

DANIEL HIGHLANDS SUBDIVISION



May 31, 2022

Concept Plan/Plat Application Narrative

Developer/Owner: Highland Ranch LLC
Agent: Jeff Sholl
552 Silicon Drive Ste. 101
South Lake, TX 96092

Engineer/Surveyor: Harmony Design & Engineering
18 N. Main, Ste 305
PO Box 369
Driggs, ID 83422

Daniel Highlands Subdivision

CONCEPT PLAN/PLAT APPLICATION NARRATIVE

PROJECT INTRODUCTION

The proposed Daniel Highlands Subdivision is located in Teton County, Idaho, off of County Road S 5000 W and just north of County Road W 4000 S near the foothills of the Big Hole Mountains. The project will take access from S 5000 W via an existing access easement shared with the property owned by Thomas Hill to the north. The proposed project is a standard subdivision that will create 10 lots on approximately 102.5 acres. Currently, there is a single-family residence and several agricultural accessory buildings on the property. Roughly half of the parcel is forested hillside, and the other half is flat pastureland.

The property lies primarily within the A/RR 2.5 Zone of Teton County, which allows for minimum 2.5-acre residential lots (Figure 1) with a part of the eastern portion of the property lying within the A-20 Agriculture Zone. A small section of the property lies within the Waterbird breeding, migration, foraging, and wintering habitat natural resource overlay (Figure 2). The majority of the property lies within the Foothills Character Area of the 2012 Teton County Comprehensive Plan Framework Map, and a small portion in the easternmost section of the property lies within the Rural Agriculture Character Area (Figure 3). This parcel is within the Teton County Bear Conflict Zone (Figure 4). Surrounding land uses include large residential/agricultural parcels of approximately 20 acres each, Forest Service Land to the south and west, a large 230-acre parcel to the north, and a subdivision with 8 lots of approximately 4 acres each to the east (Figure 5).



