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ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

April 3, 2024

Delivery via email

Jade Krueger, Senior Planner  
Teton County Planning  
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**RE: Narrative to Accompany Preliminary Plat – Subdivision Application  
JC Ranches Subdivision – Teton County, Idaho**

Dear Ms. Krueger,

In accordance with Teton County Idaho’s Land Development Code Title 9. The Concept Plan was reviewed and approved by the Planning & Zoning Commission on April 12, 2022. In accordance with County regulations, the following narrative accompanies a request for review of the Preliminary Plat Application for consideration.

## **INTRODUCTION & PROJECT DESCRIPTION**

JC Ranches is a 26-lot subdivision on a 79.95-acre parcel southeast of Tetonia, Idaho. The property is located in the W $\frac{1}{2}$  NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 10, Township 5 North, Range 45 East, Boise Meridian. Access to the property consists of two approaches from W 4000 N, with 60’ wide access and utility easements. The western access consisting of Vallejo Rd and Fillmore Rd provide access to Lots 1-8, while the eastern access, consisting of Embarcadero St. and Huntington St. provide access to the remaining parcels.

## **CONFORMANCE WITH COMPREHENSIVE PLAN**

The following highlights elements of the Comprehensive Plan and how JC Ranches subdivision aligns with them:

The 2012-2030 Comprehensive Plan (“Comp Plan”) articulates the community’s desire to “Maintain, nurture and enhance the rural character and heritage of Teton Valley” (Executive Summary, pg 16). The subdivision is being reviewed under the previous Title 8 zoning district regulations, in which the property was zoned “Agriculture/Rural Residential – 2.5-acre min. lot size”. Under the previous zoning, up to 32 lots could have been developed on the property, however, the 26 proposed lots, of which 25 will be developed, has been designed with thoughtfulness and great consideration to the protection of the wetland resources on the site.

The distribution of density across the property is intended to allow the project to blend in with the dispersed farmsteads in the vicinity of Tetonia, and in particular, the adjacent residences in Los Pinos Subdivision on the

north side of W 4000 N. The building envelopes have also been laid out to enable construction on the most accessible, least environmentally sensitive area of each lot.

The subdivision is in conformance with Goal NROR-2 (Enhance and preserve access to public lands), as the parcel is surrounded on all sides by private property and access to public lands is not possible from, nor hindered by this development.

The Applicant is determined to follow the recommended guidelines to the best of his ability, and the Preliminary Plat reflects that desire to follow the letter and the spirit of the Comprehensive Plan.

#### **AVAILABILITY OF PUBLIC SERVICES**

Roads: Two access points off W 4000 N will be provided to serve the proposed subdivision. Per comments in the Concept Plan Staff Report, dated April 12, 2022, both accesses will be permitted by the Road & Bridge Department and the accesses will be distanced appropriately from other accesses or road intersections. The original subdivision layout shown in the concept plan has also been revised to provide cul-de-sacs instead of hammerhead turnarounds at the end of each road.

The applicant has also worked with the irrigation district to provide adequate easement area for the irrigation ditch running through the property and no roads cross the ditch.

#### Fire Protection – Water Source

A fire pond is proposed as the method of fire protection for the subdivision. A fire pond shall be located and constructed on proposed Lot 17 and no home or other development will be placed on Lot 17. The pond will be accessed off Huntington St. Plans for construction of the fire pond are included. The fire pond will be placed within a utility easement on the final plat.

Water. The owner of each platted lot shall be responsible for providing their own domestic water well.

Wastewater Treatment. Preliminary approval by EIPH has been received and a Nutrient Pathogen study is currently being completed for review and approval by the County.

Dry Utilities. The applicant shall bring such utilities within a reasonable distance to each platted lot, as required. The subdivision plat has been reviewed by Fall River Electric and Silver Star Communications for final placement location of the infrastructure, which will be shown on the final improvement plans. Preliminary reviews by Fall River and Silver Star are included in the attached information packet.

Other Public Services: Fire protection in this 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.

#### **CONFORMITY WITH CAPITAL IMPROVEMENTS PLAN**

Any additional impacts to public facilities shall be addressed by the County per code and met by the Applicant and/or future owners of each platted lot, as required by the Development Impact Fee Program/Capital Improvement Plan, adopted by Teton County Resolution No. 102008 on October 20, 2008.

