

WALIPINI SUBDIVISION



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Preliminary Plat Application Narrative

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Walipini Subdivision

PRELIMINARY PLAT APPLICATION NARRATIVE

PROJECT INTRODUCTION

The Walipini Subdivision is a proposed residential subdivision in Teton County, Idaho. The site is located on the east side of Old Jackson Highway approximately 3-miles south of the City of Victor on an 8-acre parcel of land. The proposed subdivision includes three (3) lots with a minimum size of 2.5-acres and a maximum size of 3.0-acres. There is an existing single family home on one of the proposed lots (Lot 1) that has an address of 10645 Old Jackson Highway, Victor, Idaho.

History

The subject parcel was originally part of a 10-acre parent parcel. A Declaration of Restrictive Covenants (CCRs) was recorded in 1976 (Inst. #77682) that limited the size and number of lots that the parent parcel and two other adjacent parcels, currently owed by Merlin (aka Meredith) Hare, could be divided. However, these CCRs were only signed by three of the seven property owners, and the document was later rescinded by Meredith Hare and Debra Patla in 2007 (Inst. 184376) as owners of two of the original three parcels. Additionally, although the site lies within the A/RR2.5 Zone with a minimum lot size of 2.5-acres, the 10-acre parent parcel was split in 2004 into a 2.0 acre parcel and this 8.0 acre parcel with a Record of Survey Land Split (Inst #161310) in violation of the 1976 CCRs. Bradley Dickey is proceeding with the proposed subdivision with the understanding that the 1976 CCRs do not apply to this parcel.

Intent

The intent of the subdivision is to create additional housing options for permanent residents. The desire of the developer is to build his dream home in this location and become part of the Teton Valley community. The size of the proposed lots is similar to surrounding existing residential development such as the Dustin Subdivision 0.2-miles to the north and the existing residential lots on the opposite side of Old Jackson Highway 0.2-miles to the south.

The subdivision will be completed in two phases. The first phase includes the division of Lot 1 only. The second phase includes the division of Lots 2 and 3, as well as construction of all improvements to support the two additional lots.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Walipini Subdivision lies within the Foothills area as shown on the current Comprehensive Plan Framework Map. The Foothills areas are located in the wildland/urban interface and generally have high wildfire hazard and wildlife value. According to the Comprehensive Plan, desired future character and land uses include:

- Residential development clustered to respect topography
- Access points to public lands

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- Conservation and wildlife habitat enhancement
- Wildland-Urban interface
- Development regulated by overlays and development guidelines to protect natural resources and improve public safety

Since the development lies with a wildlife overlay, Biota Research and Consulting completed an initial habitat inventory and assessment that was used to design the subdivision. The road was placed to reduce impacts to mountain shrubland vegetation, which is indicator habitat for big game such as elk and mule deer. Proposed landscaping using native vegetation between Lots 1 and 2 will help mitigate the impacts to this wildlife habitat. All recommendations of the final Natural Resource Analysis and the Landscaping/Land Management Plan by Biota are being incorporated into the CCRs in order to reduce impacts to wildlife and in consideration of the urban-wildland interface.

Although the proposed subdivision is not a clustered design, it has similar lot sizes to the existing surrounding developments, and the size of the lots allows for ample distance and landscaping to provide privacy between the homes to maintain the rural feel of the area. The property is not immediately adjacent to public lands so public access cannot be provided nor is it desired from this location.

PROPOSED UTILITIES AND IMPROVEMENTS

Water, Wastewater, and Electric

The proposed lots will be served by individual domestic wells and on-site wastewater treatment systems. A subdivision application has been sent to Eastern Idaho Public Health (EIPH) and a test pit will be dug on the site in May or June during high groundwater to determine if limiting layers existing on the site. Installation and maintenance of each well and on-site wastewater system in accordance with EIPH requirements will be each individual lot owner's responsibility. Lot 1 is currently served by an existing well and septic system.

Since a portion of the site lies within 330-ft of Trail Creek, a Nutrient Pathogen (NP) Evaluation was conducted to evaluate the impact of the proposed on-site wastewater systems to surface and groundwater quality. The NP Evaluation is included with this Application and the results demonstrated that the proposed development has a negligible impact to groundwater and surface water quality.

