' easement through the center of their property in order to improve the access location for those lots and be less intrusive to the neighbors. He noted they had received subdivision approval from EIPH and that he had been working with the neighboring Greenback subdivision and was aware of the studies required prior to submitting for Preliminary.

##### PUBLIC COMMENT:

Mr. Brent Peterson, adjacent land owner to the east, was concerned that it did not fit with the neighborhood parcel sizes and was concerned with the access.

Mrs. Merri Moradian, adjacent property owner, requested the subdivision be denied because it is in the Big Game Migration Corridor and the Waterbird Migration Corridor and she did not want to see it developed. She was also concerned it would interfere with the adjacent farming that is done on their lot. She cited language from CC&Rs that are tied to this parcel that prevents lot splits of less than 10 acres. Mr. Glenn Moradian felt the access should be from Packsaddle Road via Silver Dollar Subdivision rather than through the easements provided.

Mr. Dan Burr, adjacent property owner, was concerned with the road that is being used for access is not sufficient to accommodate the traffic. Mrs. Patty Burr was also not in favor of this application and believed the sellers of the property in question stipulated it to stay in ag use.

Mr. Curt Behle, representing the applicant, commented he has signed access agreements for the proposed parcel and commented he has not seen the CC&Rs referenced by Ms. Moradian because they were not presented to the current owners of the property, so he could not address those.

##### COMMISSION DELIBERATION:

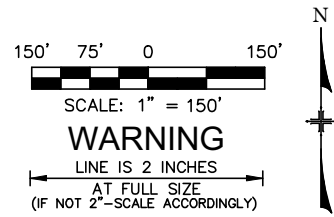
Ms. Tremblay commented that the CC&Rs were not mentioned by the applicant and the County cannot enforce them, but if there is a deed restriction on the deed that should be considered and should be addressed prior to Preliminary.

Mr. Watters commented he was concerned with the traffic impact and the access and wanted to make sure the total number of potential dwelling units based on 2 residences per lot be used on the traffic study. Mr. Michelbacher was concerned with the potential deed restriction, but felt that could be dealt with before Preliminary.

**RESULT:**      **APPROVED [UNANIMOUS]**  
**MOVER:**      Wyatt Penfold, Commissioner  
**SECONDER:**      J.A. Michelbacher, Vice Chairman  
**AYES:**      Jack Haddox, J.A. Michelbacher, Erica Tremblay, Timothy Watters, Wyatt Penfold, Rebeca Nolan  
**EXCUSED:**      Taylor Cook

##### Discussion

Add Comment



# PRELIMINARY PLAT

## DOROTHY GAYLE RANCH SUBDIVISION

BEING PART OF THE NW<sup>1</sup>/<sub>4</sub>, SECTION 5, TWP. 5 N, RANGE 45 E, B.M.  
TETON COUNTY, IDAHO

**NOTES:**  
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6100 FEET.

**BOUNDARY DESCRIPTION**  
SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER <sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 5;  
THENCE SOUTH 89°30'43" WEST, A DISTANCE OF 1,324.10 FEET TO A POINT;  
THENCE NORTH 00°30'55" WEST, A DISTANCE OF 1,335.98 FEET TO A POINT;  
THENCE NORTH 89°55'45" EAST, A DISTANCE OF 1,318.44 FEET TO A POINT;  
THENCE SOUTH 00°45'41" EAST, A DISTANCE OF 1,326.40 FEET TO THE POINT OF BEGINNING, CONTAINING 40.38 ACRES OF LAND, MORE OR LESS.

**OWNER'S CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED INTO BLOCKS, AND LOTS TO BE HEREAFTER KNOWN AS DOROTHY GAYLE RANCH, TETON COUNTY, IDAHO, THE EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. THE LANDS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH TETON COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN ACCORDANCE WITH IDAHO CODE 31-3805. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

JONES LEHI LLC.  
\_\_\_\_\_  
- MEMBER  
DOROTHY R AND HARRY V JONES FAMILY LLC.  
\_\_\_\_\_  
- MEMBER

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT (HE) (SHE)(THEY) EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, RELATING TO SURVEYS.