Figure 1. Zoning Map

Daniel Highlands Subdivision

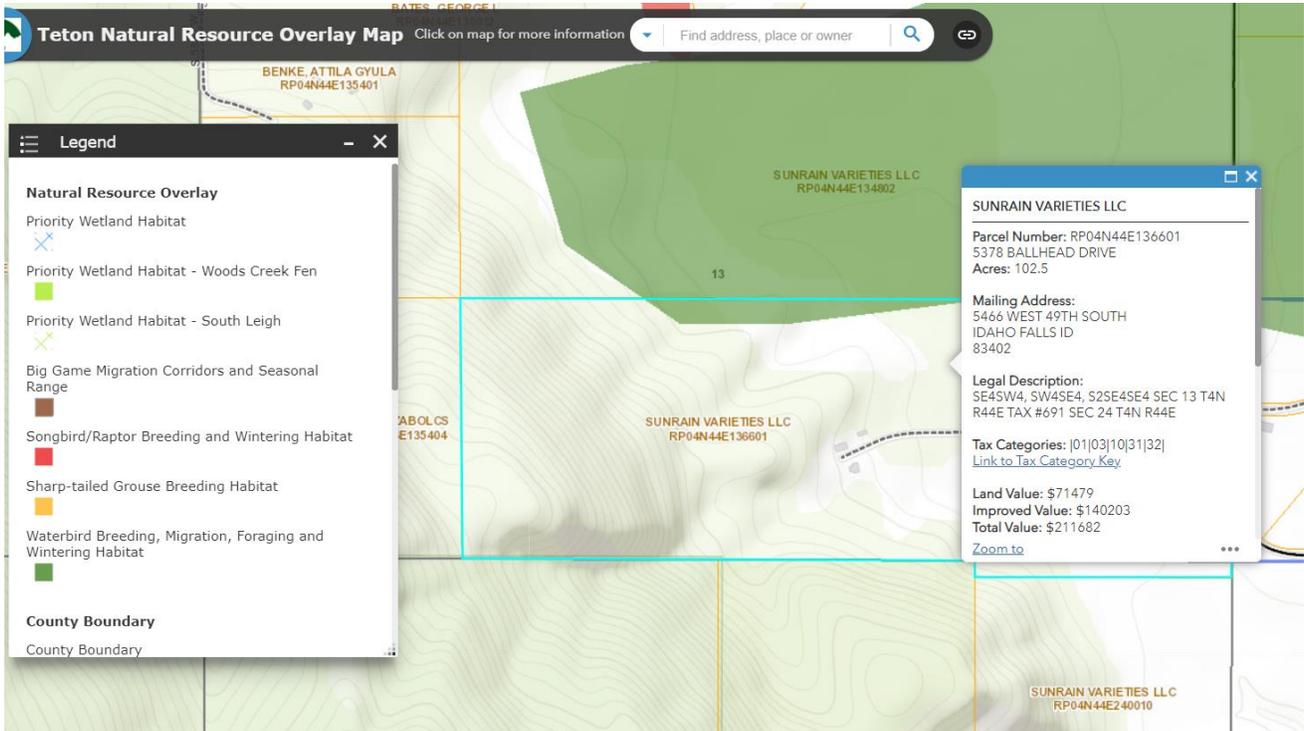


Figure 2. Teton County Natural Resource Overlay Map

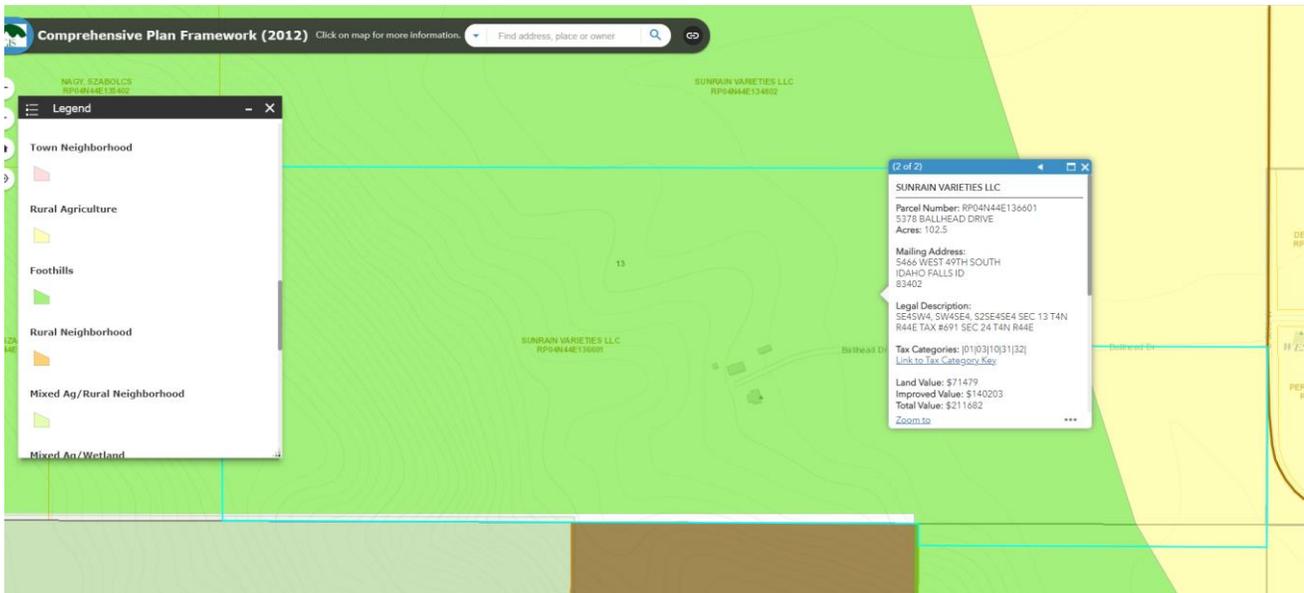


Figure 3. Teton County Comprehensive Plan Character Area Map (2012)

