



REQUEST FOR CONCEPT PLAN REVIEW
By: AW Engineers
FOR: Flatiron Subdivision
WHERE: Southwest of Victor ~9455 S 2000 W
Administrative Review (9-3-2-(B-2))
PREPARED FOR: 9-21-18

APPLICANT & LANDOWNER: Simon and Connie Tafoya

REQUEST: The applicant is proposing a 3 lot subdivision on approximately 10 acres. The residential lots will meet the zoning requirements and be 2.5 acres. The proposed subdivision is located south and west of the City of Victor.

APPLICABLE COUNTY CODE: Subdivision Concept Plan Review pursuant to Title 9, Chapter 3-2-B-2, Teton County Zoning Ordinance, (revised 05/16/2013); Teton County Comprehensive Plan (A Vision & Framework 2012-2030).

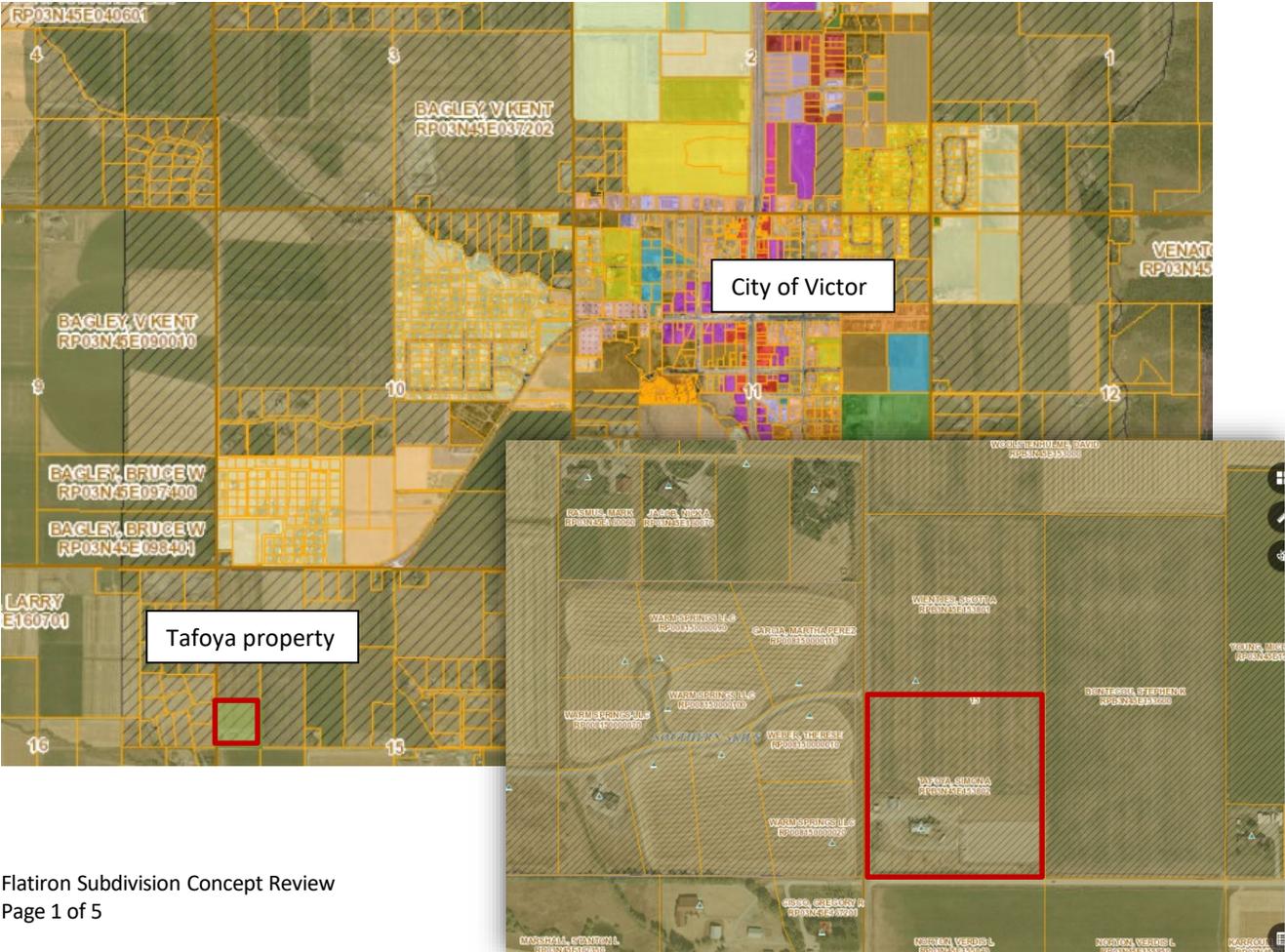
LEGAL DESCRIPTION: RPB3N45E153802, TAX #4305 SEC 15 T3N R45E

LOCATION: 9455 S 2000 W; Southwest of Victor City.