**EXAMINING SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1303 OF THE IDAHO CODE.

\_\_\_\_\_  
TETON COUNTY REVIEW SURVEYOR      DATE

**HEALTH DEPARTMENT CERTIFICATE**  
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. 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

\_\_\_\_\_  
ENVIRONMENTAL HEALTH SPECIALIST      DATE

**TREASURER'S AND ASSESSOR'S CERTIFICATE**  
WE THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE COUNTY OF TETON, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED ARE CURRENT.

\_\_\_\_\_  
TETON COUNTY TREASURER      DATE      TETON COUNTY ASSESSOR

**COUNTY COMMISSIONERS APPROVAL**  
THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE TETON COUNTY BOARD OF COMMISSIONERS, ON THE FOLLOWING DATE.

\_\_\_\_\_  
CHAIRMAN, COUNTY COMMISSIONERS      DATE

**PLANNING AND ZONING CERTIFICATE**  
PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
ADMINISTRATOR, PLANNING AND ZONING      DATE

**COUNTY FIRE MARSHALL**  
I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT

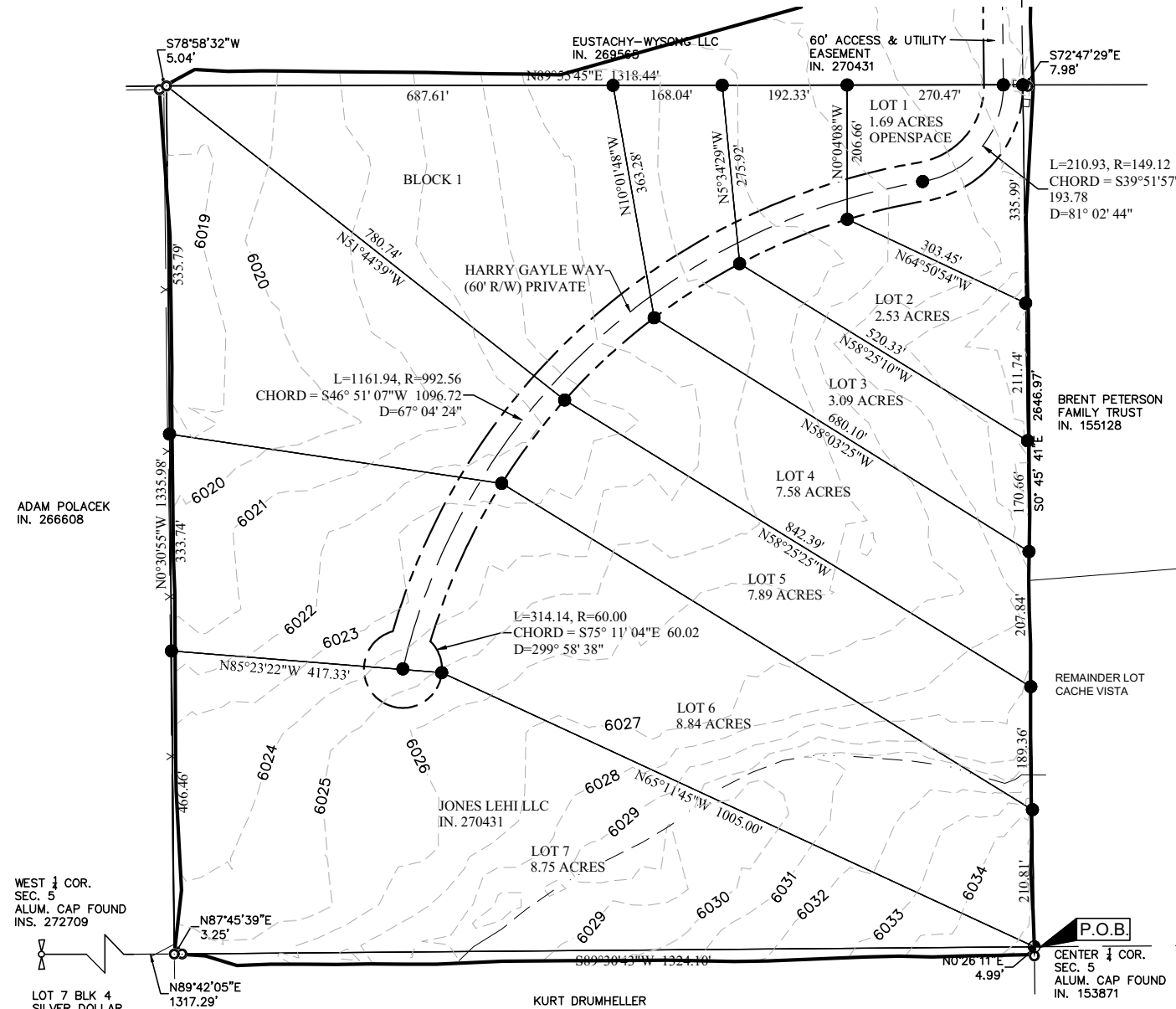
\_\_\_\_\_  
TETON COUNTY FIRE MARSHAL      DATE

