

CONCEPT PLAN APPLICATION NARRATIVE

Wigwam Subdivision

September 25, 2020

The Wigwam Subdivision is a 2-lot subdivision proposed by Cerro Maestri LLC in order to divide one property into two separate residential lots. The 4.98 acre site is proposed to be split into 3.87 and 1.11 acre lots, respectively. The property is located east of Driggs in Teton County, ID, in the northeast quarter of Section 36, Township 5 north, Range 45 east. Access to the property is provided by Cemetery Road, an existing county road along the northern boundary of the property. The property lies in the Driggs Area of Impact ADR-1.0 (1.0 acre average) residential zone; it is bordered to the north by vacant ADR 0.5 zoned land under conservation easement, and to the east, west, and south by both vacant and developed ADR-1.0 zoned land.

CONFORMANCE WITH THE TETON COUNTY COMPREHENSIVE PLAN

This application is in conformance with the Teton County Comprehensive Plan. The following list highlights some important elements and goals of the plan, and how the concept plan for the Wigwam Subdivision aligns with them:

- *Support Development that is transit, pedestrian, and bicycle friendly*
The property lies across Cemetery Road from a county-owned parcel, where a proposed pedestrian/bicycle pathway will run along the Teton Creek Corridor. Also, the property is a ¼ mile from an existing pathway that connects to Driggs. As such, the property is well connected to pathway facilities, and appropriate for residential development.
- *Access points to public lands*
The site is surrounded on three sides by private property. Access to public lands is not possible from, nor hindered by, this property. Also, access to the proposed pathway on the county-owned parcel north of Cemetery Road is not adjacent to the subject property, and the subject property will not provide nor limit access to this area.
- *Conservation and wildlife habitat enhancement*
The property lies entirely within the Big Game Migration Corridor overlay, and partially within the Songbird/Raptor Habitat overlay. A natural resource analysis will be provided at the Preliminary Plat phase.
- *Wildland urban interface*
The property is surrounded on all sides by sparsely vegetated sage scrub terrain, and the western edge of the property lies more than 500' from the existing woodland edge of the Teton Creek corridor.

CONFORMANCE WITH THE DRIGGS COMPREHENSIVE PLAN

The property lies within the Driggs Area of Impact, and this application is in conformance with the Driggs Comprehensive Plan. The following list highlights important elements and goals of the plan, and how the concept plan for the Wigwam Subdivision aligns with them:

- *Ensure Driggs develops as a “walkable community” with a safe, efficient, and attractive network of sidewalks, pathways, and trails.*

The property lies across Cemetery Road from a county-owned parcel, where a proposed pedestrian/bicycle pathway will run along the Teton Creek Corridor. Also, the property is a ¼ mile from an existing pathway that connects to Driggs. As such, the property is well connected to pathway facilities, and appropriate for residential development.

- *Protect Wildlife Habitat, Creek Function, and Scenic Views*

The property lies entirely within the Big Game Migration Corridor overlay, and partially within the Songbird/Raptor Habitat overlay. A natural resource analysis will be provided at the Preliminary Plat phase. The property lies over 500’ east of the Teton Creek corridor, and development on the property will not adversely affect scenic views from any public areas or roadways.

- *Reduce and control the non-native weed population in the city and area of impact.*

The property in its currently undeveloped state has non-native species issues. The proposed subdivision will include CC&Rs addressing non-native species management.

- *Encourage housing location and neighborhood design that allows efficient delivery of public services and facilitates walking, cycling and other alternative modes of transportation, while preserving desired open space and critical environmental areas.*

The proposed density of the subdivision is appropriate with preserving open space and environmental areas, while providing housing in a location connected to pathway facilities and some public services.

- *Minimize risk of damage or injury from known hazards.*

The property lies outside of the FEMA floodplain, so is not at risk of flooding from Teton Creek.

AVAILABILITY OF PUBLIC SERVICES

Fire protection in this area is provided by Teton County Fire & Rescue. Law enforcement is provided by the Teton County Sheriff. The area is served by the Teton School District 401. Solid waste collection is available from RAD Curbside, and the Teton County solid waste transfer station is located ¼ mile to the east. The nearest hospital is the Teton Valley Hospital, and emergency response is provided by the Teton County Ambulance Service District. Power and communications will be provided by Fall River Electric and Silver Star Communications, respectively, both of which own distribution services along the northern boundary of the property. Public water systems are not currently available to serve the proposed subdivision; each lot will utilize individual private wells. A City of Driggs municipal gravity sewer main is located along Cemetery Road. Due to distance and terrain constraints, access to municipal sewer in the southern portion of the property may not be practical. See the below Water Resources section for more information.

