

## **Ripple Subdivision Narrative**

January 7, 2024

### **Introduction**

Ripple Subdivision is a proposed residential subdivision located at 4935 S 1750 E, Victor, Idaho approximately 2 miles north and 4.4 miles east of the City of Victor. The south boundary of the subdivision runs along E 5000 S. The existing property is 7.73 acres and currently contains one existing residential dwelling with appurtenances. The project consists of subdividing one 2.5-acre lot being the north 2.5 acres of the overall 7.73-acre parcel with the remaining 5.23 acres being the second lot to the south. An existing home and shop already exist on the larger proposed 5.23-acre lot. A Concept Plan was submitted to the Teton County Planning office and deemed complete on October 26, 2021.

### **Access and Roads**

The property is accessed via S 1750 E, an existing road. The existing road services the parent parcel as well as one lot to the north, not included in this proposed subdivision. Improvements to the existing driveway are proposed to meet Teton County Road standards to service the two lots within the proposed Ripple Subdivision and the adjacent lot to the north. The road is not a county road per the Public Works department. Maintenance of the road will be the responsibility of the lot owners.

The roads within the subdivision will be maintained by the HOA as described in the CCR's.

### **Setbacks and Building Envelopes**

The property lies within the Big Game Migration Corridor. A Natural Resources Report conducted by Alder Environmental is included with this application. Building envelopes have been provided per the recommendations of the report. The front and side yard setbacks meet the current county standards.

### **Open Space and Density**

There is no requirement for open space in the A/RR 2.5 zoning district. Building envelopes have been provided per the recommendations of the Natural Resource report that are more restrictive than the allowed setbacks.

The proposed subdivision meets the underlying zoning of 2.5 acres. The subdivision creates a density that is less impactful than a maximized density as one lot is at the 2.5 acres zoning density and the second lot is 5.23 acres, providing for overall less average density of 3.09 acres.

### **Domestic Water**

An existing domestic well supplies water to Lot 1. Lot 2 shall be supplied by an individual domestic well.

## **Wastewater**

The proposed south lot (5.23 acres) currently has a permitted septic system while the north lot has been evaluated and approved by the Eastern Idaho Public Health Department to install an individual septic system. A septic permit shall be applied for upon application for building permits for Lot 2.

## **Stormwater**

Lot 2 owners will be responsible for grading and drainage on including stormwater retention upon application of a building permit.

## **Fire Protection**

The addition of one lot does not trigger the necessity for community fire suppression. Not applicable to the subdivision.

## **Overlay Zones**

The property lies within the Big Game Migration Corridor. A Natural Resources Analysis conducted by Alder Environmental is included with this application. Building envelopes have been provided per the recommendations of the report.

The 300' buffer from Fox Creek does intersect the southeast corner of the property. The proposed building envelope for Lot 1 adequately reflects the 300' buffer zone for Fox Creek.

The Bear Conflict Zone runs outside the subdivision along the south edge of the property. As a precaution, garbage shall be contained by inside storage or secured storage.

## **Geophysical Hazards**

There are no FEMA Special Flood Hazard Areas (SFHA) mapped on the site.

There is an irrigation ditch that bisects the southeast corner of Lot 1. The standard 15' irrigation ditch setback has been noted on the preliminary plat and the building envelope for Lot 1 adequately reflects the setback.

The site is mapped as "Class 1: Low Liquefaction Susceptibility", the lowest risk of three categories relating to earthquake hazard.

## **Road Improvements**

There is an existing roadway to access the parent parcel and one lot to the north of the proposed subdivision. Per the Teton County Engineer, improvements to the existing road were necessary as the existing road will now service three (3) lots. Two within the proposed subdivision and the adjacent lot to the north, not included in the proposed subdivision. Road improvement plans are

included in the application and have been reviewed by the Teton County Fire Marshall for adequate turnaround located at the intersection of Lots 1 and 2.

### **Utilities**

Existing power and telecommunications lie within the existing road easement running along the extent of the west property line. Existing power and telecommunications service proposed Lot 1. Lot 2 connections will be made at the time of improvement of the existing road. The existing irrigation easement along the west line shall remain in place and underground irrigation line may be relocated within the easement where necessary to protect from any road improvements.

Individual wells are located at existing adjacent residences. It will be the responsibility of the owner Lot 2 to insure adequate separation from existing domestic wells from proposed wastewater system at the time of application for such permit.

Any new utilities shall be installed underground as to ensure minimal impact to wildlife habitat.

### **Design and Improvement Standards**

There is no curb and gutter proposed. No trails or pathways are proposed. The subdivision does not rely on public utilities for water or sewer. Each lot does or shall have an individual wastewater disposal system and individual well. Fire suppression is not required. No street lighting is proposed. No public land adjoins the property.

S 1750 E is not a public road. No maintenance by the county is proposed. Individual lot owners shall be responsible for the maintenance of S 1750 E. There is an existing 60' wide access and utility easement along the west line of the parcel (S 1750 E) which will remain unchanged for access and utilities through the subdivision and to service the adjacent lot to the north.

Couty Road E 5000 S is dedicated to the public via a 50' road and utility easement as shown on the preliminary plat. The road is currently maintained by the county. No existing easement exists therefore the 50' easement is dedicated to the county and public by virtue of the plat.

There is an irrigation ditch that bisects the southeast corner of Lot 1. The standard 15' irrigation ditch setback has been noted on the preliminary plat and the building envelope for Lot 1 adequately reflects the setback.

There are no planting strips or reserve strips proposed. The Natural Resource Report indicates existing shrubland vegetation on site and the recommendations from the report have been reflected in the draft Covenants, Conditions and Restriction for Ripple Subdivision. Landscaping plans shall adhere to the CCR's.

### **Public Services/Fiscal Impact Analysis**

A public services/fiscal impact analysis is not required for a 2-lot subdivision. No additional impacts are anticipated due to the additional lot. Public service resources shall be minimally impacted as the proposed subdivision adds only one lot.

### **Traffic Impact Study**

The proposed subdivision does not require a traffic impact study.

The proposed subdivision conforms with the capital improvement plan as it places a minimal financial burden on the County. No impact on county facilities. Minimal increase to County Emergency services by the addition of only one lot. The additional tax revenue shall offset any potential burden to the County.

### **Water Rights**

The lots within the proposed subdivision have a surface water right for irrigation per the Idaho Department of Water Resources #22-12164. There are no proposed changes to the point of use or distribution of water proposed. There is an existing 20' wide irrigation pipeline easement being the west 20' of the parent parcel.