



**REQUEST FOR CONCEPT PLAN REVIEW**  
**By:** AW Engineers  
**FOR:** Laurel Flats Subdivision  
**WHERE:** Southwest of Victor ~9500 S 1700 W  
**Administrative Review (9-3-2-(B-2))**  
**PREPARED FOR:** 9-21-18

**APPLICANT & LANDOWNER:** Michael Young, Joy Meils, & Rolin Royce Padua

**REQUEST:** The applicant is proposing a 6 lot subdivision on approximately 18.67 acres. The residential lots will meet the zoning requirements and range from 2.5 – 3.17 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).

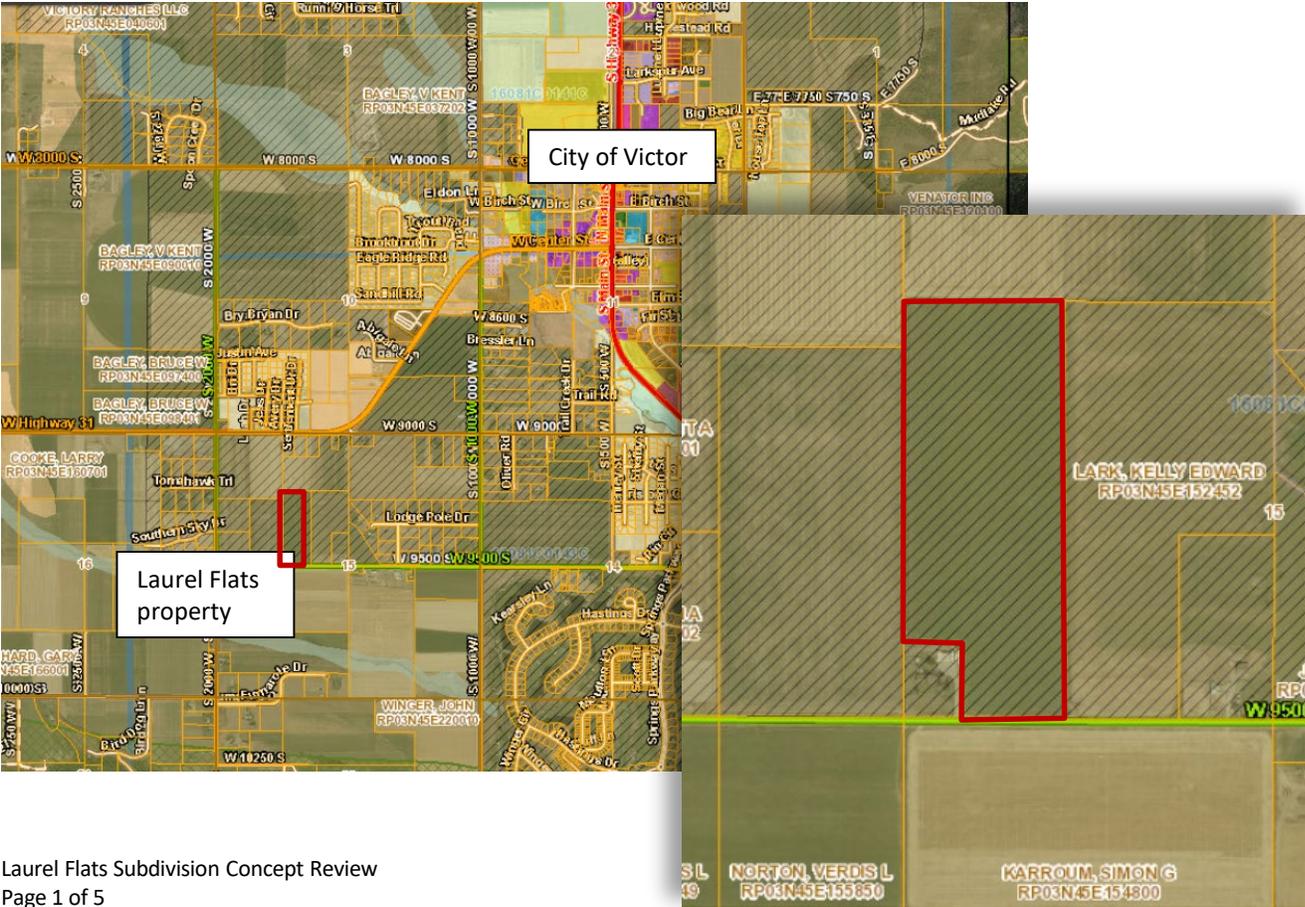
**LEGAL DESCRIPTION:** RP03N45E154350, TAX #7036 SEC 15 T3N R45E

**LOCATION:** 9500 S 1700 W; Southwest of Victor City.

**ZONING DISTRICT:** A/RR -2.5

**PROPERTY SIZE:** 18.67 acres

**VICINITY MAP:**



## **PROJECT DESCRIPTION:**

The property has been previously divided to accommodate an existing residence on 1.33 acres, off of the Southwest corner of the property. The surrounding 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 May 17<sup>th</sup>, 2018 to review the proposal and answer questions regarding the process. The property has frontage on 9500 South with access to the existing residence. The Public Works Director was asked to comment on proposed road access and indicated that the existing access should be vacated as the new access is developed.

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 whether they can use irrigation water rights to maintain the fire 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, however the City of Victor may require studies for projects located in the Area of City Impact.

## **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><b>1. The conformance of the subdivision with the comprehensive plan.</b></p>	<p>The applicant’s narrative suggests 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 in where both ordinances may apply.</p>
<p><b>2. The availability of public services to accommodate the proposed development.</b></p>	<p>The application states that “No public services will need to be constructed to serve this small 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><b>3. The conformity of the proposed development with the capital improvements plan (CIP).</b></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><b>4. The public financial capability of supporting services for the proposed development.</b></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><b>5. Other health, safety, or general welfare concerns that may be brought to the County's attention.</b></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 May 17<sup>th</sup>, 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:

- Cul-de-sac radius exceeds the minimum radius required. However, applicant is proposing a center island within the cul-de-sac. This configuration needs to be approved by fire.
- For better access management along W 9500 S, I am recommending that the applicant coordinate with RP03NR45E154640 Parcel owner to allow access off of Laurel Drive and vacate current access off of W 9500 S immediately west of proposed Laurel Drive.
- Parcel reference RP03NR45E154350 is incorrect

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 had no comments on the application during this review timeframe, but identified that the property is not within city limits. 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 the applicants 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 Laurel Flats subdivision as described in the application materials submitted August 29, 2018 and direct the applicant to work with the Eastern Idaho Public Health for approvals and pursue the alternative which does not rely on Southern Skies for fire suppression requirements.

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**Gary Armstrong, Planning Administrator**  
**Prepared by Joshua Chase, Senior Planner**

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**Date**

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**Attachments:**

1. Application (3 pages)
2. Narrative (5 pages)
3. Warranty Deed #250182, #250092 (2+3 pages)
4. Concept Drawings in duplicate (1 page)
5. Soil Resource Report (10 pages)
6. Engineering report (3 pages)

**End of Staff Report**