

CEDRON HEIGHTS NARRATIVE

Cedron Heights is a proposed subdivision located in a part of the Northeast quarter Southwest quarter of Section 6, Township 3 North, Range 45 E., B.M. Teton County, Idaho. It encompasses 20.42 acres, is zoned ARR-2.5 and is being proposed as a single family residential subdivision.

The purpose of the subdivision is to divide the land into lots as an inheritance for the owner's six surviving children and one for a home for them.

However, because of the location of a small creek on a portion of the property, a Nutrient-Pathogen Evaluation was required. This was completed and submitted to the Department of Environmental Quality. Their issues were addressed by reducing the number of lots to four instead of the original seven.

With that reduction in the number of lots, they issued a letter stating they had no objections to the application moving forward with Teton County.

The revised plat has also been submitted to Eastern Idaho Public Health and the Teton County Fire Department.

The revised plat with the fewer lots has been submitted to the Planning & Zoning Department and will be the item of discussion for the continued preliminary plat hearing scheduled for September 13, 2011.



Cedron Heights Subdivision
SUBDIVISION NAME

PRELIMINARY PLAT SUBDIVISION APPLICATION

The Planning Staff shall stamp the application received and shall prepare a staff report. After the staff report is completed, the application shall be reviewed by the Planning Administrator for completion. When it is deemed complete the application will be scheduled for public hearing or public meeting by the Planning and Zoning Commission. The Commission shall make recommendations concerning applications to the Board of County Commissioners in accordance with Teton County Ordinances. Applicants should review appropriate Teton County Ordinances prior to submittal. The planning staff is available to discuss applications and answer questions prior to receiving an application.

THIS APPLICATION IS PROVIDED ON OUR WEBSITE FOR YOUR CONVENIENCE IN ADDRESSING EACH ITEM
www.tetoncountyidaho.gov

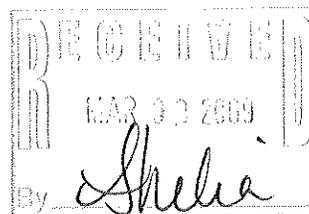
TO BE CONSIDERED A COMPLETE APPLICATION EACH ITEM HAS TO BE ADDRESSED

Disclaimer: Receipt of this submission of application materials does not represent acceptance or approval of submitted items or a complete application.

SECTION I: PERSONAL AND PROPERTY AND RELATED DATA

1. PERSONAL DATA FOR THE APPLICATION

- Owner/Applicant: Keith J. & Betty W. Kunz
- Address: 781 South 450 West, Victor, Idaho 83455
- Telephone: (208) 787-2703
- Surveyor/Engineer: A-W Engineering / Arnold Woolstenhulme
- Address: PO Box 139 / 255 South Main Street
Victor, Idaho 83455
- Telephone: (208) 787-2952

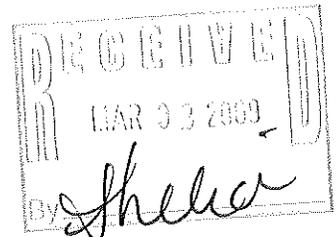


2. PROPERTY DATA FOR THE APPLICATION:

- Property Address:
- Property Legal Description: Part of the NE 1/4 SW 1/4 of Section 6, Township 3 North, Range 45 East, B.M., Teton County, Idaho
- Present Zoning District: ARR-2.5
- Type of subdivision: Single Family Residential / 2.5 acre subdivision

3. SPECIFIC REQUIREMENTS

- Proposed Name of Development: Cedron Heights Subdivision
- Number of Lots in Development: 7 Lots
- Total acreage in Development: 22.65 acres
- Latest recorded deed to property: Attached
- Fee: \$483.00
- Fee of \$800.00 for Plat Review (balance/refund to be paid at recordation)
- Fee: \$234.00 per lot (due on 60% of the lots proposed at this time)
 - Acceptance of this amount does not suggest any particular number of lots will be approved and there be no entitlements granted by the payment of the per lot fee. There will be a refund should the number of lots ultimately approved be less than the amount of lots paid for at this time. Likewise, the applicant is responsible to pay \$234.00 per lot for each and every lot approved at final plat.



- Applicants Signature: Attached on next sheet please
- Date Signed _____ Date Received: _____

SECTION II: EVALUATION CRITERIA NARRATIVE:

(Please submit narrative regarding these 5 items)

1. The conformance of the subdivision/PUD with the comprehensive plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvements plan.
4. The public financial capability of supporting services for the proposed development.
5. Other health, safety or general welfare concerns that may be brought to the commission's attention.

