

# REVISED PRELIMINARY PLAT/MASTER PLAN NARRATIVE

FOR:

## *THE CLEARWATER RESERVE SUBDIVISION*

This narrative updates the data submitted with the Concept Plat Application for The CLEARWATER RESERVE Subdivision which was originally a 10 lot residential subdivision being proposed by the owners, Jared Hill and Angela Hill.

Since the submittal of the concept plat application for the Clearwater Reserve Subdivision, the original owners, Jared and Angela Hill, transferred ownership of the property to Mr. Hill's brother and sister-in-law, Kipp and Terri Hill who now reside in the existing residence on Lot 1 of the proposed subdivision.

This property is located in a part of Section 30, Township 6 North, Range 46 E., B.M. Teton County, Idaho and is accessed from County Road N1000E.

### Design Information:

Total acres: 79 acres

Number of lots: 2

Average lot size: 39.50 acres

Underlying zone: ARR-2.5

Clearwater Reserve is not an isolated development in the neighborhood. Dry Ridge Ranch, with Phase I and Phase II are directly West across County Road N1000E. North Leigh Creek Ranch Subdivision is Northeast and further subdivisions are to the North.

A pre-application conference was held between the previous owner, Jared Hill and the Teton County Planning & Zoning Administrator, Gary Armstrong. An aquatics analysis, a wildlife study and a flood plain report have been completed for this application.

In reference to its conformance to the goals and objectives of the Teton County Comprehensive Plan, the following is noted:

The framework map of the Comprehensive Plan designates this property as mixed ag/wetland because of the classified flood plain. A flood plain analysis has been completed.

With the underlying ARR-2.5 zone, the allowable number of lots would be 32. Only 2 residential lots are being proposed..

4-9 One of the guiding principles stated under the title “NATURAL RESOURCES + OUTDOOR RECREATION” is the conservation of dark skies. “The CLEARWATER RESERVE Subdivision” will include compliance to Teton County’s Dark Sky Lighting Ordinance within its covenants, conditions and restrictions.

Chapter 4, 4-13 addresses the agricultural and rural heritage of Teton Valley. Guiding principles include maintaining our small town feel and rural heritage; balancing property rights and rural character; and managing invasive weeds.

CLEARWATER RESERVE Subdivision’s number of 2 lots only with one encompassing 25 acres and the other lot encompassing 54 acres, more than adheres to the goal of the rural characteristic and small town feel of the valley. Invasive weed management will be controlled through the H.O.A.’s enforcement of covenants, conditions and restrictions.

Each lot owner in The CLEARWATER RESERVE Subdivision will be required to eradicate noxious weeds on their respective lots. Again, this will be a requirement listed in the covenants, conditions and restrictions. Non-compliance will be remedied through liens being placed on lots and the Homeowners’ Association assuming the responsibility for any neglected weed control.

5-31 Policy 1.1 ensure that planned growth maintains Teton Valley’s rural character.

The CLEARWATER RESERVE complies with this policy both by the designed size of the lots as described above as well as not creating a cluster of city size lots through the planned unit development which negates the rural character of Teton Valley.

5-19: Goal t-4, Policy 4:2 encourage pedestrian connectivity to appropriate areas.

Currently there are no walking or bike paths in proximity to The CLEARWATER RESERVE Subdivision. Without any trails in the immediate neighborhood, it is not practical to incur the expense of a trail/pathway system as part of this development.

4.5 Ensure adequate wastewater treatment. Individual septic systems will serve each lot. As part of the subdivision process, one of the requirements is to obtain the approval of the Eastern Idaho Public Health Agency. To ensure that approval is obtained, a separate application with soils test hole data is submitted to that agency.

A preliminary letter of approval is required as part of the preliminary plat application documents. A soils test hole for Lot 2 was dug and inspected by Kathleen Price, Eastern Idaho Public Health's Environmental Specialist for Teton County. This was in the location of the proposed new home for Mr. Jared Hill, who will be deeded Lot 2 upon the recording of the Clearwater Reserve final plat/master plan. Evidence of the approval of Eastern Idaho Public Health is the signature of the environmental specialist on the final plat prior to recording.

Additionally, both a plat note on the final plat/master plan as well as a requirement in the covenants, conditions and restrictions for the Clearwater Reserve Subdivision, will mandate regular maintenance of septic systems, including regular pumping of septic tanks by a septic tank pumping service.

Policy 3.1 and 3.2 The right to farm act will be incorporated into the covenants, conditions and restrictions governing The CLEARWATER RESERVE Subdivision.

Capital Improvements Plan No future public facilities will need to be constructed to serve this development. Impact fees will be taken under consideration at the time that building permits are issued for any potential new residences. Due to its rural location, The CLEARWATER RESERVE's owner understands the limitation of public services. Residents within the CLEARWATER RESERVE understand that by choosing to live in the rural part of Teton County, they will have to assume the responsibility of driving to the county library, city parks and bike and walking paths. There are no public services that will need to be either increased or extended to this development.

Land Use Assumptions & Demographics No non-residential development is being proposed. Public services for these 2 residential lots will receive additional tax support at the time when a permanent residence is constructed on Lot 2. Required studies have been noted at the beginning of this narrative.

Fire Protection is not required for a 2 lot subdivision.

Water Issues: Culinary water will be supplied by individual wells on each lot and the waste system will be individual septic systems permitted through Eastern Idaho Public Health.

Fire protection is not required.

Police protection is provided by the Teton County Sheriff's office, which is responsible for law enforcement within Teton County, is easily accessed via NI000E, which CLEARWATER RESERVE Subdivision fronts. Any demand will likely be emergency services.

Schools are always impacted by families who choose to have their students attend Teton School District # 401. Property taxes increase when this property is changed to the subdivision tax bracket; further increases occur with the building of residences.

Solid waste collection services are an option through the Teton County hired solid waste collection service, who at the time of this application, is RAD. Owners also have the option of taking their solid waste to the Teton County Landfill themselves.

The Valley of the Tetons Library benefits from increased property taxes through the increased taxes of the subdivision tax bracket as well as the building of residents.

Two lots will have a negligible amount of impact on the hospital, although any impact is a positive to sustain the viability of having hospital services in our community. Part of the sustaining of the hospital is the number of beds they are able to keep filled.

#### *Estimate of Tax Revenue*

The extreme rise in real estate values in Teton Valley in only the span of a year since 2020 makes an accurate estimate of tax revenue nearly impossible. Future structures will add additional tax revenue for Teton County.

#### *Conformity with the Teton County Capital Improvements Plan*

The collection of the impact fee should occur at the time of building permit issuance. There are several reasons for collecting the impact fees at building permit issuance rather than at an earlier development stage. The collection of the fee at building permit issuance is timed more closely to when the actual impacts of the development to public facilities will occur. In most instances, when a building permit is acquired, construction usually occurs in a relatively short period of time. Collecting a fee earlier in the process (e.g. at the development approval stage) contains a greater risk that the development will not actually be constructed. In that event, the County is obligated to refund any fees collected after a certain period of time. This can create both financial and administrative problems for the County, especially if the money has already been spent on a new facility. Also, collection of the fee at building permit issuance will be administratively easier since most other fees are collected at this time. All applicable impact fees based on the Impact Fee Program/CIP 2008 are to be assessed at the time of building.

#### *Zoning*

The underlying zone for this property is ARR-2.5. 4 of the 7 lots designed for Clearwater Reserve are nearly twice the size of the minimum size allowed by this zone.