Daniel Highlands Subdivision



Figure 4. Teton County Bear Conflict Zone Map

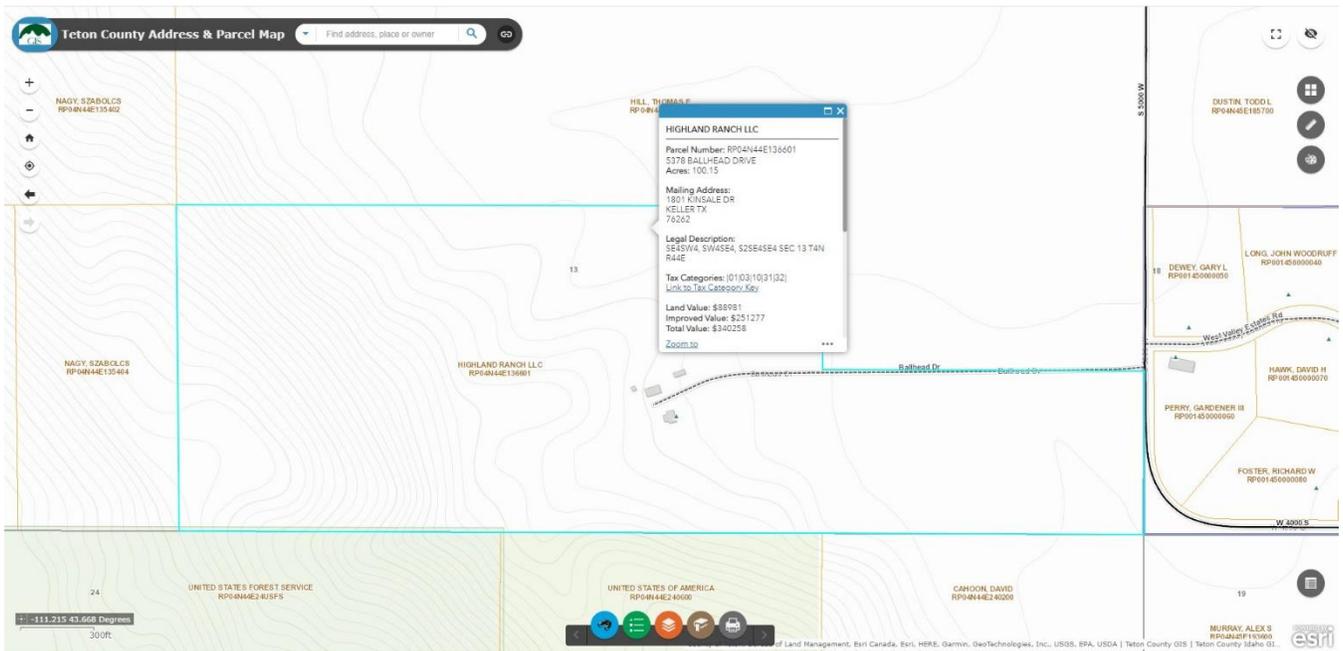


Figure 5. Existing Surrounding Land Uses

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The proposed project lies within the Foothills Character Area of the 2012 Comprehensive Plan Framework Map. Desired future character and land uses for the Foothills Area includes low density residential development, with provisions for clustering development to respect topography. Access points to public lands are desired where possible. Design should address the location of these properties within the Wildland Urban Interface. Development regulated by overlays and development guidelines is also a major theme of the Foothill Character Area to protect natural resources and improve public safety.

The main subdivision road will enter from the east and traverse across the property from east to west across the flat pasture to the location of the existing home and ending in a cul-de-sac. This alignment will primarily follow the existing driveway location, and because it will follow the existing alignment through any existing cut slopes, disturbance to steep slopes will be minimized. An additional road traveling north is planned at the western end of the proposed east/west road alignment. This road will follow existing contours and end in a cul-de-sac to access lots 7, 8 and 9. also minimizing slope disturbance from proposed road construction. The subdivision lots are laid out to include flat areas within each lot for home sites, thus providing the opportunity to minimize slope disturbance from home construction on each lot. The subdivision roads and lot layout work with the contours and steep slopes of the site, thus conforming to the Foothills Character Area of the 2012 Comprehensive Plan.

