

Concept Plan Narrative Subdivision application for Dude Creek Acres

Section II.

The Dude Creek Acres Subdivision is an 8 lot residential subdivision being proposed by the owners, Twin Tree 1, LLC. 3090 N. 8000 W., Teton, Idaho, 83459.

A pre-application conference was held with the Teton County Planning & Zoning Senior Planner, Joshua Chase and Jeffrey M. Rowe, PLS., of Teton View Surveying, PLLC. on October 24, 2018, which addressed access requirements, building right eligibility and overlays.

This property is located in the southeast quarter of Section 9, Township 5 North, Range 44 E., B.M. Teton County, Idaho.

The proposed Dude Creek Acres is dividing one parcel of land containing 27.37 acres into an 8-Lot Subdivision. Lot 1 will be set aside as open space for a fire suppression pond. This Concept Master Plan conforms to all Title 6, 8 and 9 of the Teton County Code as amended. The 8-Lot Subdivision is currently zoned Agriculture A-2.5.

The property is not within the flood hazard area.

The property is within the sharp tailed grouse habitat and big game natural resource overlays.

The parcel lies with rolling natural landscape of rural farm land. Access is provided through 8000 West, a public county road.

Section III. 1-4.

See attached Concept Master Plan for the "Dude Creek Acres" with contours.

Section IV.

1. Water Issues
 - a. The property does not contain any Ground Water Rights per IDWR.
 - b. Individual Wells will be established and permitted on proposed lots.
 - c. Septic systems will be established and permitted on proposed lots.
 - d. Water drainage is not an issue.
2. Maps Required
 - a. See attached NRCS Soils Report.
 - b. Geographical Hazards are a non-issue.
3. Availability and capability of public services
 - a. Existing public utilities are available along Valley Drive. No public infrastructure will be provided beyond existing conditions as shown on the Concept Master Plan.
 - b. Teton County Public Roads are established and will serve as access to Dude Creek Acres.
 - c. The current Agriculture A-2.5 building setbacks will ensure ample open space for this Subdivision. Lot 1 will be set aside as open space.
 - d. Fire protection is a proposed fire suppression pond on Lot 1.
4. Zone Change
 - a. Not Applicable.

5. Other Land Use Applications
 - a. Not Applicable.