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- Total acreage in Development:
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• Applicants Signature: Deety K. King Keith J. King

• Date Signed 12 Sept 2008 Date Received: _____

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PRELIMINARY APPLICATION REPORT

For

Cedron Heights Subdivision

Part of the NE 1/4 SW 1/4 of
Section 6, Township 3 North, Range 45 East, B.M.,
Teton County, Idaho

OWNER/DEVELOPER:

Keith J. And Betty W. Kunz
781 South 450 West
Victor, ID 83455
(208) 787-2703

ENGINEER:

Arnold W. Woolstenhulme
A-W Engineering
PO Box 139
Victor, ID 83455
(208) 787-2952

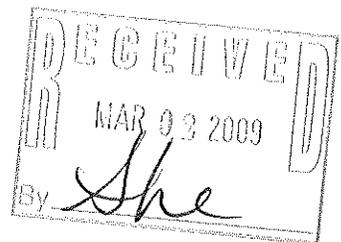
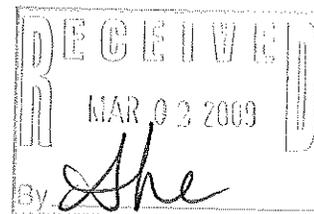


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SECTION 1. PERSONAL AND PROPERTY AND RELATED DATA

This report provides the required information to submit the Cedron Heights Subdivision for the preliminary hearing by the Teton County Planning and Zoning Commission. This report supplements information provided on the Preliminary plat.

1.1 Personal Data

Owner / Developer	Keith J. and Betty W. Kunz
Address	781 South 450 West Victor, ID 83455
Telephone	(208) 787-2703
Engineer	Arnold W. Woolstenhulme A-W Engineering PO Box 139 Victor, ID 83455
Telephone	(208) 787-2952

1.2 Property Data

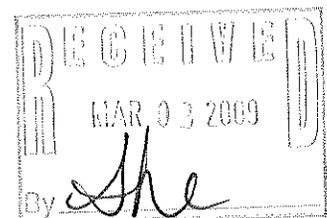
The address of this property is 125 North, 450 West. The legal description for the property is part of the NE 1/4 SW 1/4 of Section 6, Township 3 North, Range 45 East, B.M., Teton County, Idaho

The property is zoned ARR-2.5, no change to this zoning is proposed. The developers are proposing a residential subdivision with single-family homes built on each lot, one for themselves and one for each of their six children.

1.3 Specific Requirements

The proposed name of the development is Cedron Heights Subdivision, which has been approved by G.I.S. The proposed number of lots in the development is 7, with an average size of 2.63 acres.

The latest recorded deed to the property is included as Exhibit A. All of the fees required to submit this application for approval have been paid.



SECTION 2. EVALUATION CRITERIA NARRATIVE

2.1 Conformance with Comprehensive Plan

2.1.1 Property Rights

Policy 1: As stated in the Teton County Comprehensive Plan, the proposed development of this property falls under the protection of the Fifth and Fourteenth Amendments of the United States Constitution, as well as Section 13 and 14 of Article 1 of the Constitution of the State of Idaho.

Policy 2: The developers acknowledge the right and responsibility of Teton County to regulate land use and submit that this development conforms with all of the applicable requirements of the Teton County Subdivision Ordinance.

Policy 3: Further the applicant agrees that Teton County cannot violate private property rights while acknowledging implementation is mandated by state and federal law.

Policy 4: The applicant further reserves the right to petition the County Commissioners pursuant to Idaho Code Chapter 80 Title 67, if said applicant deems they have been aggrieved through this process.

2.1.2 Population

Policy 1: At build out, it is estimated that the number of residents of this development will increase the population of Teton County by 20.1 persons, a 0.3 percent increase of the County's total population.

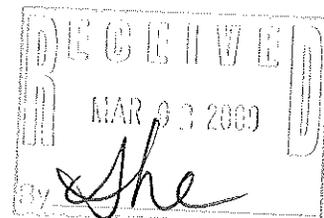
2.1.3 School Facilities and Transportation

Policy 1: Cedron Heights Subdivision's infrastructure and services are all designed to meet the current requirements of Teton County for new subdivisions.

Policy 2: The most timely way in which Cedron Heights Subdivision can conform to this policy over which it has no authority, is by encouraging support of the Teton County Educational Foundation and support of bonding efforts by Teton School District #401.