No developed Forest Service Roads exist in the vicinity of the Daniel Highlands Subdivision property, thus public lands access from the property is not feasible. Public Lands access does exist nearby with a 7 minute drive to Forest Service Road 236 via W 3000 N to the north of the property and with a 8 minute drive to Forest Service Road 543 via Henderson Canyon Road traveling south from the property.

A small area of waterbird breeding, migration, foraging and wintering habitat occurs in the northernmost portion of the site, starting at the far northeast corner of lot 6 and then continuing across the northern edge of lot 7. The development proposal will meet all requirements related to this natural resource overlay, thus meeting the standards of the Teton County 2012 Comprehensive Plan Framework.

Water Resources

The existing drainage patterns of the site will be maintained. There are no existing irrigation ditches or wetlands on the property, however, an intermittent stream traverses the eastern portion of the proposed Daniel Highlands subdivision through proposed Lot 9 and proposed Lot 1.

Water and waste systems are further described in the next section.

Soils/Maps Required

Per the Natural Resource Conservation Service Web Soil Survey, the soils on site are well-drained and in Hydrologic Soil Group C. The majority of the soil on the site (50.2% of the property) is Ezbin Silt Loam (well-drained). This soil is located in the forested area of the site on 15-40% slopes. Ridgecrest-Firading-Rock Outcrop (well-drained) occurs on slopes of 12-60% and makes up 7.8% of the soils on site. Greys-Liza complex (well-drained) is found on 8-30% slopes and occurs on 26.9% of the site. Kucera-Lostine complex (well-drained) occurs on slopes of 0-4% and is found on the valley floor and composes 24.1% of the site. Additional information on the soil properties is included in the soils report attached to this application. The site does not lie in any known geographical hazards.