**FLOOD ZONE NOTICE**  
THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLANE AS PER FIRM MAP NO. 16081C 0100C, EFFECTIVE DATE 8-4-1988.

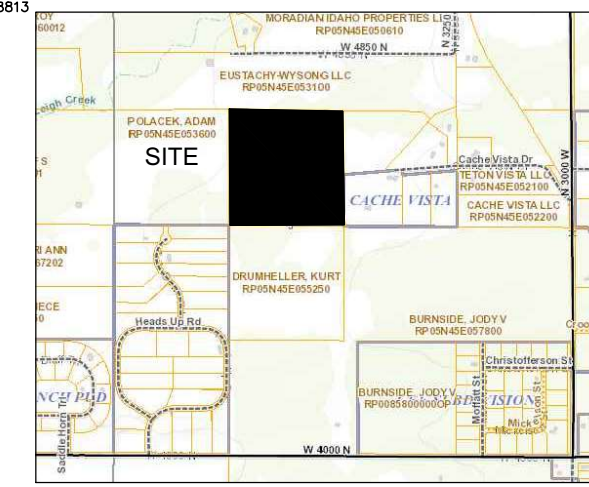
**REFERENCES:**  
AW ENGINEERING ROS IN. 238813  
AW ENGINEERING ROS IN. 263416  
CACHE VISTA IN. 120090  
SILVER DOLLAR RANCH IN. 196953

**NARRATIVE:**  
WE WERE HIRED BY CURT BEHLE TO PREPARE A 7 LOT SUBDIVISION. MULTIPLE GAPS AND OVERLAPS EXIST BETWEEN THE DEEDS AND SURVEYS. THE SOUTH LINE WE HELD THE CENTER <sup>1</sup>/<sub>4</sub> FOUND AND THE NE COR OF SILVER DOLLAR RANCH. THE WEST LINE WE HELD THE PINS FOUND IN INSTRUMENT NO. 263416 AFTER DISCUSSING WITH HARMONY DESIGN GROUP WHO ARE DOING THE SUBDIVISION TO THE WEST. THE NORTH LINE WE HELD THE SOUTH LINE DESCRIBED IN INSTRUMENT NO. 269565. THE EAST LINE WE HELD THE NORTH- SOUTH CENTER OF SAID SECTION 5.

**RECORDER'S CERTIFICATE**



- LEGEND**
- CENTER 1/4 CORNER FOUND
  - REBAR WITH AN ALUMINUM CAP FOUND "AW ENG 2860"
  - REBAR WITH NO CAP FOUND
  - SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
  - CONTROLLING SECTION CORNER FND. (AS NOTED)
  - QUARTER SECTION CORNER FND. (AS NOTED)
  - FENCE
  - SECTION LINE
  - NEW PROPERTY LINE
  - EASEMENT
  - RIGHT OF WAY
  - CENTER DITCH
  - CENTERLINE



**LOCATION MAP**

PRELIMINARY PLAT - DOROTHY GAYLE RANCH  
PART OF NW<sup>1</sup>/<sub>4</sub>, SECTION 5, TWP. 5 N, R 45 E, B.M.  
TETON COUNTY, IDAHO

**TETON VIEW SURVEYING**  
2847 East 700 North  
St. Anthony, Id. 83445  
P: 208.516.6877

Project No.: 22-036  
Date: 5/30/2022  
Sheet No.: 1 OF 1  
Reviewed By: JMR