Policy 3: The Teton High School Auditorium has always been available to the public since its construction. Other school facilities are used by the public also via adherence to school policies governing use of its facilities.

Policy 4: Additional property taxes generated by new homeowners in Cedron Heights Subdivision will help alleviate this situation as compared to the lower tax base of agriculture classified land.



2.1.4 Economic Development

Policy 1: The Cedron Heights development, which is orderly in its nature by conformance to the Teton County rules and regulations governing subdivisions, will add moderate growth to the county.

Policy 2: Providing commercial support to Grand Targhee ski resort by fostering growth of the local customer base via providing housing opportunities for new customers of Grand Targhee.

Policy 3: Supporting and balancing growth without impinging on the natural assets of the county such as its views and clean air and water.

Policy 4: Providing jobs for the work force in the construction industry by providing work for concrete, framers, carpenters, electricians, painters, lumber yards, and landscaping businesses.

Policy 5: A Capital Improvement plan was adopted by Teton County Resolution No. 102008 on October 20, 2008. Please see section 2.3 for further detail.

2.1.5 Land Use

Policy 1: The Cedron Heights development does not have any dedicated permanent open space, so this policy is non applicable.

Policy 2: Cedron Heights Subdivision does not impact the scenic corridor, since it lies four miles West of the corridor.

Policy 3: Cedron Heights Subdivision, as a residential development, will not significantly impact the air quality of Teton County or creeks or streams.

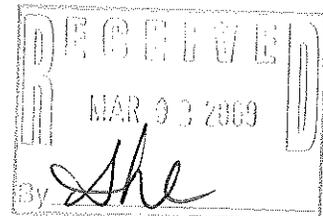
Policy 4: This policy has been complied with by the Cedron Heights Subdivision not being a high density development.

Policy 5: Enhancing the range of housing options available in the county on a parcel of land where housing opportunities have not been previously available.

Policy 6: Industrial uses are not part of this proposal; therefore this policy is not applicable.

Policy 7: No commercial enterprises are being proposed; therefore this policy is not applicable.

Policy 8: The sole purpose of this development is for parents, Keith and Betty Kunz, to provide a lot to each of their six children and the remaining lot to be their own.



2.1.6 Natural Resources

Policy 1: No Open space is being created for agriculture endeavors; therefore this policy does not apply.

Policy 2: Surface and ground waters, wetlands, and riparian areas are being protected by no development being proposed in the limited wetlands area. An NP study and a wetlands study have also been performed on this property. This development has also had a wetlands delineation report completed on it. The wetlands are clearly depicted on the preliminary plat. No building envelopes have been designated in the wetlands area.

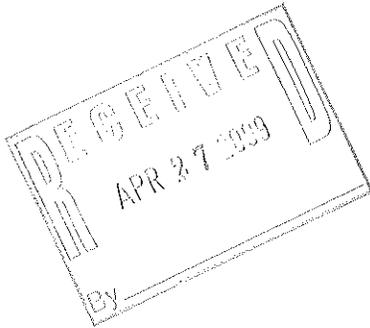
Policy 3: There is no available gravel on site for extraction; therefore a reclamation plan is not applicable.

Policy 4: Agricultural practices will continue until such time as a residential structure is built; The dark sky lighting ordinance will be strictly adhered to; air quality will not be impacted; a safe community is a primary development goal of this project and no public lands are directly accessible from this project.

Policy 5: Any identified important habitats will be a priority for this development's consideration.

Policy 6: Cedron Heights Subdivision has specific directions and requirements governing noxious weed control.

Policy 7: Individual sewer systems discharge water back into the aquifer. Residential lots consume far less water than irrigation practices; small manicure lawns use limited amounts of water, thus participating in the wise and beneficial use of water.



2.1.7 Hazardous Areas

Policy 1: The comprehensive wildfire risk assessment of structures in Teton County has identified this area of the county as moderate-risk for wildfires. Irrigated lawns and maintained open spaces assist in this effort. However, the Fire Starts map of this assessment shows no fire starts in the last 30 years. Exhibit E contains the relevant maps from this study.

Policy 2: A copy of the relevant FEMA flood plain map is included as Exhibit C indicating no flooding hazards.

Policy 3: None of the development is situated in flood prone or excessive slope areas.

2.1.8 Public Services & Utilities

Policy 1: The developer will install a fire protection system to facilitate fire protection services to the Cedron Heights Subdivision. The engineer and developer will be working with both the Teton County Fire Marshal and the Department of Environmental Quality to obtain approval of a fire system that will consist of a fire pond and a fire hydrant. The county fire district is

also supported via property taxes paid by each lot owner in Cedron Heights Subdivision.