ZONING DISTRICT: A/RR -2.5

PROPERTY SIZE: 10.01 acres

VICINITY MAP:



PROJECT DESCRIPTION:

The property has an existing residence and accessory structures on the southern portion of the parcel. The remaining land has been used for farming. It is across the County road S 2000 West from an existing subdivision, Southern Skies, which includes 10 lots and has a fire suppression system. The area includes a variety of agricultural parcels as well as subdivided land with partial buildout. The property is within the impact area of the City of Victor so the City has been notified of the application and asked to comment.

A pre-application meeting was held with the applicants' surveyor on June 19th, 2018 and the applicant met with Planning staff to review the proposal and answer questions regarding the process. The property has frontage on both 9500 South and 2000 West. The Public Works Director was asked to comment on proposed road access. As proposed it appears the access will not meet recommended or required separation distances from other accesses. An existing road was recently constructed on the south boundary of the property to the north, roughly across from Southern Skies Drive. This should be considered in considering access.

No overlay areas, shown on GIS maps, are located on the property. No trails are proposed and no trails are indicated on trail maps adopted by Teton County.

Fire protection is typically triggered by the development of more than two lots. The application proposes to obtain an agreement with the Southern Skies subdivision for use of their fire suppression system, or alternatively to place a pond onsite, which the applicants will have to determine if they can use irrigation water rights to fill the pond.

PROJECT BACKGROUND:

The first step in the subdivision process is a Concept Plan Review (9-3-2B). Because the proposed subdivision has fewer than ten lots, a public hearing before the Teton County Planning and Zoning Commission is only required if the subdivision contains Overlay Areas. In this instance, overlay areas are not present and the review is being processed administratively. No additional studies are being suggested at this time based on the scale and absence of overlays.

OVERVIEW OF CONCEPT APPROVAL:

A concept review with the Planning Administrator or Planning and Zoning Commission is the required first step in the development process. The purpose of this review is to:

1. Acquaint the applicant with the procedural requirements of Title 9
2. Provide for an exchange of information regarding applicant's proposed development ideas and the regulations and requirements of Title 9, the Master Plan, and other subdivision requirements
3. Advise the applicant of any public sources of information that may aid the applicant or the application, and identify policies and regulations that create opportunities or pose significant restraints for the proposed development
4. Review the sketch plans, if any, and provide the applicant with opportunities to improve the proposed plan in order to mitigate any undesirable project consequences
5. Review the compatibility with nearby land uses, either proposed or existing

6. Provide general assistance by County staff on the overall design of the proposed development

CONSIDERATION OF APPROVAL:

For approval of Concept Review of a proposed subdivision (9-3-2(B-4)), the County shall consider the objectives of Teton County Title 9, application materials, and in a general way, at least the following:

Objective	Applicant Comments	Staff Comments
<p>1. The conformance of the subdivision with the comprehensive plan.</p>	<p>The applicant’s narrative states that increased development will encourage additional economic development, CCRs will conform with dark sky ordinances, and the development is located in an impact area within proximity to one of the County’s cities.</p>	<p>The application is not in conflict with the current ordinances in relation to lot size. The Comprehensive Plan lists this area as “Cities” or “Town neighborhood” within the Area of Impact. which would include the following uses: • Single Family, detached housing in low densities, Parks and greenways, Pathway connections to towns and pedestrian amenities and complete streets. (p.5-3). It is located in the Victor impact area where both ordinances may apply.</p>
<p>2. The availability of public services to accommodate the proposed development.</p>	<p>The application states that “No public services will need to be constructed to serve this development.”</p>	<p>The subdivision will likely access from County Road S 2000 West but has frontage on W 9500 South also. No accommodations for onsite fire protection are proposed, rather they are seeking agreement to use an existing nearby system.</p>
<p>3. The conformity of the proposed development with the capital improvements plan (CIP).</p>	<p>The application states that “No public services will need to be increased or extended to this development.”</p>	<p>The proposed density is less than 1 unit/2.5 acres allowed in the zone. The CIP was based on a density of up to 80 units/100 acres for this area based on existing development patterns, so the proposed density is substantially less. All applicable impact fees based on the Impact Fee Program/CIP 2008 will be assessed at the time of building.</p>
<p>4. The public financial capability of supporting services for the proposed development.</p>	<p>“ ”</p>	<p>A Fiscal Impact Analysis is not required for subdivisions of less than 20 lots. The Capital improvements plan discussed above allows for new development to help pay for provision of public services.</p>
<p>5. Other health, safety, or general welfare concerns that may be brought to the County’s attention.</p>	<p>This property is not in a flood hazard area or any natural resources overlays.</p>	<p>No health Safety of general welfare concerns have been identified for the application.</p>