CONFORMANCE WITH THE CAPITAL IMPROVEMENTS PLAN

The Capital Improvements Plan assumes an average density of 80 units per 100 acres for the area of the proposed subdivision. The density of the proposed subdivision will be similar to the density assumed for this area in the Capital Improvements Plan.

All required Development Impact Fees will be paid in accordance with the Teton County Capital Improvements Plan in effect at the time of building permit issuance.

PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES

Due to the small scale of this subdivision and the absence of any new major public infrastructure, it will have a negligible impact on public finances.

OTHER HEALTH, SAFETY, OR GENERAL WELFARE CONCERNS

N/A

WATER RESOURCES

- The lots will be served by individual private wells.
- No water rights are associated with this property. An abandoned ditch runs along the north and east boundaries of the property. No current water rights are associated with the ditch, and adjacent improvements on both private land and county road right-of-way have rendered the ditch incapable of conveying water.
- A City of Driggs municipal gravity sewer main runs along the northern boundary of the property, adjacent to Cemetery Road on the highest elevation area of the property. Due to distance and elevation constraints, access to municipal sewer from the southern portion of the site may not be practical. As such, the subdivision may utilize both municipal sewer and private onsite septic systems. Determination between the two will be in alignment with City of Driggs policy, where any structures built in the proposed

subdivision within 300' the sewer main shall connect to city sewer. While residences beyond 300' may be eligible to connect to municipal sewer, with City of Driggs approval, these residences may utilize private onsite septic systems. The septic systems must be designed, constructed, and maintained in accordance with Eastern Idaho Public Health standards. Permitting, construction, and maintenance of septic systems will be the responsibility of individual lot owners. The development area, as defined by the concept master plan, has sufficient area and native soils to construct a septic system in accordance with required setbacks from wells, property boundaries, etc.

- The site is relatively flat and slopes gradually to the southwest, with the exception of a roughly 10' tall slope in the southeast corner. The site contains rocky and well-draining soils typical of the area. No natural drainage channels exist beyond the abandoned ditch. The proposed subdivision will not change the natural drainage pattern of the site, and future development must comply with all county grading and stormwater requirements.

MAPS REQUIRED

- See the attached Concept Master Plan for proposed plat information
- See the attached Natural Resource Overlay Areas Exhibit
- See the attached NRCS soil map for site soil information
- No special geographical hazards have been determined on the site

AVAILABILITY AND CAPABILITY OF PUBLIC SERVICES

- Fire and Police protection will be provided by existing county services
- The site will be accessed via shared driveway from the existing paved Cemetery Road. No new public roads are proposed as part of the subdivision, and additional traffic from residential use of the property is expected to be negligible. The shared driveway will be built to Teton County construction specifications.
- Municipal sewer is available along Cemetery Road. Due to distance and terrain constraints, access to municipal sewer in the southern portion of the property may not be practical. See above for more information.
- The site is surrounded on three sides by private residential areas, and does not provide nor limit the access to any parks, open space, or recreation areas. Access to the proposed pathway on the county-owned parcel north of Cemetery Road is not adjacent to the subject property, and the subject property will not provide nor limit access to this area.
- The site is located within the Teton School District
- Solid waste collection is available at a fee to the owner from RAD Curbside
- Public library and hospital facilities are available in nearby Driggs, ID
- Net property taxes for the property in 2019 were \$700.54.