Policy 2: Underground power and telephone lines will be installed in the 60-foot road and utility easement that provides access to the lots, thus with no impact on scenic views. No private property will be impacted by this installation.

Policy 3: Property taxes generated by Cedron Heights will support the levy recently passed by Teton County in support of the local hospital. If a hospital district is formed, then property taxes from Cedron Heights will support that endeavor as it does the existing Ambulance District.

Policy 4: This policy is being accomplished with the construction of a new county courthouse. At the time of the submittal of the concept application for Cedron Heights, no Capital Improvement Plan had been adopted by Teton County. Cedron Heights Subdivision will comply with the directives of the county capital improvements plan that has now been adopted; see Section 2.3 of this report.

Policy 5: Cedron Heights Subdivision will have individual wells as the water source for the lots. Therefore, this policy does not apply.

Policy 6: A temporary transfer station has been constructed to transfer solid waste to the West Jefferson county landfill.

Recycling efforts have been challenging at best because of Teton County's remote, geographical location.

2.1.9 Transportation

Policy 1: The road and utility easements in the Cedron Heights development will remain private so there will be no extra demand on the County Road and Bridge Department for maintenance of roads or for snow removal. These roads also conform to the specified 60-foot width right-of-way recommended in these policies.

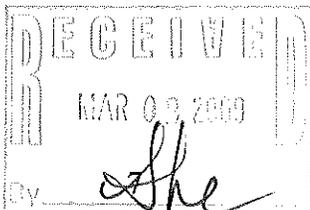
Policy 2: A public transportation system between Teton County, Idaho and Teton County, Wyoming is now in place via the Start Bus.

Policy 3: There is no Teton Valley Trails & Pathway System in this neighborhood.

Policy 4: The owners are in agreement with the aviation goals of the Driggs-Reed Memorial Airport.

2.1.10 Recreation

Policy 1: Due to its location, Cedron Heights Subdivision will protect the natural recreational assets of Teton Valley by not hindering public access to or the serene environment of National forest or Bureau of Land Management lands or the Teton River or other streams.



Policy 2: There are no public accesses or public lands adjacent to this property.

Policy 3: Bike paths have been designed as part of this project.

Policy 4: No accesses to Teton River and streams originate or run through this property.

2.1.11 Special Areas or Sites

Policy 1: There are no historic sites or buildings that will be impacted by this development since none exist on this property.

2.1.12 Housing

Policy 1: There are no existing houses on this property to upgrade.

Policy 2: The developer is willing to consult with the Teton County Housing Authority.

Policy 3: The development complies with this policy by not creating a high density development away from the cities or their areas of impact.

2.1.13 Community Design

Policy 1: This development supports these policies by not encumbering mountains or forests with development.

Additionally, the low density of this development (0.38 lots / acre) will not adversely affect the community's scenic vistas. Night skies are protected through strict adherence to Section 9-14-12, the Dark Sky Lighting Ordinance.

Policy 2: The size of lots, maintaining trees, wetlands, and creeks help to retain the county's rural character.

2.2 Availability of Public Services

2.2.1 Fire Protection

Cedron Height Subdivision will provide fire protection by means of an approved fire suppression system comprised of a fire pond and a dry hydrant. The engineer submitted the Preliminary plat, fire plans, and road plans to the Teton County Fire Marshal whose letter of approval for these plans is included as Exhibit B.

2.2.2 Police Protection

The Teton County Sheriff's Office provides law enforcement within Teton County as well as the cities of Driggs, Victor, and Tetonia. The sheriff's office currently has one sheriff, approximately eight deputies, one chief deputy, five clerk/dispatchers, and one dispatch supervisor on staff. Police demands are increasing as the population of the valley increases. A present challenge is the lack of the local jail facility. At present inmates are shipped to Madison County to serve their sentences and await hearings. Sustained residential growth, including



Cedron Heights Subdivision, impacts the sheriff's office to some degree.

2.2.3 Solid Waste Transfer

Teton County is in the process of building a transfer station to transfer all waste to the West Jefferson landfill site. The cities in the county have no individual trash collection services, but Voorhees Sanitation Company collects solid waste from homes in the cities as well as the county and delivers it to the temporary transfer station for a reasonable cost. Each home in the county is currently taxed \$105.00/year for the temporary transfer stations' operation and maintenance.

