

West Ridge Ranch Plat Amendment Narrative

Reason for Amendment

- In order to provide potable water for all lot owners within the subdivision, the plat needs to be amended to include individual private wells, along with the community water system. This would allow Teton County to issue building permits as well as certificates of occupancy.

BACKGROUND INFORMATION:

Current Water Source

- Well# 1 was drilled in 2008 with a 10 inch steel casing. This well is located in the common area on the west side of the subdivision and was drilled to provide potable water and fire protection for the West Ridge subdivision community. The well was drilled to approximately 640 feet. The flow test showed a production rate of 50 gallons per minute. Well # 1 is located approximately 50 feet from the pump control building and is currently serving the six homes in the subdivision.
- Well# 2 was drilled in 2009, also with 10 inch casing. This well is located approximately 100 feet north of well# 1. The result of well #2 was a dry hole, with insufficient water to economically complete the well.
- Well# 3 was drilled in 2012, also with a 10 inch casing. This well is located approximately 300 feet north of well# 1. This well was flow tested and produced approximately 45 gallons per minute. Well# 3 has not been connected into the control building or the storage tank and is therefore not serving any homes.
- There have been many test holes completed on the property to determine if water was available at other locations. The results of these tests have been negative for a commercial well.

Water Storage

- There is a 120,000 gallon underground storage tank for water. This facility is located directly south of the pump control building. Piping between the storage tank and the pump control building allow water flow from the storage tank to the pumps in the pump control building and then from the pumps through the distribution network to subdivision homes.

Fire Protection

- Currently, fire hydrants have been installed throughout the subdivision. These hydrants are connected through the distribution line to the pumps in the pump control building. The pumps are sized to deliver water flow required by Teton County Fire Department.

Backup Generator

- There is currently a 45 KW generator at the pump control building. The main purpose of this generator is to supply required power to operate pumps in case of a power outage. The generator generates sufficient power to pumps to meet Teton County fire flow requirements. This generator was installed in 2008 and has not been operated. The generator is fueled on propane. A propane tank has been installed. By the end of September, we plan on testing the generator and bringing it into service.

Water Metering

- There are currently no meters at residences. There is a flow meter in the community water system pump house.

Lot Size

- All lots in the subdivision are at least one acre. This lot size meets Idaho Department of water Resources requirements for drilling a private well for home use.

Sewer Systems

- Each lot has its own septic system.

Department of Environmental Quality

- Letter dated March 28, 2017 stated the following: "Based on our calculations the water system has sufficient fire flow capabilities and the current well could serve up to 24 homes. If a second source (Well #3) is developed, to meet the redundancy requirements, and can provide at least 50 gpm the water system could potentially server 35 homes."

HOA CC&R's and By-laws

- 2018 the HOA amended the CC&R's and Bylaws to allow for a community water system and individual wells. The connections to the community water system would be determined by a lottery. The amendment included the location for the individual well.

Building Permit Applications

- Currently, Teton County will not issue building permits/certificates of occupancy to landowners wanting to build on their lots.