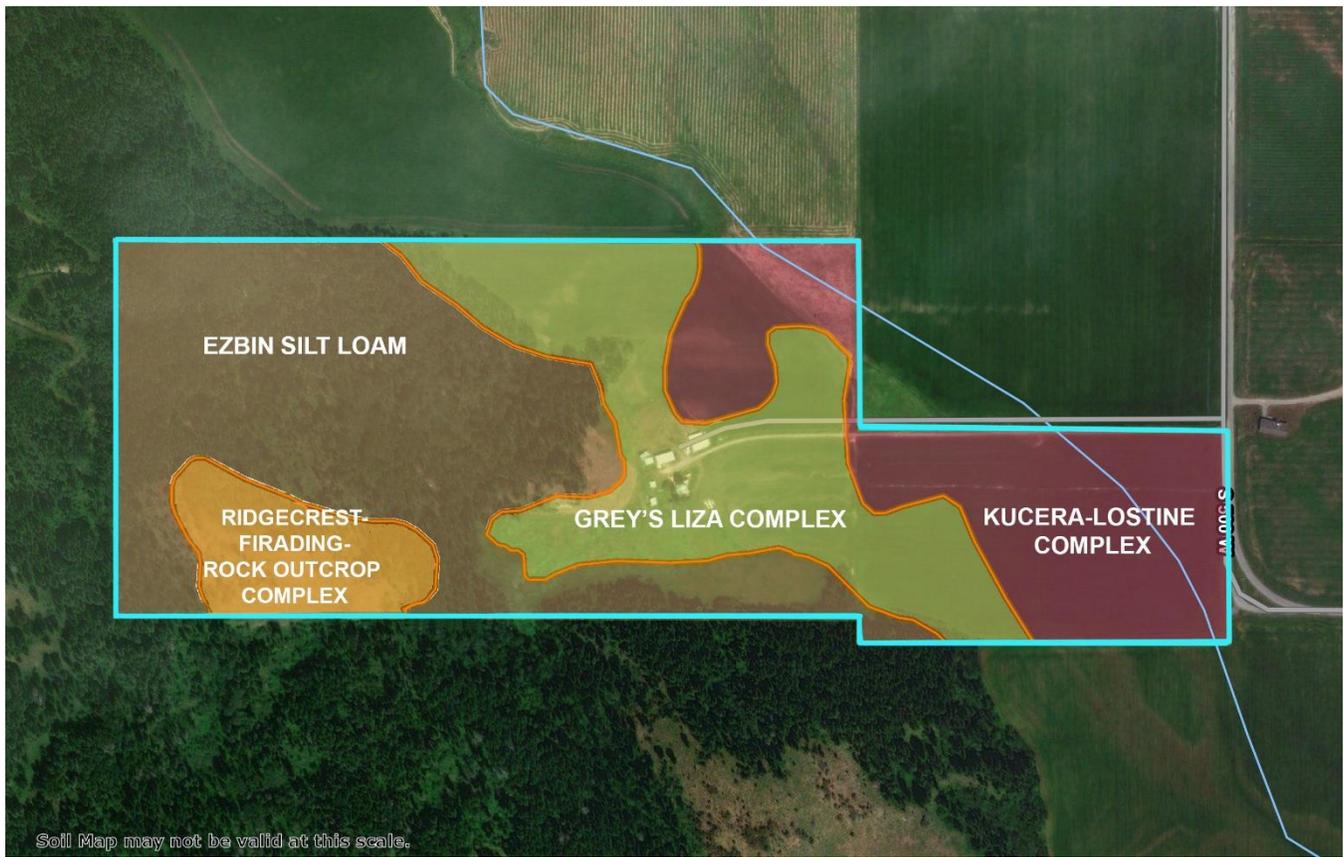


Figure 6. NRCS Soil Survey Map

AVAILABILITY OF PUBLIC SERVICES

Water, Wastewater, Electric, and Communications

Domestic water and sewer services are not available, thus, each lot will be served with an individual well and septic system. The site will be evaluated by the Eastern Idaho Department of Public Health.

Electric service will be provided by Fall River Rural Electric and communications will be provided by Silverstar Communications.

Other Public Services

Fire protection will be provided by a proposed pond within an easement on Lot 1 at the entrance to the subdivision. The pond will be filled and maintained from a dedicated well.

The development is within the Teton County School District 401 for educational facilities. Police protection will be provided by the Teton County Sheriff's Department. Solid waste disposal will be provided by the County's solid waste collection provider. Maintenance of the subdivision road and pond will be managed by a Homeowners Association.

CONFORMITY WITH THE CAPITAL IMPROVEMENTS PLAN

The Teton County Capital Improvements Plan assumes a density of 30 units/100 acres in the area of the proposed development. The proposed subdivision has a density of approximately 10 units/100 acres, therefore, the impact of the proposed subdivision will be less than the impact projected in the Capital Improvements plan based on density. When dwelling units are constructed on the proposed subdivision lots, the appropriate impact fee in accordance with the Capital Improvement Plan and the County regulations will be paid to the County at that time.

PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES

Teton County will benefit from the increased tax revenue generated by the additional lots (Figure 7). The developer will pay for the cost of infrastructure within the development and the development is not expected to place an undue burden on County infrastructure or services.

ESTIMATED ANNUAL TAX REVENUE								
Daniel Highlands Subdivision								
Dated: 5-31-2022								
CURRENT TAX REVENUE (2021) - EXISTING PROPERTY								
Total Area of Property (acres):				100.15				
Current Assessed Land Value:				\$88,981				
Current Assessed Improvements:				\$251,277				
Current Total Assessed Value:				\$340,258				
Tax Levy Rate (2021-Tax Code Area 0130000):				0.006513731				
Tax Revenue (2021):				\$2,216				
ESTIMATED TAX REVENUE - PROPOSED SUBDIVISION								
LOT AREA (acres)	ESTIMATED ASSESSED LAND VALUE (PER ACRE)	ESTIMATED ASSESSED LAND VALUE (PER LOT) *	ESTIMATED ASSESSED IMPROVEMENTS VALUE (PER LOT)	ESTIMATED TOTAL ASSESSED VALUE (PER LOT)	2021 LEVY RATE	ESTIMATED TAX REVENUE (PER LOT)	PROPOSED NUMBER OF LOTS	ESTIMATED TAX REVENUE (TOTAL)
100.2	\$888	\$200,000	\$600,000	\$800,000	0.006513731	\$5,211	10	\$52,109.85
* Based on existing similar vacant lots in this vicinity								

Figure 7. Estimated Tax Revenue