This project may contribute up to 110 pounds of solid waste daily. This is based on 2.87 residents per unit and 7 units at 5.5 pounds per day per person, which is the average waste generated per full-time resident according to Teton County records and data. If any of the homes are occupied as second-home residences, this number of course will be decreased.

2.3 Continuity with Capital Improvements Plan

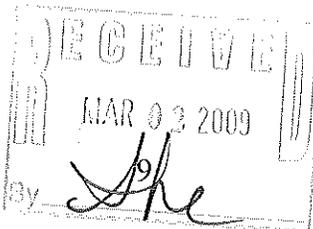
A Capital Improvement plan was adopted by Teton County Resolution No. 102008 on October 20, 2008.

According to Part VII – Implementation – Application of Impact Fee pg. 52 – all new construction, residential, and non-residential, will be subject to development impact fees.

Timing of Fee Collection – The collection of the impact fee is recommended at the time of building permit issuance. This is the appropriate time for the collection of impact fees since the on-going impact on county resources occurs with the addition of new residents to Teton County – not by the platting of lots. Therefore this proposed development will comply with the Capital Improvements Plan at the time lot buyers construct residences since that is the process mandated by the Capital Improvements Plan.

The total costs are allocated to residential and non-residential development, where appropriate, based on the share of future growth and impacts. Impact fees are then calculated by dividing the future costs apportioned to residential development by the future residential units and future costs apportioned to non-residential development by the future non-residential square footage.

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 or



at a later occupancy stage. First, 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.

2.4 Public Financial Capability of Supporting Services

This development will create a very slight increase in demand for several county services including fire and police protection, and solid waste services. However, due to the small size of the development this increase is almost negligible.

The additional 7 homes represent a 0.2 percent increase in the total number of homes in Teton County. While any additional homes will create an increase in demands on the hospital, sanitation, and police and fire departments, this slight increase will be negligible, since it is likely the Developers' children will utilize their lots as secondary homes. Likewise, the homes will utilize private wells and septic tanks so central water and sewer systems will not be impacted either.

Estimating that each home will be assessed at a value of \$250,000, the development will generate approximately \$7,1989 in property taxes at build-out. Due to the minimal impact of this development on county services and public facilities, no additional financing of services should be required. The additional tax revenue generated by this project should offset any impact to these services.

2.5 Other Health, Safety, or General Welfare Concerns

The engineer and developer are not aware of any other health, safety, or environmental concerns associated with this development.

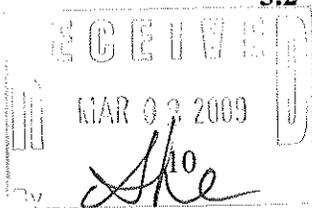
SECTION 3. ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

3.1 Number of Plans/Plats

The engineer is submitting 30 copies of the preliminary plat to the Teton County Planning and Zoning Department with this application.

3.2 Items on Plan/Plat

All of the items listed in Section 3.2 of the Subdivision Application are found on the preliminary plat.



- 3.3 Utilities**
All required utility items are on the preliminary plat.
- 3.4 Development Agreement**
12 copies of the development agreement have been submitted with the preliminary application addressing all items listed.
- 3.5 Protective Covenants (CC & Rs)**
12 copies of the Cedron Heights Subdivision have been submitted. All required items are included in covenants.
- 3.6 Design Standards**
All items in the design standards section of the application have been addressed on the preliminary plat or in additional submitted items.
- 3.7 Improvement Standards**
Improvement Standards that apply to this development have submitted plans with the preliminary application.

SECTION 4. CHECKLIST OF REQUIRED ITEMS

- 4.1 Fire Protection**
A-W Engineering has submitted the Preliminary plat, fire plans, fire agreement, and road plans to the Teton County Fire Marshal. The letter of approval for these plans is included as Exhibit B.
- 4.2 Roads**
Any necessary improvements to county roads to provide adequate access to Cedron Heights Subdivision will be included in the road plans submitted by A-W Engineering, in addition to soliciting directives from County Engineer, Lou Simonet.
- 4.3 Water Rights**
There are currently water rights in the small creek traversing the property. These rights are not through an organized irrigation company or district.

Access to maintain any existing irrigation structures or facilities will be protected by easements depicted and described on the final
- 4.4 Open Space Issues**
This subdivision has no dedicated open space.
- 4.5 Eastern Idaho Public Health District**
The requisite letters from the Eastern Idaho Public Health Department are included as Exhibit C.