There is an existing primary overhead electric line on the site that will be used to service the two new proposed lots.

Roads

The existing driveway that serves the home on Lot 1 and the residence to the north will be upgraded during Phase 2 to meet Teton County standards for a local road. The existing grade off of Old Jackson Highway is approximately 15%. This will be reduced to 10% for a distance less than 200-ft to meet fire standards for a County road. The width will be increased to 22-ft to include two 9-ft lanes and 2-ft shoulders. A fire apparatus turnaround will be constructed at the end of the road to meet fire access requirements. Driveways for lots 2 and 3 will extend from the ends of the turnaround. Connection to the driveway to the adjacent lot to the north will be relocated slightly to accommodate the new grading and alignment of the road.

Walipini Lane will be located within a proposed 60-ft access and utility easement. The road will be a private road with public access. Maintenance of the road will be the responsibility of the lot owners.

Grading and Drainage

The existing drainage patterns of the site will be maintained, which is generally from east to west across the site. A drainage ditch is proposed on each side of Walipini Lane that will provide attenuation of stormwater runoff and enhance water quality. During construction, erosion and sediment control measures will be implemented to comply with state and federal regulations that help prevent non-point source pollution of nearby waterways such as Trail Creek. Measures included in the proposed Erosion Control Plan include a construction entrance to prevent mud tracking on public streets, silt fence around soil stockpile areas, and straw wattles in the proposed ditches to prevent sediment migration off-site. Jute or other suitable matting will be provided on the steep slopes adjacent to the road to prevent sedimentation of soil until permanent vegetation can be established.

Although there are relatively steep slopes between the project site and Old Jackson Highway, the majority of the site has moderate slopes. All building envelopes are located in areas with a maximum slope of approximately 10%. Building envelopes are also located at least 100-ft from the top of any ridge line, and they avoid rolling hillsides, existing rock outcroppings, and significant stands of trees and shrubs. Side slopes for the access road will be graded at a maximum of 2:1 per the Teton County Highway and Street Guidelines, and these slopes will be stabilized with sediment control matting and vegetated after construction.

There is an existing ditch that runs from east to west through the site. Currently, the ditch is not functioning, but a culvert will be provided under the proposed road in order to maintain its continuity across the site. A 30-ft irrigation easement centered on the existing ditch is proposed for ditch access and maintenance. This property and the property to the north have a 1916 water right available (#22-00127) from Moose Creek for irrigation (0.32 cfs) and stock water (0.02 cfs). The site is located within the Fremont-Madison Irrigation District.

Fire Protection

The developer has begun negotiations with the owner of an existing fire protection pond that is located within 1 mile driving distance. We have corresponded with the Teton County Fire Marshal, and he is agreeable to the proposed shared pond agreement since the pond has been certified and is inspected annually. We expect the agreement to be in place prior to final plat.

Revegetation, Landscaping, and Land Management

After the improvements are constructed with Phase 2, all disturbed areas will be revegetated with native, non-invasive species and will incorporate vegetation recommendations from the Natural Resource Analysis by Biota Research and Consulting. Additional landscaping including trees and shrubs is proposed between Lots 1 and 2 to help mitigate disturbances to existing mountain shrubland vegetation and to provide screening between the homes. Temporary irrigation to establish the landscaping will be provided by the private well for Lot 2.

Other Maps/Studies/Plans

There are several maps, studies, and plans listed on the Teton County Preliminary Plat Design and Improvement Standards Checklist that do not apply to the Walipini Subdivision. This includes:

1. Access routes to public lands/waterways
2. Wetlands determinations
3. Scenic Corridor (no improvements located within 330-ft of ROW)
4. Flood Hazard Areas
5. Geographical Hazards
6. Sight Line Analysis (for cluster PUDs)
7. Public Services/Fiscal Analysis (20 lots or more)
8. Traffic Impact Study (10 lots or more)
9. Open Space Management Plan

This is written determination that the above conditions do not exist on the property.