ENCLOSURE(S)

Concept Master Plan and Vicinity Map

Deed

Natural Resources Overlay Exhibit

Soil Report

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 261358
TETON COUNTY, IDAHO
07-30-2020 02:57:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **908843-T (JP)**

Date: **July 27, 2020**

For Value Received, **Darl E. Wellard & Kathy Wellard, Trustees of The Wellard Family 1981 Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Cerro Maestri LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **275 E Little Ave #102, Driggs, ID 83422**, the following described premises, situated in **Teton County, Idaho**, to-wit:

**A PORTION OF THE W $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE NE CORNER OF SAID SECTION 36, THENCE S 88°41'46"W, 657.21 FEET ALONG THE SECTION LINE OF SAID SECTION 36 TO THE POINT OF BEGINNING; THENCE S 00°07'26"E, 661.42 FEET TO A POINT; THENCE S 88°57'07"W, 328.76 FEET TO A POINT; THENCE N 00°06'29"W, 659.96 FEET TO A POINT ON THE SECTION LINE; THENCE N 88°41'46"E, 328.60 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **07/27/2020**

Warranty Deed
- continued

File No.: **908843-T (JP)**

Darl E. Wellard & Kathy Wellard, Trustees of
The Wellard Family 1981 Trust

* *Darl E Wellard*) TRUST DEED
Darl E Wellard, Trustee
Kathleen Wellard, trustee
Kathleen Wellard, Trustee

STATE OF *California's*)
) SS.
COUNTY OF *San Diego*)

On this *28* day of July, 2020, before me, a Notary Public in and for said State, personally appeared **Darl E Wellard and Kathy Wellard**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustees of the **Darl E. Wellard & Kathy Wellard, Trustees of The Wellard Family 1981** Trust, and acknowledged to me that they executed the same as such Trustees.