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

Due to the number of lots proposed, a Fiscal Impact Analysis has been completed by RPI Consulting for the proposed subdivision. The analysis shows that the county can expect an annual operations surplus of over \$72,000 with the construction of the 25 homes in the subdivision. Please see the full Fiscal Impact Analysis report for a complete evaluation of the subdivision. Any additional impacts to public facilities shall be addressed by the County

per code and met by the Applicant and/ or future owners of each platted lot, as required by the Development Impact Fee Program/Capital Improvement Plan, adopted by Teton County Resolution No. 102008 on October 20, 2008.

### **NATURAL RESOURCE OVERLAYS**

The property is within the Wetlands & Waterways Overlay. The required Natural Resource Analysis is included with this information packet. The applicant has also received preliminary determination from the Army Corps of Engineers that that property may contain jurisdictional wetlands, therefore, the applicant is prepared to apply for a nationwide permit for any disturbance to the wetland areas. A copy of the approved permit will accompany the final plat submittal.

### **TRAFFIC IMPACTS**

Due to the number of proposed lots, a Traffic Impact Study, in conjunction with the nearby proposed Irish Acres Subdivision, has been completed and is included in the attached information packet. The TIS concludes that development of the subdivision will not significantly impact the level of service on W 4000 N at the intersection with State Highway 33.

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

This subdivision respects the rural nature of Teton County, ID. Proposed lots allow for on-site recreation, growing of food, clean air, and removal from dense traffic and the impacts of air pollution. It is anticipated that the new households will have minimal impacts to the health, safety, or general welfare of the surrounding community. The proposal meets all applicable standards, and the Applicant will respond to any other health, safety, or general welfare concerns that may be brought to its attention by the County.

## **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" and will be shown on the final plat.
- The County setbacks for zone A/RR-2.5 are shown.
- County Road W 4000 N and all interior access roads 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 on Lot 17. Preliminary Improvement Plans for construction of the fire pond are attached.

### 4. Improvement Standards

- See attached Preliminary Improvement Plans.

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

### 1. Development Agreement

- A draft Development Agreement is included in the submittal package.
- Traffic and dust control will be provided during construction.
- A subdivision name and street signs and subdivision entrance landscaping are included in the Preliminary Improvement Plans and shall be placed by the applicant.

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

## SECTION IV: DESIGN & IMPROVEMENT STANDARDS

### 1. Design Standards

- Street locations are shown on the plat.
- Intersections are shown on the plat.
- All easements & rights-of-way are shown and dedicated, as necessary, on the plat.
- All known irrigation easements on the subject property are shown.
- Blocks are not applicable to this subdivision.
- All 26 lots are defined and labeled.
- Landscaping will be installed per the Improvement Plans.

### 2. Maps/Studies/Plans:

- No public lands or waterway adjoin or encumber the subdivision
- **Natural Resource Overlay** – The property is encumbered by the Wetlands Habitat Overlay. A Natural Resource Analysis report is attached.
- **Wetlands determination** – The Army Corps of Engineers has issued a preliminary determination of the wetlands on the property. A nationwide permit for disturbance of the wetlands and associated mitigation will be submitted with the final plat.
- **Scenic Corridor** – not applicable
- **Nutrient-Pathogen Study** – Currently being prepared for review by the County.
- **Flood hazard areas** – not applicable
- There are no known geographical hazards that we are aware of.
- **Natural Resource Analysis** – See attached
- **Wildlife Habitat Assessment** – See attached
- The property is not located within the Hillside Overlay.
- **Fiscal Impact Analysis** – See attached

- **Traffic Impact Study** – See attached
- **Natural Resources Impact Mitigation Plan** – See attached
- **Open Space Management Plan** – not applicable
- **Facilities Map including existing structures** – not applicable

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

### 1. Correspondence Required

- Financial Letter of Intent – **Letter attached.**
- EIPH review – **Letter attached.**
- Nutrient Pathogen Study – **Currently being prepared for review by the County.**

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

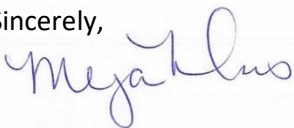
- Preliminary **Three (3) copies of preliminary improvement plans** – See attached.
- Fire Pond – **location of fire pond is on Lot 17 and an easement will be provided. Engineered design plans are included in the Improvement Plans.**

### 3. Roads:

- Access Permit from Road & Bridge – **Will be submitted for the new approaches off W 4000 N**
- Intent for County Road improvements – **N/A**
- Description to assure adequate funds for maintenance of roads within the development – **See attached CCRs**

On behalf of Y2 Consultants, thank you very much for your attention to this request. I will have paper copies of the submittal dropped off at your office, which will include the application fee. 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

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