INTER-AGENCY AND DEPARTMENTAL REVIEW COMMENTS AND KEY ISSUES:

A pre-application meeting was held with the applicant on June 19th, 2018. Information was solicited from other agencies and departments in process of Concept application review and prior to Preliminary Plat review. Members of the Development Review Committee including, Teton County Public Works Director (Darryl Johnson), Teton County Fire Marshal (Earle Giles), Eastern Idaho Public Health (Savannah Rice), and other agencies providing services or potentially impacted by development.

THE COUNTY ENGINEER HAD THE FOLLOWING COMMENTS:

ROADS:

- Road and Bridge Access Management encourages a minimum safe stopping distance between driveways. Minimum safe stopping distance for a 35 mph posted road is 250' and 305' for 40 mph. The current configuration being proposed for the Flatiron Subdivision does not allow for the desired separation. A shared driveway with the property to the north would provide for a better access configuration. It would also closely align with the Southern Skies Drive on the west side of S 2000 W. Reconfiguration of lots for better access management on S 2000 W is encouraged.

FIRE PROTECTION: The proposal to use an agreement with Southern Skies subdivision for use of their water source for fire suppression was not supported by the Fire Marshall. No other comments or concerns were provided at this time.

WASTEWATER TREATMENT: ONSITE INDIVIDUAL SEPTIC SYSTEMS ARE PROPOSED

Eastern Idaho Public Health District did not provide comments specific to this application but typically includes the following comments:

1. The applicant will need to submit an EIPH Land Development Review application, and required information. I've attached a copy for your reference. The applicant should contact this office for fee information, and any questions concerning the application process.
2. A site evaluation will be required. The applicant should contact this office to discuss the site evaluation requirements.

CITY OF VICTOR: The City initially identified that the property had not been correctly recorded for de-annexation from City Limits. The City has rectified this error and provided the supporting documentation to clarify jurisdiction. The impact area agreement with the City allows the City to require studies they deem necessary or allows for Review by the City Planning and Zoning Commission review. Comments will be required before hearing the Preliminary plat.

- PLANS & STUDIES: No overlay areas are present on the site which would require analysis of natural resources or wildlife habitat. The scale of the proposed subdivision does not require study of fiscal impacts or traffic analysis.
- EASEMENTS: No existing easements are identified on the Concept plan. Irrigation water rights are existing on the property.

- **BUILDING ENVELOPES:** No proposed building envelopes are identified. The site does not appear to include any obvious features that would suggest the need to establish building envelopes at a particular location.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE:

No public hearing is required for Concept review of this application.

CONDITIONS OF APPROVAL

- Obtain access approval from Teton County Road & Bridge prior to final plat.
- Begin working with EIPH for septic approval.
- Begin working with Teton County Fire District for fire suppression approval.

ADMINISTRATIVE ACTION:

Approve the Concept Plan, with the conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

Having concluded that all the Criteria for Approval of a Concept Plan found in Title 9-3-2-B can be satisfied with the inclusion of the recommended conditions of approval,

- and having found that the considerations for granting the Concept Plan Approval to Mr. and Mrs. Tafoya can be justified and have been presented in the application materials, staff report, and presentations to the Planning Department,
- and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,
- I APPROVE the Concept Plan for Flatiron subdivision as described in the application materials submitted August 29, 2018 and as supplemented with additional applicant information attached to this staff report.
- The applicant is directed to provide a water suppression system which does not rely on Southern Skies Subdivision as a water source, and to modify layout consistent with direction from public works on preferred access points, and to work with the Health District for approvals.

Gary Armstrong, Planning Administrator

Date

Prepared by Joshua Chase, Senior Planner

Attachments:

1. Application (3 pages)
2. Narrative (5 pages)
3. Warranty Deed #237191 (3 pages)
4. Concept Drawings in duplicate (1 page)
5. Soil Resource Report (8 pages)
6. Engineering report (3 pages)

End of Staff Report