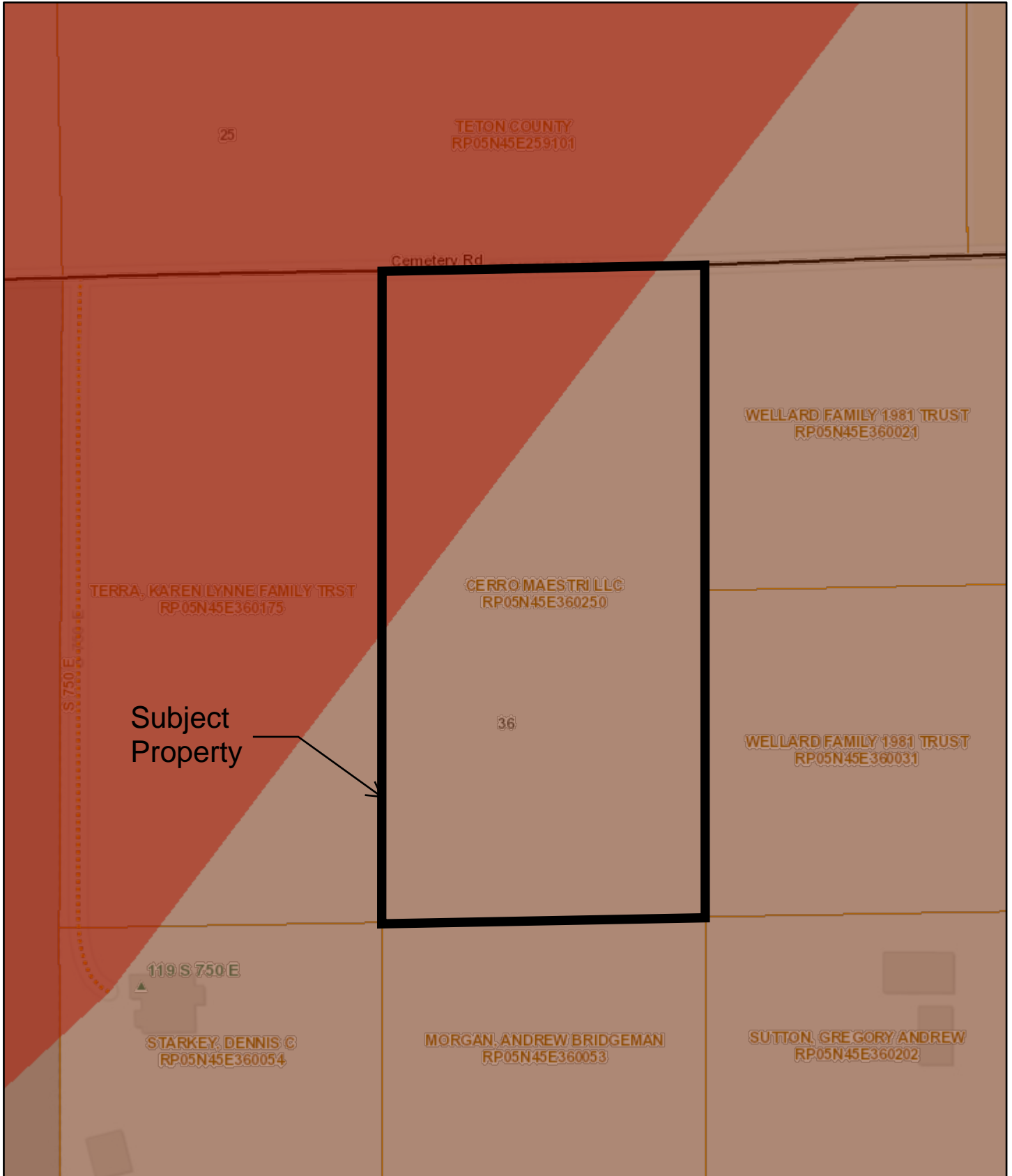
Reza M. Kaghozchi

Notary Public of Idaho
Residing at: *San Diego, Calif.*
Commission Expires: *June 26, 2020*



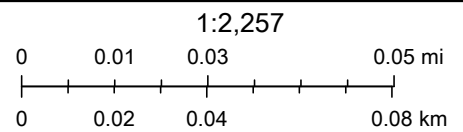
The Notary Commission extended Pursuant
to Executive Order N-63.20

Teton County, Idaho



9/24/2020, 12:24:11 PM

- Waterbird Breeding, Migration, Foraging and Wintering Habitat
- Sharp-tailed Grouse Breeding Habitat
- Songbird/Raptor Breeding and Wintering Habitat
- Big Game Migration Corridors and Seasonal Range
- Priority Wetland Habitat - South Leigh
- Priority Wetland Habitat - Woods Creek Fen

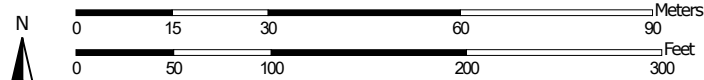


Teton County Idaho GIS. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Teton Regional

Soil Map—Teton Area, Idaho and Wyoming



Map Scale: 1:1,180 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teton Area, Idaho and Wyoming

Survey Area Data: Version 9, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2012—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13430	Alpine-St. Anthony complex, 0 to 2 percent slopes	4.4	81.0%
13438	Altaby-Alpine complex, 0 to 4 percent slopes	1.0	19.0%
Totals for Area of Interest		5.4	100.0%

Component Text Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The component descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the associated soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas (components) for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Component Nontechnical Descriptions" report gives a brief, general description of the soil components that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Component Text Descriptions

Teton Area, Idaho and Wyoming

Map Unit: 13430—Alpine-St. Anthony complex, 0 to 2 percent slopes

Description Category: GENSOIL

Alpine: 50 percent

The Alpine component makes up 50 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces, fan remnants, alluvial plains, outwash plains. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R013XY004ID Shallow Gravelly 12-16 Artrv/pssps ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 4c. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 65 percent. There are no saline horizons within 30 inches of the soil surface.

Description Category: GENSOIL

St. anthony: 35 percent

The St. Anthony component makes up 35 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains, alluvial plains, swales on fan remnants. The parent material consists of gravelly mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R013XY004ID Shallow Gravelly 12-16 Artrv/pssps ecological site. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 4c. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Map Unit: 13438—Altaby-Alpine complex, 0 to 4 percent slopes

Description Category: GENSOIL

Altaby: 70 percent

The Altaby component makes up 70 percent of the map unit. Slopes are 0 to 4 percent. This component is on fan remnants, stream terraces, alluvial plains, outwash plains. The parent material consists of mixed alluvium with loess influence. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R013XY001ID Loamy 12-16 - Provisional ecological site. Nonirrigated land capability classification is 4c. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 60 percent. There are no saline horizons within 30 inches of the soil surface.

Description Category: GENSOIL

Alpine, gravelly silt loam: 20 percent

The Alpine, gravelly silt loam component makes up 20 percent of the map unit. Slopes are 2 to 4 percent. This component is on swales on fan remnants, alluvial plains, outwash plains. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R013XY004ID Shallow Gravelly 12-16 Artrv/pssps ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 4c. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 65 percent. There are no saline horizons within 30 inches of the soil surface.

Data Source Information

Soil Survey Area: Teton Area, Idaho and Wyoming

Survey Area Data: Version 9, Jun 4, 2020