

# CONCEPT PLAN NARRATIVE

## **Panorama Estates Subdivision**

### Section II of Concept Application

Panorama Estates is an eight lot residential subdivision being proposed by the owners, James and Ann Redfield, Klista Redfield and Leslie Gardner. James Redfield is located at 1716 S Columbus Street, Boise ID. 83705.

The property is in 2 contiguous parcels. One is Parcel No. RP06N45E314200 being the SE1/4 NW1/4 SEC 31, Township 6 NORTH, Range 45 EAST and the second is Parcel No. RP06N45E315550 being the NW4SW4 Section 31, Township 6 North, Range 45 East. Parcel No. RP06N45E314200 is partially Zoned A/R-2.5 – Agricultural/Rural Residential - 2.5-acre Minimum Lot Size and A-20 – 20 Acre Minimum Lot size. Parcel No. RP06N45E314200 has 10 lots allowed. Parcel No. RP06N45E315550 has one lot allowed.

A pre-application conference was held with the Teton County Planning & Zoning Planning Administrator, Josh Chase on July 31<sup>st</sup>, 2020. It was discussed that the property areas within National Wetlands Inventory. This specific overlay triggers a requirement for a Nutrient Pathogen Evaluation. It was also discussed that the 2 parcels are partially zoned A/R 2.5 and A-20. We discussed the two parcels can be considered as a single parcel in the subdivision process and whether the development potential of the combined properties can be distributed across both parcels.

The property is partially within the flood hazard area – Zone A along Spring Creek.

The proposed Panorama Estates is an 8 lot subdivision, with one lot being dedicated as open space. The Concept Master Plan conforms to all Title 6, 8 and 9 of the Teton County Code as amended.

### Section III 1 - 4 of Concept Application

See attached Concept Master Plan for the "Panorama Estates"

### Section IV of Concept Application

1. Water Issues
  - a. The property does have Ground Water Rights per IDWR.
  - b. We intend to include the water rights in the sale of the proposed lots. The homeowners would be responsible for installing a culinary well for domestic needs.
  - c. Each lot will have its own septic and drainfield. Septic will be permitted through Eastern Idaho Public Health.
  - d. Water drainage is not an issue.
2. Maps Required
  - a. See attached NRCS Soils Report.
  - b. Geographical Hazards are a non-issue.

### CONFORMANCE WITH COMPREHENSIVE PLAN:

Housing – Each individual lot is intended to have one single family residence on them.

Public Services, Facilities and Utilities

Sanitary - Each lot will have its own septic and drainfield. Septic will be permitted through Eastern Idaho Public Health. Evidence of the approval of Eastern Idaho Public Health is the signature of the environmental specialist on the final plat prior to recording.

Water - Culinary water will be supplied by wells on each of the lots. The homeowners would be responsible for installing a culinary well for domestic needs.

Irrigation - We intend to include the water rights in the sale of the proposed lots. Irrigation water will be delivered via canals

Existing public utilities are available along West 5750 North, North 4500 West and North 5000 West. New electric and telephone will be provided to Lots 2,3,4, Block 2, through a 60' access and utility easement.

Fire protection is proposed by constructing a fire suppression pond on the north end of Lot 1, Block 2.

Emergency Service is easily accessed from West 5750 North, North 4500 West and North 5000 West, which fronts Block 1 and 2. However, the demand for this service will be very minimal with only 7 single-family residential lots. Any demand would more likely be emergency services.

There are no public roads being constructed within the Panorama Estates. A private road will be constructed off North 5000 West through a 60 foot access easement for Lots 2, 3, 4, Block 2. Shared 50' x 50' Access easements along West 5750 North, North 4500 West will be provided for Lots 1, 2, 3, 4, Block 1.

Solid waste collection services are an option in Teton County. Owners can hire a solid waste collection service. Owners also have the option of taking their solid waste to the Teton County Landfill themselves.

7 Residential lots, will have a minimal impact on the hospital, although any impact is a positive to sustain the viability of having hospital services in our community.

After the fire pond is built, Lot 1 Block 2 would be available for dedication to the County as wetland reserves.